
HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

Goal 3.1: To provide guidance, based on accepted planning principles, for the provision of housing resources for all citizens through public/private cooperative arrangements.

Objective 3.1.1: The County shall ensure the creation and/or preservation of affordable housing for all current and anticipated future residents of the jurisdiction, and households with special housing needs including rural and farmworker housing, workforce housing as well as adequate sites and distribution of housing for very-low-income, low-income and moderate-income households.

Policy 3.1.1.1 - To provide sufficient land to meet the future housing needs, the Future Land Use Map shall provide future land use designations that allow a variety of housing types, affordability and densities.

Policy 3.1.1.2 - The County shall continue to permit high density residential development in Planned Mixed Use Development projects.

Policy 3.1.1.3 - In order to facilitate the location of new commercial and industrial enterprises especially high-tech industries, the County shall maintain sufficient housing to encourage the relocation of new businesses.

Policy 3.1.1.4 - The County shall encourage residential development in the vicinity of new industrial and commercial development.

Objective 3.1.2: The Land Development Code shall continue to define incentives to facilitate public and private sector cooperation.

Policy 3.1.2.1 - The County will continue to review ordinances, codes, regulations and the permitting process for the purpose of identifying excessive requirements, and amending or adding other requirements in order to maintain or increase private sector participation in meeting the housing needs, while continuing to insure the health, welfare and safety of the residents.

Policy 3.1.2.2 - Based upon economic data showing need, the County shall continue to support incentives including fast track processing and reduced permit fees for proposed affordable housing developments.

Policy 3.1.2.3 - The County shall incorporate land development regulations which insure that high density residential developments incorporate accommodations for public transit facilities if along transit routes.

Policy 3.1.2.4 - Based upon economic data showing need, the Land Development Code shall continue to provide private sector and nonprofit organizations incentives for the provision of affordable housing, including density bonuses.

Goal 3.2: To provide an adequate mix of safe and sanitary housing that meets the needs of existing and future St. Lucie County residents.

Objective 3.2.1: The County shall, as needed, review the housing needs within the Unincorporated County of all income groups and shall amend the Comprehensive Plan and the Land Development Code as necessary.

Policy 3.2.1.1 - The County shall review housing affordability based upon property values to ensure efficiency of the workforce and affordable housing delivery system.

Policy 3.2.1.2 - Consider developing guidelines for an inclusionary housing program that provides incentives for private development to include a portion of residential units.

Objective 3.2.2: The County shall continue to maintain a housing data which includes updated information from the US Census and other sources about the type, tenure, cost and condition of housing stock in St. Lucie County.

Policy 3.2.2.1 - The data shall be updated annually to assure that reliable and current data are available.

Policy 3.2.2.2 - Using the housing database, the County will provide information, technical assistance, and incentives to the private sector and nonprofit organizations to maintain a housing production capacity sufficient to meet the required demand.

Policy 3.2.2.3 - The Land Development Code shall not restrict the location of publicly assisted or low and moderate income based housing within single-family neighborhoods.

Objective 3.2.3: The County will develop a comprehensive housing program to address substandard housing.

Policy 3.2.3.1 - The County shall continue to encourage rehabilitation of substandard, dilapidated housing through rehabilitation grants that follow green initiatives such as the use of green, energy efficient materials as appropriate. These materials include, but are not limited to, green building materials, energy efficient appliances, and renewable energy, such as photovoltaic and other renewable energy as appropriate on projects.

Policy 3.2.3.2 - The County will seek partnerships with cooperative neighborhood and civic groups to further the elimination of substandard dilapidated housing.

Policy 3.2.3.3 - Demolition may be undertaken by a public agency, or nonprofit organization set up to meet the goals, objectives and policies of this Element.

Policy 3.2.3.4 - The County shall consider creating public-private partnerships with private non-profit corporations for the provision of affordable and workforce housing.

Objective 3.2.4: The County shall maintain an Affordable Housing Advisory Committee, consisting of public- and private-sector representatives. This committee will review the local housing incentive strategies.

Policy 3.2.4.1 – In accordance with Section 420.9076, F.S., the Affordable Housing Advisory Committee will be assigned to review and make recommendations in the following areas:

- 1) The processing of approvals of development orders or permits, as defined in Sections 163.3164 (7) and (8), Florida Statutes, for affordable housing projects is expedited to a greater degree than other projects;
- 2) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing;
- 3) The allowance of flexibility in densities for affordable housing;
- 4) The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate-income persons;
- 5) The allowance of affordable accessory residential units in residential zoning districts;
- 6) The reduction of parking and setback requirements for affordable housing;
- 7) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing;
- 8) The modification of street requirements for affordable housing;
- 9) The establishment of a process by which the County considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing;
- 10) The preparation of a printed inventory of locally owned public lands suitable for affordable housing;
- 11) The support of development near transportation hubs and major employment centers and mixed- use developments.

Policy 3.2.4.2 - Beginning in 2008 and every three years thereafter, the Affordable Housing Advisory Committee shall assess housing needs, including affordable housing, research issues; and make recommendations to the Board of County Commissioners to meet the housing needs of St. Lucie County residents.

Objective 3.2.5: Sites suitable for low and moderate-income housing shall be maintained in the County to meet the current and projected population needs.

Policy 3.2.5.1 - The County shall maintain Residential High (RH) designation in order to provide options for development of low and moderate income housing.

Policy 3.2.5.2 - The Towns, Villages, and Countryside (TVC) Element shall continue to require the creation of workforce housing within the designated TVC area.

Objective 3.2.6: The County shall continue to provide regulations that permit mobile homes in the county.

Policy 3.2.6.1 - The RMH-5 zoning or a similar classification shall be retained in the Land Development Code.

Policy 3.2.6.2 - The Land Development Code shall provide provisions allowing a Class A mobile home to be located in any residential zoning district.

Objective 3.2.7: The County shall support energy efficiency and the use of renewable energy resources in existing housing and in the design and construction of new housing.

Policy 3.2.7.1 - The County shall encourage support for residential construction that meets the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system or the Florida Green Building Coalition standards.

Policy 3.2.7.2 - The County shall educate residents on home energy reduction strategies.

Policy 3.2.7.3 - The County shall not prohibit the appropriate placement of photovoltaic panels. The County shall develop and adopt review criteria to establish the standards for the appropriate placement of photovoltaic panels.

Policy 3.2.7.4 - The County shall provide educational materials on the strategic placement of landscape materials to reduce energy consumption.

Policy 3.2.7.5 - The County shall ensure that safety, aesthetics, and energy efficiency are considered in planning affordable housing projects.

Policy 3.2.7.6 - The County shall require in all rehabilitation and replacement projects use of green, energy efficient materials as appropriate.

Policy 3.2.7.7 - The County shall include in affordable housing projects use of renewable energy resources to the fullest extent possible.

Policy 3.2.7.8 - The County shall encourage water reuse including use of rain barrels by residents to reduce overall water usage.

Policy 3.2.7.9 - The review of housing affordability shall include a review of energy efficiency and energy costs for homeowners.

Policy 3.2.7.10 - The County shall facilitate the creation of low interest loans to residents and business owners to install energy efficiency and conservation measures as well as renewable energy technology.