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## HOUSING ELEMENT

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### DATA INVENTORY AND ANALYSIS

#### Purpose

Local governments are required to prepare and adopt a Housing Element consistent with the provisions of Chapter 163, Part III of the Florida Statutes. The purpose of the Housing Element is to provide guidance for development of appropriate plans and policies to meet identified or projected deficits in the supply of housing for moderate income, low income and very-low income households, group homes, foster care facilities, and households with special housing needs, including rural and farmworker housing. These plans and policies address government activities, as well as provide direction and assistance to the efforts of the private sector.

To that end, this Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goals, objectives and policies for the County's Comprehensive Plan. The best available data is provided from the US Census, St. Lucie County, and the Florida Housing Data Clearinghouse, maintained by the Shimberg Center for Affordable Housing, supplemented by local research.

#### St. Lucie County Housing Overview

The Florida Housing Coalition's (FHC) May 2006 report, *Affordable Housing Program Review Initial Assessment for St. Lucie County*, documents just how much housing costs have increased over the past decade. In 2000, the median income for the County was \$49,600. Of the 2,495 single family sales in St. Lucie County in 2000, 65 percent were considered affordable to a family earning 70 percent of the area median income (AMI). By 2006, the AMI for St. Lucie County had risen to \$54,600, an increase of 10 percent. However, of the 6,750 single family sales between January 1, 2006 and October 31, 2006, only 10 percent were affordable to a family earning 70 percent AMI.

The previously overheated real estate market has, to some extent, priced many members of the workforce out of St. Lucie County and currently, many homeowners are facing foreclosures. In addition to employees in the public services and health care sectors, those employed in the retail and tourism sectors are finding that their incomes are no longer adequate for attaining housing in the communities where they work. The FHC's report concludes that the Comprehensive Plan's adherence to retaining development within the Urban Service Boundary dictates the need for a complementary body of policies to encourage workforce housing within the developable areas. Otherwise new housing will continue to exclude workers essential to the economic development and goals of the County, and will result in a remote workforce that cannot reside in the County.

The *Florida Sales Report – February 2009* for Single-Family, Existing Homes, for the Metropolitan Statistical Area of Fort Pierce-Port St. Lucie lists a median sales price of \$122,100 which represents a 29 percent drop from the previous year (Source: Florida Association of Realtors and the University of Florida Bergstrom Center for Real Estate Studies). While this supply may appear to be a solution to the needs of the workforce, home sales prices reflect only a portion of affordability. Wages, loan availability, interest rates, property insurance, utility costs, taxes, ability to sell a person's current home, etc. all factor into affordability.

### **Foreclosures and Affordable Housing**

In October 2009, St. Lucie County was ranked first in foreclosure filings per property in the state – one of every 69 – according to RealtyTrac data. At the same time, one in every 136 U.S. housing units received a foreclosure filing during the quarter. While foreclosures can be traumatic for the household undergoing loss of their home, the foreclosed homes provide a source affordable housing for St. Lucie County residents. The County, through the Neighborhood Stabilization Program, is pursuing purchase of foreclosed homes for resale to St. Lucie residents.

### **Housing Programs**

The St. Lucie County Housing Division administers state and federal housing programs for down payment/closing cost assistance to purchase a home and to rehabilitate existing homes for low income families. Currently, the Housing Division administers the HOME Investment Partnership Program (HOME) and State Housing Initiative Partnership (SHIP) programs. Programs are subject to change based on funding availability. In the late 2000's, St. Lucie County administered a series of programs to aid homeowners affected by the recession and housing crisis.

In September 2009, the County received \$3.9 million through the Neighborhood Stabilization Program. This program is not a recurring program as it is set to end in 2013. NSP funds were used for activities which include but are not limited to:

- Establish financing mechanisms for purchase and redevelopment of foreclosed homes and residential properties;
- Purchase and rehabilitate homes and residential properties abandoned or foreclosed;
- Establish land banks for foreclosed homes;
- Demolish blighted structures;
- Redevelop demolished or vacant properties
- Down payment assistance

The Towns, Villages, and Countryside Element which provides for a new community in northern St. Lucie County includes provisions for workforce housing: Per Policy 3.1.4.7,

the TVC area is required to include 8 percent of the proposed number of residential units as workforce housing.

**HOUSING INVENTORY**

Information from the 2000 Census and 2007 Shimberg Center for Affordable Housing has been used to provide many of the following comparative characteristics between St. Lucie County’s unincorporated area and the County as a whole. At the present time, this is the best available information for a detailed analysis of housing characteristics. In order to ensure that affordable housing needs can be properly programmed and accounted for, the County may want to review housing data and inventory again after Census 2010 data is made available.

**Housing Type:** Residential use is a major development characteristic of St. Lucie County. The 36,815 total housing units reported for unincorporated St. Lucie County in 2000 comprised 40.3 percent of the County’s total housing stock of 91,262 reported units. GIS data indicates there are approximately 17,794 acres that had an existing residential land use. This represents 6.3 percent of unincorporated St. Lucie County’s total land area of 283,914 acres.

The 2000 Census determined approximately 21.9 percent (8,054 units) of housing units in unincorporated St. Lucie County were multi-family (2 or more), while single-family homes made up 51.6 percent (18,999 units) of the housing stock. A total of 9,559 mobile homes were identified in the 2000 Census. Total units and the percentage of housing inventory by type of unit are shown in Table 3-1. The data comes from the Affordable Housing Needs Assessment (AHNA), prepared by the Shimberg Center for Affordable Housing for the State Department of Community Affairs.

**Table 3-1  
Dwelling Units by Structure Type, 2000**

Dwelling Units	St. Lucie - Unincorporated	St. Lucie - Unincorporated	St. Lucie County	St. Lucie County
	Number	Percent	Number	Percent
<b>SINGLE FAMILY:</b>	<b>18,999</b>	<b>51.6%</b>	<b>60,843</b>	<b>66.7%</b>
<i>1, detached</i>	18,220		57,441	
<i>1, attached</i>	779		3,402	
<b>MULTI-FAMILY:</b>	<b>8,054</b>	<b>21.9%</b>	<b>18,547</b>	<b>20.3%</b>
<i>2</i>	780		3,188	
<i>3 or 4</i>	761		3,583	
<i>5 to 9</i>	683		2,851	
<i>10 to 19</i>	910		2,544	
<i>20 or more</i>	4,920		6,381	
<b>MOBILE HOMES</b>	<b>9,559</b>	<b>26.0%</b>	<b>11,595</b>	<b>12.7%</b>
<b>OTHER</b>	<b>203</b>	<b>0.6%</b>	<b>277</b>	<b>0.3%</b>
<b>TOTAL</b>	<b>36,815</b>	<b>100%</b>	<b>91,262</b>	<b>100%</b>

Source: Shimberg Center for Affordable Housing, 2009.

**Housing Tenure:** Housing tenure refers to the occupancy of a unit, either owner-occupied or renter-occupied. The AHNA reported 84.4 percent of households in unincorporated St. Lucie County were owner-occupied in 2007. (Statewide, Florida’s homeownership rate is 70.4 percent.) The remaining 15.6 percent were renter-occupied households. Housing tenure characteristics are detailed in Table 3-2.

**Table 3-2  
Households by Tenure, 2007**

Tenure	St. Lucie - Unincorporated	St. Lucie - Unincorporated	St. Lucie County	St. Lucie County
	# of Households	Percent	# of Households	Percent
Owner Occupied	27,660	84.4%	85,248	78.3%
Renter Occupied	5,108	15.6%	23,599	21.7%
<b>Total Occupied Units</b>	<b>32,768</b>	<b>100%</b>	<b>108,847</b>	<b>100%</b>

Source: Shimberg Center for Affordable Housing, 2009.

**Housing Vacancy:** Table 3-3 shows the housing vacancy characteristics for St. Lucie County as reported in the 2000 Census. At the time of the Census, 8,482 housing units in unincorporated St. Lucie County were vacant. This represents a vacancy rate of 23.0 percent, which is statistically more than the overall St. Lucie County rate of 15.7 percent. This high vacancy rate is largely attributed to the area's seasonal residents. If units which had been rented or sold that were awaiting occupancy and units held for occasional/seasonal use were eliminated from this figure, the vacancy rate drops to 4.4 percent as shown in Table 3-3.

**Table 3-3  
Housing Vacancy, 2000**

Status	St. Lucie - Unincorporated	St. Lucie - Unincorporated	St. Lucie County	St. Lucie County
	# of Units	Percent	# of Units	Percent
For rent	704	8.3%	2,272	15.9%
For sale	504	5.9%	1,420	9.9%
Other	295	3.5%	804	5.6%
For migrant workers	33	0.4%	33	0.2%
Seasonal, recreational, occasional use	6,856	80.8%	9,467	66.1%
Rented or sold, not occupied	90	1.1%	333	2.3%
<b>TOTAL</b>	<b>8,482</b>	<b>100%</b>	<b>14,329</b>	<b>100%</b>

Source: Shimberg Center for Affordable Housing, 2009.

**Housing Age:** The age of housing structures is distributed relatively evenly throughout the past several decades, with a notable increase in housing construction during the 1980s. Table 3-4 lists the age of housing structures reported in the 2000 Census.

**Table 3-4  
Age of Housing Structures**

Year Built	St. Lucie - Unincorporated	St. Lucie - Unincorporated	St. Lucie County	St. Lucie County
	# of Units	Share by Decade	# of Units	Share by Decade
1999-March 2000	784	23.7%	2,520	27.6%
1995-1998	3,247		9,053	
1990-1994	4,688		13,633	
1980-1989	13,360	36.3%	33,259	36.4%
1970-1979	8,881	24.1%	18,722	20.5%
1960-1969	3,423	9.3%	7,208	7.9%
1950-1959	1,534	4.2%	4,237	4.6%
1940-1949	462	1.3%	1,394	1.5%
1939 or earlier	436	1.2%	1,236	1.4%
<b>TOTAL</b>	<b>36,815</b>	<b>100%</b>	<b>91,262</b>	<b>100%</b>

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc., 2009.

**Monthly Housing Rent:** Table 3-5 compares the monthly gross rents for specified renter-occupied housing units in St. Lucie County for the year 2000. Countywide, the median rent paid by households in 2000 was \$621 per month, compared to a statewide median rent of \$641. It bears repeating this data is nearly a decade old, and rents have increased substantially since that time.

In St. Lucie County and the surrounding metro area (Port St. Lucie MSA), the HUD Fair Market Rent in 2010, representing rent for a typical modest apartment, was \$763 for a studio apartment, \$765 for a one-bedroom, \$969 for a two-bedroom, \$1,281 for a three-bedroom, and \$1,320 for a four-bedroom unit.

**Table 3-5  
Monthly Gross Rent, Renter-Occupied Housing Units, 2000**

Contract Rent	St. Lucie - Unincorporated	St. Lucie - Unincorporated	St. Lucie County	St. Lucie County
	# of Units	Percent	# of Units	Percent
Less than \$200	61	1.5%	650	3.9%
\$200-299	69	1.7%	409	2.4%
\$300-499	852	20.5%	3,202	19.1%
\$500-749	1,888	45.5%	7,476	44.6%
\$750-999	688	16.6%	3,294	19.7%
\$1000-1499	195	4.7%	702	4.2%
\$1500 or more	39	0.9%	185	1.1%
No cash rent	356	8.6%	836	5.0%
<b>TOTAL</b>	<b>4,148</b>	<b>100%</b>	<b>16,764</b>	<b>100%</b>

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc., 2009.

**Housing Value:** Based on figures delineated from the St. Lucie County Property Appraiser, the average just value (fair market value) for a single family home in unincorporated St. Lucie County in 2008 was \$186,783, which is a little bit more than the countywide average (\$161,861). Statewide, the average value of a single family home

in Florida in 2008 was \$248,425. Condominiums also had a higher value in the unincorporated area of the County. In 2008, the average value of condominiums in unincorporated St. Lucie was \$239,172, compared with the County average condominium value of \$183,194. Table 3-6 shows the value of owner-occupied housing units in unincorporated St. Lucie County as reported in the 2000 Census.

**Table 3-6  
Median Home Value, 2000**

Value	St. Lucie - Unincorporated	St. Lucie - Unincorporated
	# of Units	Percent
Less than \$50,000	1,414	10.2%
\$50,000-99,999	7,050	50.7%
\$100,000-149,999	2,363	17.0%
\$150,000-199,999	1,297	9.3%
\$200,000-299,999	995	7.2%
\$300,000-499,999	635	4.6%
\$500,000-999,999	105	0.8%
\$1,000,000 or more	35	0.3%
<b>TOTAL</b>	<b>13,894</b>	<b>100%</b>

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc., 2009.

**Median Sales Price:** The average sales price for a single family home in unincorporated St. Lucie County was \$276,940 in 2007. The median sales price that year was \$205,700, compared to a countywide and statewide median sales price of \$229,900 and \$240,000 respectively. Table 3-7 charts the median sales price for single family homes and condominiums in unincorporated St. Lucie and countywide from 2001 through 2007.

**Table 3-7  
Median Home Sales Prices, 2001-2007**

Year	Single Family		Condominium	
	St. Lucie - Unincorporated	St. Lucie County	St. Lucie - Unincorporated	St. Lucie County
2001	\$99,950	\$97,750	\$149,950	\$102,500
2002	\$110,000	\$114,100	\$185,000	\$132,000
2003	\$131,600	\$139,800	\$250,000	\$171,000
2004	\$180,000	\$174,900	\$255,000	\$179,900
2005	\$222,700	\$232,000	\$375,000	\$216,950
2006	\$230,000	\$249,500	\$338,700	\$243,000
2007	\$205,700	\$229,900	\$299,000	\$235,000

Source: St. Lucie County Property Appraiser tax roles, compiled by Shimberg Center – Florida Housing Data Clearinghouse, 2009.

In the last quarter of 2009, the median sales price of single family homes and condominiums combined was \$95,700.

**Monthly Owner-Occupied Costs:** Of the total number of owner-occupied housing units in St. Lucie County's unincorporated area, 66 percent were mortgaged and 34 percent were not mortgaged at the time of the 2000 Census. Table 3-8 shows the monthly owner costs of owner-occupied housing units in 2000.

**Table 3-8  
Monthly Costs of Owner-Occupied Housing Units, 2000**

Mortgage Status and Elected Monthly Costs	St. Lucie - Unincorporated	St. Lucie - Unincorporated	St. Lucie County	St. Lucie County
	# of Units	Percent	# of Units	Percent
<b>Mortgaged Units</b>	9,163	65.9%	32,139	71.4%
<i>Less than \$300</i>	63	0.5%	179	0.4%
<i>\$300-499</i>	820	5.9%	2,092	4.6%
<i>\$500-699</i>	2,333	16.1%	7,081	15.7%
<i>\$700-999</i>	2,987	21.5%	12,831	28.5%
<i>\$1,000-1,499</i>	1,887	13.6%	7,541	16.7%
<i>\$1,500-1,999</i>	650	4.7%	1,513	3.4%
<i>More than \$2000</i>	523	3.8%	902	2.0%
<b>Non-Mortgaged Units</b>	4,731	34.1%	12,890	28.6%
<i>Less than \$300</i>	2,600	18.7%	6,437	14.3%
<i>\$300-499</i>	1,463	10.5%	5,002	11.1%
<i>\$500-699</i>	377	2.7%	1,029	2.3%
<i>\$700-999</i>	220	1.6%	315	0.7%
<i>More than \$1,000</i>	71	0.5%	107	0.2%
<b>TOTAL REPORTED UNITS</b>	<b>13,894</b>	<b>100%</b>	<b>45,029</b>	<b>100%</b>

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc., 2009.

### AFFORDABLE HOUSING NEEDS

**Cost Burden:** Cost-burdened households pay more than 30 percent of income for rent or mortgage costs. Using household information extrapolated from Florida Housing Data Clearinghouse, the amount of income paid for housing is delineated below by tenure for 2007. The data suggests 8,277 households in unincorporated St. Lucie County – about 25 percent – paid more than 30 percent of income for housing.

**Table 3-9  
Amount of Income Paid for Housing  
Household by Cost Burden, 2007**

<b>A. Owner-Occupied Households, 2007</b>								
	NO COST BURDEN		COST BURDEN				Total Owners	
	0% - 30%		30% - 50%		50% or more			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
St. Lucie - Unincorporated	21,367	77.2%	3,742	13.5%	2,551	9.2%	27,660	100%
St. Lucie County	64,628	75.8%	12,773	15.0%	7,847	9.2%	85,248	100%
<b>B. Renter-Occupied Households, 2007</b>								
	0% - 30%		30% - 50%		50% or more		Total Renters	
	0% - 30%		30% - 50%		50% or more			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
St. Lucie - Unincorporated	3,124	61.2%	974	19.1%	1,010	19.8%	5,108	100%
St. Lucie County	14,611	61.9%	4,749	20.1%	4,239	18.0%	23,599	100%

Source: Shimberg Center for Affordable Housing, 2009.

As Table 3-9 indicates, households in unincorporated St. Lucie County share the same cost burden rates as residents countywide.

**Household Income:** In Table 3-10, household income is measured as a percentage of the median income for the County or area, adjusted for size. In St. Lucie County, the HUD-estimated median income for a family of four is \$59,600 in 2009. Of the 32,768 households in unincorporated St. Lucie County in 2007, 6,970 (21.3 percent) were both cost-burdened and in the low or very-low income bracket.

**Table 3-10  
Households by Tenure, Income, and Cost Burden, 2007**

<b>A. Owner-Occupied Households, 2007</b>				
	<b>Household Income as a Percentage of Area Median Income (AMI)</b>			
	<b>0 – 50% AMI</b>	<b>50.01 – 80% AMI</b>	<b>80.01 – 120% AMI</b>	<b>120.01%+ AMI</b>
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
No Cost Burden	1,964	3,621	5,129	10,653
At 30% or More Cost Burden	1,675	1,002	714	351
At 50% or More Cost Burden	2,030	387	82	52
<b>B. Renter-Occupied Households, 2007</b>				
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
No Cost Burden	657	769	797	901
At 30% or More Cost Burden	617	259	81	17
At 50% or More Cost Burden	931	69	10	0

Source: Shimberg Center for Affordable Housing, 2009.

**Elderly Households:** According to the same analysis, 13,111 households (40 percent) in unincorporated St. Lucie (40 percent) were headed by a person age 65 or older in 2007. In comparison, 27.3 percent of households statewide were headed by elderly persons. In unincorporated St. Lucie County, 12,310 of elderly households (93.9 percent) own their homes, while 3,242 elderly households (25 percent) pay more than 30 percent of income for rent or mortgage costs.

## HOUSING CONDITIONS

**Substandard Housing:** Individual housing units may be considered substandard if the unit lacks complete plumbing for exclusive use of the residents, lack of complete kitchen facilities, lack of central heating, and overcrowding. The 2000 Census provides data regarding these interior conditions of the housing stock. Table 3-11 contains a summary of the measures of substandard housing conditions for St. Lucie County. In 2000, 927 housing units (5.7 percent of all units) in unincorporated St. Lucie were statistically overcrowded, meaning they housed more than one person per room, compared to a countywide percentage of 4.5 percent. St. Lucie’s unincorporated area has the same percentage of homes without heating than the rest of the County.



**Table 3-11  
Condition of Housing Stock Summary, 2000**

Substandard Condition	St. Lucie - Unincorporated	St. Lucie - Unincorporated	St. Lucie County	St. Lucie County
	# of Units	Percent	# of Units	Percent
Overcrowded (more than one person per room)	927	5.7%	3,485	4.5%
Lacking complete kitchen facilities	31	0.1%	214	0.2%
Lacking central heating	308	1.1%	862	1.1%
Lacking complete plumbing facilities	91	0.2%	382	0.4%

Source: 2000 Census of Population and Housing. Prepared by: Calvin, Giordano & Associates, Inc., 2009.

**Subsidized Housing:** Section 9J-5.010(1)(d) of the Florida Administrative Code requires local housing elements to provide an inventory of renter-occupied housing developments currently using federal, state, or local subsidies. The following table provides an inventory of federal, state, and/or local assisted rental housing within in the County. None of the facilities lie within unincorporated St. Lucie County. The table shows a total of 2,711 units with rent and/or income restrictions.

**Table 3-12  
Inventory of Federally- State- and Locally- Assisted Rental Housing**

Development Name	Street Address	City	Assisted Units	Housing Program(s)	Population Served
Bethany Court	501 Bethany Court	Ft. Pierce	61	Rental Assistance/HUD   State HOME	Family
Jenkins Pointe Apartments - Phase I	East Side of Jenkins Road, North of Okeechobee Road	Ft. Pierce	14	Local Bonds	Family
Jenkins Pointe Apartments - Phase II	East Side of Jenkins Road, North of Okeechobee Road	Ft. Pierce	43	Local Bonds	Family
Jenkins Pointe Apartments - Phase III	East Side of Jenkins Road, North of Okeechobee Road	Ft. Pierce	14	Local Bonds	Family
Live Oak Villas	919 S. 25th Street	Ft. Pierce	104	Demonstration Project   Housing Credits 9%	Farmworker
Live Oak Villas II	919 South 25th Street	Ft. Pierce	80	Housing Credits 9%	Family
Madison Cay	1655 N 29th Street	Ft. Pierce	132	Housing Credits 9%	Family
Madison Vines	4262 Oleander Avenue	Ft. Pierce	92	Housing Credits 9%	Family
Orangewood Village	705 S 29th St	Ft. Pierce	60	Rental Assistance/HUD	Family
Pine Creek Village	1110 N 29th St	Ft. Pierce	107	Rental Assistance/HUD	Family
Sabal Chase Apartments	100 Corner Drive	Ft. Pierce	340	Guarantee   Housing Credits 4%   Section 542   State Bonds	Family

Development Name	Street Address	City	Assisted Units	Housing Program(s)	Population Served
Sands at St. Lucie	2750 South 4th St.	Ft. Pierce	320	Housing Credits 4%   State Bonds	Family
Cove at Saint Lucie	4400 NW Cove Circle	Port St. Lucie	144	Housing Credits 9%   State HOME	Elderly
Hillmoor Village	1900 S.E. Hillmoor Drive	Port St. Lucie	120	Housing Credits 9%	Family
Hillmoor Village II	1900 S.E. Hillmoor Drive	Port St. Lucie	110	Housing Credits 9%	Family
Peacock Run	5500 East Torino Parkway	Port St. Lucie	264	Guarantee   Housing Credits 4%   Section 542   State Bonds	Family
Saint Andrews Pointe Apartments	2550 NW Hatches Harbor Road	Port St. Lucie	184	Housing Credits 4%   SAIL   State Bonds	Family
Sanctuary at Winterlakes	5410 Rabbit Run	Port St. Lucie	284	Housing Credits 4%   State Bonds	Family
Tiffany Club Apartments	1500 Tiffany Club Place	Port St. Lucie	188	Housing Credits 4%   State Bonds	Family
Villa Seton	3300 Chartwell Street	Port St. Lucie	50	Rental Assistance/HUD   Section 202 Capital Advance   State HOME	Elderly

Source: Shimberg Center for Housing Studies, 2009.

**Community Residential Facilities:** Section 9J-5.010(1)(e) of the Florida Administrative Code requires local housing elements to provide an inventory of group homes licensed by the Florida Department of Children and Family Services. A “community residential home” means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services.

According to [www.FloridaHealthFinder.gov](http://www.FloridaHealthFinder.gov), there are 45 assisted living facilities, 9 nursing homes, 1 residential treatment facility, 12 adult family care homes in St. Lucie County, and a host of other facilities offering various types of treatment. Details of these facilities, including the number of licensed beds for each, is detailed below.

**Table 3-13  
Community Residential Facilities**

Name	Facility Type	Address	City	Licensed Beds
A HOLLYHOME ALF	Assisted Living Facility	5288 NW NORTH MACEDO BLVD	PSL	6
ABBIEJEAN RUSSELL CARE CENTER LLC	Nursing Home	700 S 29TH STREET	FP	79
ACADEMY ASSISTED LIVING FACILITY, INC.	Assisted Living Facility	1225 SOLTMAN AVENUE	FP	20
ALZHEIMER'S DAY CARE-FT. PIERCE	Adult Day Care Center	2900 SOUTH JENKINS RD	FP	45
AMAZING GRACE INC	Assisted Living Facility	1160 SE PURITAN LANE	PSL	6
ANTOINE, FRANCOISE	Adult Family Care Home	1342 SW DEL RIO BLVD	PSL	5
ARC OF ST. LUCIE COUNTY, THE KITTERMAN HOUSE	Residential Treatment Facility	705 KITTERMAN RD	FP	6

Name	Facility Type	Address	City	Licensed Beds
AURORA OF THE TREASURE COAST	Assisted Living Facility	6609 N. US1	FP	16
BAXTER'S ADULT HOME	Assisted Living Facility	1092 SW MAJORCA AVENUE	PSL	6
BAYAMO ASSISTED LIVING FACILITY, INC	Assisted Living Facility	1199 SW BAYAMO AVENUE	FP	6
BAYSHORE RESIDENCE	Assisted Living Facility	686 S.W. LUCERO DR.	PSL	6
BEACHLAND RETIREMENT HOME INC.	Assisted Living Facility	462 HERNANDO STREET	FP	8
BOWE, BETTY JEAN	Adult Family Care Home	2739 CHEROKEE AVE.	FP	5
BRENOVIL, ZULIA	Adult Family Care Home	902 SE PRESTON LANE	PSL	5
BRIGHTON GARDENS OF PORT ST LUCIE	Nursing Home	1699 SE LYNGATE DRIVE	PSL	30
BRIGHTON GARDENS OF PORT ST. LUCIE	Assisted Living Facility	1699 SE LYNGATE DRIVE	PSL	110
BROADMOOR ASSISTED LIVING	Assisted Living Facility	200 DIXIELAND DRIVE	FP	55
CAMPBELL, BEVERLY SMITH	Adult Family Care Home	2808 S 10TH STREET	FP	5
CENTER FOR INDEPENDENT LIVING (THE)	Assisted Living Facility	4700 BUCHANAN DRIVE	FP	6
CIRCLE OF CARE (THE)	Assisted Living Facility	4161 SW TUMBLE ST	PSL	6
COUNTRY LIVING ASSISTED CARE CENTER	Assisted Living Facility	1762 SW ARCH STREET	PSL	6
COX, ANGEL	Adult Family Care Home	2897 HARSON WAY	FP	5
DAVIS, CHRISTINE	Adult Family Care Home	537 SOUTHWEST WHITMORE DRIVE	PSL	5
DIVINE SENIOR CARE, INC.	Assisted Living Facility	4707 OLEANDER AVENUE	FP	20
ELLIS, ELAINE	Adult Family Care Home	581 SW BACON TERRACE	PSL	4
EMERALD HEALTH CARE CENTER	Nursing Home	1655 SE WALTON ROAD	PSL	120
FLORIDA MENTOR	Intermediate Care Facility for the Developmentally Disabled	2318 RICH STREET	PSL	6
FLORIDA MENTOR	Intermediate Care Facility for the Developmentally Disabled	111 NE CAPRONA AVENUE	PSL	6
FORT PIERCE HEALTH CARE	Nursing Home	611 S 13TH STREET	FP	171
FRIENDS ASSISTED LIVING, INC	Assisted Living Facility	1102 ALAMEDA AVE	FP	6
GOD'S LOVE AND CARE ENTERPRISES	Assisted Living Facility	2073 SE RAINIER ROAD	PSL	6
GOLDEN MEADOWS, INC	Assisted Living Facility	1238 SW JACQUELINE AVE	PSL	6
HARBOR PLACE AT PORT ST LUCIE, THE	Assisted Living Facility	3700 SE JENNINGS ROAD	PSL	128
HARDEN, CHARMAINE	Adult Family Care Home	6908 NW KOWAL CT	PSL	5
HARMONY CARE HOME INC	Assisted Living Facility	534 SE THANKSGIVING AVE	PSL	6
HORIZON BAY VIBRANT RET LIVING 448	Assisted Living Facility	9825 S. U.S. HIGHWAY 1	PSL	120
HOSPICE OF THE TREASURE COAST, INC.	Hospice	5090 DUNN ROAD	FP	16
INDEPENDENT LIVING WITH CARE, INC	Assisted Living Facility	3165 SW FAMBROUGH STREET	PSL	6
JAMAICA SHORES	Assisted Living Facility	171 SW EULER AVE	PSL	6
JOHANNA'S ASSISTED LIVING INC	Assisted Living Facility	1958 DORADO LANE	PSL	6
KANLAKE	Assisted Living Facility	308 SOUTH 30 STREET	FP	6
LAKE FOREST PARK RETIREMENT COMMUNITY	Assisted Living Facility	2909 SOUTH 25TH STREET	FP	68
LAUREL POINTE HEALTH AND REHABILITATION	Nursing Home	703 29TH STREET	FP	107
LIFE CARE CENTER OF PORT SAINT LUCIE	Nursing Home	3720 SE JENNINGS ROAD	PSL	123
LIFE LONG LEARNING CENTER, INC.	Assisted Living Facility	1699 SW SOUTHWORTH TERRACE	PSL	6
LYNMOORE ST LUCIE LAWNWOOD (THE)	Assisted Living Facility	1550 NORTH LAWNWOOD CIRCLE	FP	87
MARTIN, EDITH	Adult Family Care Home	3650 SW VICEROY STREET	PSL	5

Name	Facility Type	Address	City	Licensed Beds
NATURE'S EDGE	Assisted Living Facility	699 N.W. AIROSO BLVD.	PSL	33
NEW HORIZONS OF THE TREASURE COAST CRISIS STABILIZATION UNIT	Crisis Stabilization Unit	4500 W. MIDWAY ROAD	FP	30
NEW HORIZONS OF THE TREASURE COAST, INC SRT PROGRAM	Crisis Stabilization Unit	4500 W MIDWAY RD	FP	20
NEW LIFE ASSISTED LIVING FACILITY	Assisted Living Facility	2133 S.E. SHELTER DRIVE	PSL	6
OHANA ADULT FAMILY CARE HOME	Assisted Living Facility	817 SW SAIL TERRACE	PSL	7
PALM GARDEN OF PORT SAINT LUCIE	Nursing Home	1751 SE HILLMOOR DRIVE	PSL	120
PALMS OF ST LUCIE WEST (THE)	Assisted Living Facility	501 NW CASHMERE BLVD.	PSL	80
PARADISE CARE COTTAGE	Assisted Living Facility	2277 S.E. LENNARD ROAD	PSL	50
PARAH INC.	Assisted Living Facility	701 SW TULIP BLVD	PSL	6
PATCHES	Prescribed Pediatric Extended Care Center	2959 W MIDWAY RD	FP	30
PERFECT KARE ALF	Assisted Living Facility	5902 NW WOLVERINE RD	PSL	6
PETERSON, MYRTLE MERINA	Adult Family Care Home	120 MAPLE AVE	FP	5
PORT SAINT LUCIE NURSING & RESTORATIVE CARE CENTER	Nursing Home	7300 OLEANDER AVENUE	PSL	180
QUALITY CARE ASSISTED LIVING OF THE TREASURE COAST, INC.	Assisted Living Facility	432 S.W. PRADO AVENUE	PSL	6
RIDGECREST ASSISTED LIVING	Assisted Living Facility	190 S.W. RIDGECREST DRIVE	PSL	6
ROSEWOOD GARDENS INC.	Assisted Living Facility	643 NE LAGOON LANE	PSL	6
ROSIE'S PLACE	Assisted Living Facility	1102 SW IVANHOE STREET	PSL	6
ROYAL CARE A.C.L.F., INC.	Assisted Living Facility	5081 DUNN ROAD	FP	12
SEMINOLE ACRES KANLAKE II	Assisted Living Facility	3562 SEMINOLE ROAD	FP	10
SERENITY CARE CENTER	Assisted Living Facility	619 SW JAFFE AVE	PSL	6
SITE A - COUNCIL ON AGING	Adult Day Care Center	1505 ORANGE AVENUE	FP	60
SITE B - COUNCIL ON AGING ADC SENIOR CAMPUS	Adult Day Care Center	2501 SW BAYSHORE BLVD.	PSL	55
SPELLS, JULIE CRYSTAL	Adult Family Care Home	910 ECHO STREET	FP	5
SPRINGFIELD GARDENS	Assisted Living Facility	588 SW RAY AVENUE	PSL	5
SUNNY DAYS ALF, INC II	Assisted Living Facility	4645 SW VAHALLA ST	PSL	6
SUNNYDAYS ALF, INC	Assisted Living Facility	169 N.E. PRIMA VISTA BLVD.	PSL	6
SWABY, BEVERLY	Adult Family Care Home	2207 SW HAYCRAFT CIRCLE	PSL	5
TIFFANY HALL NURSING AND REHAB CENTER	Nursing Home	1800 S E HILLMOOR DRIVE	PSL	120
V & R RETIREMENT, INC.	Assisted Living Facility	356 SE PRIMA VISTA BLVD.	PSL	6

Source: <http://www.floridahealthfinder.gov>, 2009.

**Mobile Homes:** Section 9J-5.010(1)(f) of the Florida Administrative Code requires local housing elements to provide an inventory of existing mobile home parks licensed by the Florida Department of Children and Family Services.

Mobile home parks, lodging and recreational vehicle parks, and recreational camps are licensed annually by the Department of Health in accordance with Chapter 64E-15, Florida Administrative Code (F.A.C.), rules. The county health departments provide direct services in the operational aspect of the program through routine inspections, plan reviews, educational programs, and enforcement actions.

The following table lists all the licensed mobile home parks in the County.

**Table 3-14  
Licensed Mobile Home Parks**

Name	Mobile Home Spaces	RV Spaces	Address	City
Bennetts Mobile Home Park	22	2	3426 S 7th St	FP
Bentonwood Mobile Home Park	51	-	6143 S U S Highway 1	FP
Colony Club Mobile Home Park	50	-	2601 N US Highway 1	FP
Torpey Oaks Mobile Home Park	9	-	4185 John Cook Way	FP
Country Cove Mobile Home Community	138	10	4113 N US Hwy 1	FP
Mariposa Associates MHP/PSL Mobile Village\	81	-	3600 SE Mariposa Av Lot B	PSL
Easy Livin' R.V. Park & Sales	8	42	4611 S US Highway 1	FP
Fort Pierce Food & Gas	20	-	2840 N US Highway 1	FP
Glen Oaks Mobile Home Park	36	-	1350 Juanita Av	FP
Golden Ponds, Inc.	390	-	10001 W Angle Rd	FP
H and H Mobile Home Park	21	-	6025 N US Highway 1	FP
Manatee Mobile Home & RV Park	76	69	3550 S US Highway 1	FP
Cypress Bay Mobile Home Park	75	-	6545 N US Highway 1	FP
Palm Vista Mobile Ranch	20	-	709 S 33rd St	FP
Pine View Mobile Home Park	52	25	3265 S US Highway 1	FP
Plantation Manor	376	-	3200 S US Highway 1	FP
Ridgecrest Mobile Home Park	185	-	2251 N US Highway 1	FP
Road Runner Travel Resort	16	436	5500 St. Lucie Blvd	FP
Savannas Recreation Area	2	54	1400 E Midway Rd	FP
Spanish Lakes	1,387	-	8200 S US Highway 1	PSL
Spanish Lakes Country Club Village	1,300	-	1 Las Casitas	FP
Spanish Lakes Fairways	1,573	-	6200 Nuevo Lagos	FP
Spanish Lakes Golf Village	740	-	Village Green Dr	PSL
Spanish Lakes Riverfront	621	-	7901 S US Highway 1	PSL
Sunnier Palms Members Lodge	34	14	8800 Okeechobee Rd	FP
Sunrise Trailer & RV Park, Inc.	13	23	1821 N US Highway 1	FP
Tall Pines Mobile Home Community	257	-	314 S Erie Dr	FP
Tangelo Village-Dixie Mobile Homes, Inc.	54	-	3135 S US Highway 1	FP
Tanglewood Mobile Home Park	158	-	345 E Weatherbee Rd	FP
Tropical Isles	334	-	281 Tropical Isles Cir	FP
Windsong Mobile Village	152	-	3200 S 7th St	FP
Flying J Travel Plaza	-	4	100 N Kings Hwy	FP
Port St. Lucie RV Resort	-	117	3703 Jennings Rd	PSL
Treasure Coast RV Resort	-	165	2550 Crossroads Pkwy	FP

Source: Florida Department of Health, 2009.

**Farmworker Housing:** Section 9J-5.010(2)(b) of the Florida Administrative Code requires local housing elements to provide a needs assessment for rural and farmworker households. The following data was obtained from the Florida Housing Data Clearinghouse. The data is from 2004 and is on a countywide level.

**Table 3-15  
Need for Farmworker Housing Units by Type, 2004**

Unaccompanied Migrant & Seasonal Households	Supply: DOH-Permitted Camps	Need for Single Person Beds	Accompanied Migrant & Seasonal Households	Supply: Section 514/516 and FHFC-Assisted Family Units	Need for Family Units
610	0	610	223	0	223

Source: Shimberg Center for Affordable Housing, 2009.

**Historically Significant Housing:** Section 9J-5.010(1)(g) of the Florida Administrative Code requires local housing elements to provide an inventory of historically significant housing listed on the Florida Master Site File, National Register of Historic Places, or designated as historically significant by a local ordinance. Two historic homes on the National Register of Historic Places lie in unincorporated St. Lucie County: Casa Caprona and the Captain Hammond House. Appendix 1A in the Future Land Use Element shows structures including residences in the Florida Master Site File.

**NEEDS ASSESSMENT**

**Household Projections:** The Florida Administrative Code requires that household population projections be delineated by household size and income. Projections for unincorporated St. Lucie County are detailed below.

**Table 3-16  
Household Projections by Household Size**

SIZE	2007	2010	2015	2020	2025	2030
1-2	23,348	23,840	25,657	27,373	39,059	30,587
3-4	6,724	6,845	7,318	7,721	8,112	8,467
5+	2,570	2,617	2,802	2,963	3,120	3,262

Source: Shimberg Center for Affordable Housing, 2009.

**Affordable Housing Demand:** Table 3-17 presents the very-low, low, and moderate income housing needs estimates and projections through 2030.

**Table 3-17  
Projected Housing Affordability by Income and Tenure, St. Lucie-Unincorporated, 2007-2030**

<b>A. Owner-Occupied Households</b>				
	<b>Household Income as a Percentage of Area Median Income (AMI)</b>			
	<b>0-50% AMI</b>	<b>50.01-80% AMI</b>	<b>80.01-120% AMI</b>	<b>120.01+% AMI</b>
<b>Year</b>	<b>Very-Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
2007	5,669	5,010	5,925	11,056
2010	5,836	5,146	6,059	11,249

<b>A. Owner-Occupied Households</b>				
	<b>Household Income as a Percentage of Area Median Income (AMI)</b>			
	<b>0-50% AMI</b>	<b>50.01-80% AMI</b>	<b>80.01-120% AMI</b>	<b>120.01+% AMI</b>
2015	6,400	5,610	6,543	11,986
2020	7,012	6,095	7,013	12,605
2025	7,638	6,591	7,481	13,181
2030	8,218	7,048	7,907	13,681

  

<b>B. Renter-Occupied Households</b>				
Year	Very-Low	Low	Moderate	Above Moderate
2007	2,205	1,097	888	918
2010	2,221	1,102	891	923
2015	2,337	1,149	923	958
2020	2,404	1,170	927	969
2025	2,462	1,184	921	974
2030	2,514	1,200	917	976

Source: Shimberg Center for Affordable Housing, 2009.

The analysis suggests that 4,999 of the additional 9,693 households projected through 2030 will have an income less than 80 percent of the area median income. Of these low and very-low income households, 4,587 (92 percent) will be owner-occupied, while 412 (8 percent) will be renter-occupied.

The following tables detail the number of households that are both cost burdened and make less than 80 percent of the area median income for the short term (2015) and long term (2030) planning timeframes. In 2015, 7,648 households (21.3 percent) fall into this category. In 2030, the number of households that are both cost burdened and make less than 80 percent of the area median income jumps to 9,094, although the overall percentage remains unchanged.

**Table 3-18  
Projected Households by Tenure, Income, and Cost Burden, 2015**

<b>A. Owner-Occupied Households, 2015</b>				
	<b>Household Income as a Percentage of Area Median Income (AMI)</b>			
	<b>0 – 50% AMI</b>	<b>50.01 – 80% AMI</b>	<b>80.01 – 120% AMI</b>	<b>120.01%+ AMI</b>
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
No Cost Burden	2,247	4,099	5,688	11,547
At 30% or More Cost Burden	1,918	1,089	767	384
At 50% or More Cost Burden	2,235	422	88	55

  

<b>B. Renter-Occupied Households, 2015</b>				
	Very Low	Low	Moderate	Above Moderate
No Cost Burden	701	801	825	940
At 30% or More Cost Burden	652	272	86	18
At 50% or More Cost Burden	984	76	12	0

Source: Shimberg Center for Affordable Housing, 2009.

**Table 3-19  
Projected Households by Tenure, Income, and Cost Burden, 2030**

<b>A. Owner-Occupied Households, 2030</b>				
	<b>Household Income as a Percentage of Area Median Income (AMI)</b>			
	<b>0 – 50% AMI</b>	<b>50.01 – 80% AMI</b>	<b>80.01 – 120% AMI</b>	<b>120.01%+ AMI</b>
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
No Cost Burden	2,985	5,308	6,964	13,165
At 30% or More Cost Burden	2,557	1,251	849	457
At 50% or More Cost Burden	2,676	489	94	59
<b>B. Renter-Occupied Households, 2030</b>				
	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
No Cost Burden	772	821	915	953
At 30% or More Cost Burden	697	291	88	23
At 50% or More Cost Burden	1,045	88	14	0

Source: Shimberg Center for Affordable Housing, 2009.

**Conclusion**

In addition to their economic development programs, the County is taking strides to minimize the long term impacts of the current real estate crisis. The Neighborhood Stabilization Program can be used to buy foreclosed homes in existing neighborhoods. New development in TVC overlay areas is required to provide workforce housing. Additionally, down payment assistance programs have been made available to many first time home buyers.

The County may wish to reassess affordable housing conditions and programs after the release of new 2010 Census data.



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## HOUSING ELEMENT GOALS, OBJECTIVES AND POLICIES

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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 53.1.1: 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. The County shall accommodate a minimum 8,775 new single family dwelling units and a minimum 1,622 new multifamily dwelling units by the year 2010 in the locations shown on the Future Land Use Map.~~

~~Policy 53.1.1.1 - To provide sufficient land to meet the future housing needs, the Future Land Use Map has designated 1,868 acres to accommodate 9,340 new single family dwelling units and 754 acres to accommodate a minimum of 6,786 new multifamily dwelling units shall provide future land use designations that provide for diverse housing stock.~~

~~Policy 53.1.1.2 - The County shall continue to permit high density residential development in Planned Mixed Use Development projects.~~

~~Objective 53.1.2: In order to facilitate the development of industries (industrial and commercial) providing numerous positions, the County shall encourage the development of housing conducive to the attraction of these new industries and which have been identified as a need within St. Lucie County.~~

~~Policy 53.1.2.1.4-3 - In order to facilitate the location of new commercial and industrial enterprises especially high-tech industries, the county shall designate 1,868 acres of land to accommodate a minimum of 9,340 single family dwelling maintain sufficient housing units which to will encourage the relocation of new businesses.~~

~~Policy 53.1.2.21.4 - The County shall encourage the residential development of single family residential dwelling units to be located in the vicinity of new industrial and commercial development.~~

~~Policy 3.1.2-31.5 Explore existing and new programs by 2013 to assist employers who desire to participate in making housing opportunities in reasonable proximity to the workplace.~~

~~Objective 53.1.32: By 2003, the Land Development Regulations Land Development Code shall clearly continue to define incentives to facilitate public and private sector corporation.~~

Policy ~~53.1.32.1~~ - 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 ~~53.1.32.2~~ - 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 ~~53.1.32.3~~ - The County shall incorporate ~~land development regulations~~ Land Development Code which insure that high density residential developments incorporate accommodations ~~within the development~~ for public transit facilities if along transit routes.

Policy ~~53.1.32.4~~ - Based upon economic data showing need, By December 31, 2003, the Land Development Regulations Land Development Code shall continue to provide private sector and nonprofit organizations incentives for the provision of affordable housing, including density bonuses.

Goal ~~53.2:~~ To provide an adequate mix of safe and sanitary housing which meets the needs of existing and future St. Lucie County residents.

Objective ~~53.2.1:~~ By ~~2005~~2014, the County shall, by using the ~~2000~~2010 Census, ~~analyze~~ review the housing needs within the Unincorporated County of all income groups and shall amend the Comprehensive Plan ~~accordingly~~ as necessary.

Policy ~~53.2.1.1~~ - By ~~2005~~2014, the County shall re-examine the housing needs based on the data from the ~~2000~~2010 Census and, as may be necessary, amend the Comprehensive Plan and the Land Development Code to address those needs identified.

Policy 3.2.1.2 The County shall review housing affordability based upon property values to ensure efficiency of the workforce and affordable housing delivery system.

Policy 3.2.1.3- Explore the feasibility and need for developing guidelines for an inclusionary housing program that provides incentives for private development to include a portion of residential units as certified affordable by December 2014.

Objective ~~53.2.2:~~ By ~~August 1, 2004,~~ ~~the County shall establish~~ continue to maintain a housing data base which includes updated information from the 2000-US Census and other sources about the type, tenure, cost and condition of housing stock in St. Lucie County.

Policy ~~53.2.2.1~~ - ~~After the housing database is established,~~ ~~the data shall be updated annually to assure that reliable and current data are available.~~

Policy ~~53.2.2.2~~ - 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 ~~53.2.2.3~~ - The ~~Land Development Regulations~~Land Development Code shall not restrict the location of publicly assisted or low and moderate income based housing within single-family neighborhoods.

Policy ~~53.2.2.4~~ - Rural and farm worker housing locational criteria shall be reviewed for incorporation into the ~~Land Development Regulations~~Land Development Code ~~by August 1, 2003,~~within one year according to these general guidelines:

- A. Rural and farm worker housing should be located near collectors or arterials leading to work sites, shopping and social services;
- B. It is recognized that rural and farm worker housing often will be dependent on onsite sanitary sewer and potable water supplies.

Objective ~~53.2.3~~: The County will develop a comprehensive housing program to address substandard housing.

Policy ~~53.2.3.1~~ - The County shall update and maintain the survey, which locates and assesses the substandard, dilapidated housing units in the County.

Policy ~~53.2.3.2~~ - Encourage rehabilitation of Substandard~~substandard,~~ dilapidated housing to the extent feasible. ~~will be eliminated thorough demolition or removal.~~

Policy ~~53.2.3.3~~ - The County will seek partnerships with cooperative neighborhood and civic groups to further the elimination of substandard dilapidated housing.

Policy ~~53.2.3.4~~ - Demolition may be undertaken by a public agency, or nonprofit organization set up to meet the goals, objectives and policies of this Element.

Policy 3.2.3.5- The County shall explore the feasibility of a community land trust and land banking guidelines for the purpose of providing workforce and affordable housing by December 2014.

Policy 3.2.3.6- Explore forming a housing trust fund that will be a depository for any funds donated or received through other fees that would be dedicated to affordable housing needs by December 2015.

Policy 3.2.3.7- The County shall consider creating public-private partnerships with private non-profit corporations for the provision of affordable and workforce housing.

Objective ~~53.2.4~~: ~~By August 1, 2001,~~ The County will establish~~shall maintain an Affordable Housing Advisory Committee~~Housing Task Force, consisting of public- and private-sector representatives. This ~~task force~~committee will be assigned the task of identifying the housing needs of St. Lucie County for the existing and anticipated populations of St. Lucie County.

Policy ~~53.2.4.1~~ - The Affordable Housing Advisory Committee ~~Housing Task~~

~~Force shall include a member of the St. Lucie County School Board, and at least one low income housing representative, at least one building contractor, at least one person with special housing needs, at least one farm worker or union representative, at least one agricultural employer and at least one social service professional; consist of eleven (11) members as follows:~~

1. A citizen who is actively engaged in the banking or mortgage industry in connection with affordable housing;
2. One citizen who is actively engaged in the residential home building industry in connection with affordable housing;
3. One citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing;
4. One citizen who is actively engaged as a for-profit provider of affordable housing;
5. One citizen who is actively engaged as a real estate professional in connection with affordable housing;
6. One citizen who is actively engaged as a not-for-profit provider of affordable housing;
7. One citizen who serves on the local planning agency pursuant to Section 163.3174, Florida Statutes;
8. One citizen who resides within the jurisdiction of the local governing body making the appointments;
9. One citizen who represents employers within the jurisdiction;
10. One citizen who represents essential services personnel, as defined in the local housing assistance plan; and
11. One citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.

~~Policy 53.2.4.2 - The Affordable Housing Advisory Committee Housing Task Force will assess housing needs, including affordable housing, on a regular basis, research issues, and recommend programs to the Board of County Commissioners to meet the housing needs of St. Lucie County residents and annually prepare a report of its findings. The AHAC shall submit a report to the Board of County Commissioners every three years on or before December 1<sup>st</sup> beginning December 1, 2008.~~

~~Policy 53.2.4.3 - The Affordable Housing Advisory Committee Housing Task Force shall research and prepare a set of recommendations as to the economic impact of all housing types and identify the most appropriate location for the housing types.~~

~~Policy 53.2.4.4 - The Affordable Housing Advisory Committee Housing Task Force shall support the efforts of the Fort Pierce Housing Authority and assist in its efforts to determine and develop sites and programs for housing low and moderate-income persons as well as migrant farm workers.~~

Policy ~~53.2.4.5~~ - The Affordable Housing Advisory Committee Housing Task Force shall ensure that the provision of affordable housing is sufficient in quantity to serve the needs of the existing and anticipated population of St. Lucie County and households with special housing needs.

Policy ~~53.2.4.6~~ - The Affordable Housing Advisory Committee Housing Task Force shall provide information ~~to private businesses to ensure that appropriate housing is available on assisted housing programs and provide a proactive marketing strategy on available services.~~

Policy ~~53.2.4.7~~ - The Affordable Housing Advisory Committee Housing Task Force will encourage private business to work with US Department of Agriculture Housing and Community Facilities Programs Farmers Home Administration and other nonprofit organizations in the development and management of housing for farm workers and migrant laborers.

Policy ~~53.2.4.8~~ - The Affordable Housing Advisory Committee Housing Task Force shall, upon completion of a study of the housing needs within St. Lucie County, develop and provide for the Board of County Commissioners review and approval locational criteria for the location of affordable and migrant farm worker housing.

Policy ~~53.2.4.9~~ - If the Affordable Housing Advisory Committee Housing Task Force determines that a separate organization to meet farm worker needs will be required, the Task Force shall establish or cause to be established such an organization.

Objective ~~53.2.5~~: Sites suitable for low and moderate-income housing shall be maintained in the County to meet the current and projected population needs.

Policy ~~53.2.5.1~~ - The County shall maintain ~~or increase the amount of vacant land currently designated on the Future Land Use Map as Residential High (RH) designation in order to provide options for development of reduce land costs for low and moderate income housing. At least annually the plan shall be amended to add RH designated acreage comparable to the amount that has been developed during the previous year.~~

Policy ~~53.2.5.2~~ - The Towns, Villages, and Countryside (TVC) Element shall continue to require the creation of workforce housing within the designated TVC area. ~~The County shall maintain at a minimum 25 percent surplus of vacant land designated for high and/or medium density residential use on the Future Land Use Map and inside the Urban Service Boundary, in order that an adequate choice of sites for housing is available at all times. At least annually the plan shall be amended to provide for the surplus.~~

Objective ~~53.2.6~~: The County shall continue to provide regulations that permit mobile homes in the county.

Policy ~~53.2.6.1~~ - The RMH-5 zoning or a similar classification shall be retained in the Land Development Regulations ~~and Development Code.~~

Policy ~~53.2.6.2~~ - The ~~Land Development Regulations~~ 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 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.