

CHAPTER SIX

HOUSING ELEMENT

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. This Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goal, objectives and policies for the City's Comprehensive Plan. The best available data are provided by the Census, the State of the Cities Data System (SOCDS) and the Florida Housing Data Clearinghouse, maintained by the Shimberg Center for Affordable Housing, supplemented by local research.

EXISTING HOUSING DATA REQUIREMENTS

Housing and household characteristics of the City of Fort Pierce are estimated using 2000 Census data, as aggregated in Tables 6-1 through 6-6.

Housing and Residential Development.

Per Table 6-1, there were a total of 17,213 housing units in Fort Pierce in 2000, consisting of 8,084 single-family, 7,956 multiple-family units, and 1,173 mobile home/other units. Single-family attached and detached homes constituted 47% of the total, while multiple-family units within structures containing 2-4 units constituted an additional 25% of the total.

Recent historical building permit data for the 2000 – 2005 period are presented in Table 6-2. This data can assist in substantiating an estimate of the current number of dwelling units in the City. During the 2000 – June 2004 period, the City issued a total of 873 residential building permits which, when added to the 2000 Census figure results in a current (2005) total of 18,086 units. This figure does not account for demolitions that may have occurred during the 2000 – 2005 period. As a means of comparison, if the population/dwelling unit ratio (i.e. 2.18 residents per unit per the 2000 Census) is applied to the University of Florida population estimate (i.e. 38,569 residents) it is estimated that there were 17,692 dwelling units in the City as of April 2005. In light of building permit activity, this number is determined to be reasonable.

Housing stock within Fort Pierce constitutes a fairly significant share of the countywide total; approximately 18.9% of the 91,262 year-round units reported by the Census in 2000. It should be noted that total number of units includes all year-round housing units, including occupied and vacant units, and those held for occasional use.

The City's housing stock, by age of structure, is summarized in Table 6-3. Approximately 60% of the housing stock was built during period between 1950 and 1979. The median age of the housing stock in the City is 33 years (i.e. built in 1973)

**Table 6-1
Units in Structure – Year 2000**

Units in Structure	Total Units	Percent
One Detached	7,287	42.3
One Attached	797	4.6
Two	2,249	13.1
Three or Four	2,143	12.5
Five to Nine	1,259	7.3
Ten to Nineteen	1,203	7.0
Twenty to Forty-Nine	500	2.9
Fifty or More	602	3.5
Mobile Home + Other	1,173	6.8
Totals	17,213	100.0

Source: U.S. Bureau of the Census 2000; F 3, Calvin, Giordano & Assoc.; 9/06

**Table 6-2
Building Permit Activity – 2000 to 2005**

Year	Single-Family Units	Multiple-family Units
2000	25	26
2001	29	12
2002	41	54
2003	32	344
2004	41	635
2005	110	429
Totals	278	1,500

Source: U.S. Bureau of the Census, Calvin, Giordano & Assoc.; 9/06

**Table 6-3
Housing Units by Age**

Year Structure Built	Number of Units	Percentage of Total
1999–3/2000	355	2.1
1995–1998	574	3.3
1990–1994	864	5.0
1980–1989	3,649	21.1
1970–1979	4,622	26.9
1960–1969	3,162	18.4
1950–1959	2,454	14.3
1940–1949	847	4.9
1939 or earlier	686	4.0
Total Units	17,213	100.0
Median Year Built	1973	

Source: U.S. Bureau of the Census, 2000: SF 3, Calvin, Giordano & Assoc.; 9/06

Household Characteristics.

Characteristics of housing within the City, including type, tenure, rent, value, monthly cost and cost-to-income ratio are examined in this section and compared to those characteristics exhibited countywide. The most current statistics available for an inventory and analysis of this type are presented in the 2000 Census.

Comparative tenure statistics are presented in Table 6-4. Of the 17,213 housing units reported in 2000 by the U.S. Census, an estimated 7,639 units, or 44.4%, were owner-occupied, while 6,773 units, or 39.3%, were renter-occupied. The balance (2,801 units, or 16.3 % of the total) were classified as vacant. Owner-occupied plus renter-occupied units represent year-round occupancy, while the remainder of the units are vacant or held for seasonal or occasional use.

**Table 6-4
2000 Housing Tenure Characteristics**

	Fort Pierce		St. Lucie County	
	Units	Percent	Units	Percent
Year-round housing units	17,213	100.0	91,262	100.0
Occupied housing units	14,412	83.7	76,933	84.3
Owner-occupied units	7,639	44.4	60,035	65.8
Renter-occupied units	6,773	39.3	16,898	18.5
Vacant housing units	2,801	16.3	14,239	15.6
Vacant for sale	262	1.5	1,420 2.3%	1.6

**Table 6-4
2000 Housing Tenure Characteristics**

	Fort Pierce		St. Lucie County	
	Units	Percent	Units	Percent
Homeowner vacancy rate	3.3%			
Vacant for rent	1,023	5.9	2,272	2.5
Renter vacancy rate	13.1%		11.9%	
Rented or sold but not occupied	99	0.6	333	0.4
Seasonal or occasional use	1,219	7.1	9,467	10.4
Other vacant	198	1.2	837	0.0

Source: U.S. Bureau of the Census, 2000: SF 1, 3, Calvin, Giordano & Assoc.; 9/06

In relation to total housing stock, the City (83.7%) has a year-round housing unit occupancy rate similar to that of St. Lucie County (84.3%) as a whole. Further, the City (39.3%) has a substantially higher rate of renter-occupancy than St. Lucie County (18.5%).

In 2000, the City experienced an overall housing vacancy rate (i.e. 16.3%) slightly higher than the countywide rate of 15.6%. Due to the fact that Fort Pierce remains primarily a resident community, as opposed to a tourist and seasonal destination, it is concluded that this rate has remained constant to date.

Comparative monthly gross rent data for St. Lucie County and Fort Pierce are presented in Table 6-5. The median monthly gross rent for renter-occupied units in Fort Pierce was an estimated \$517 per month in 2000, compared to \$621 per month for St. Lucie County. Approximately 49% of all rents within the City were within the \$400 to \$650 per month range.

Comparative housing value data for St. Lucie County and Fort Pierce are presented in Table 3-6. The estimated median value of owner-occupied units reported in 2000 was \$57,000 in the City compared to \$81,500 for St. Lucie County. Approximately 39% of owner-occupied units within the City were valued at less than \$50,000.

Comparative monthly owner cost data for St. Lucie County and Fort Pierce are presented in Table 6-7. Census-based estimates of the median cost of owner-occupied housing in 2000 are \$754 per month for those units with a mortgage, and a median cost of \$287 per month for those units not mortgaged.

Table 6-5
2000 Monthly Gross Rent of Specified Renter-Occupied Units

Gross Monthly Rent Range	Fort Pierce		St. Lucie County	
	Units	Percent	Units	Percent
Less than \$200	564	8.3	650	3.9
\$200–\$299	320	4.7	409	2.4
\$300–\$399	835	12.4	1,226	7.3
\$400–\$499	1,278	18.9	1,976	11.8
\$500–\$649	2,049	30.3	4,602	27.5
\$650–\$899	1,258	18.6	5,401	32.2
\$900–\$999	99	1.5	767	4.6
\$1,000 and more	120	1.8	887	5.3
No cash rent	238	3.5	836	5.0
Totals	6,761	100.0	16,754	100.0
Median rent per month	\$517		\$621	

Source: U.S. Bureau of the Census, 2000: SF 3, Calvin, Giordano & Assoc.; 9/06

Table 6-6
2000 Value of All Owner-Occupied Housing Units

Value Range	Fort Pierce		St. Lucie County	
	Units	Percent	Units	Percent
Less than \$50,000	3,002	39.3	10,805	18.0
\$50,000–\$99,000	3,471	45.4	30,257	50.4
\$100,000–\$149,999	607	8.0	11,608	19.3
\$150,000–\$199,999	231	3.0	3,784	6.3
\$200,000–\$299,999	179	2.3	2,221	3.7
\$300,000 and more	149	2.0	1,360	2.3
Totals	7,639	100.0	60,035	100.0
Median value	\$57,000		\$81,500	

Source: U.S. Bureau of the Census, 2000: SF 3, Calvin, Giordano & Assoc.; 9/06

The Florida Department of Community Affairs has concluded that affordable gross housing costs should fall below 30% of a family’s income. As a result, a gross housing cost-to-income ratio of more than 30% is indicative of an excessive household expenditure (i.e. termed “cost burden”) for housing costs, while a ratio of more than 50% is termed “severe cost burden.”

From Table 6-8, 2,952 households, or 43.7% of the total renters in 2000, paid less than 30% of household income for gross housing costs. Further, 1,513 specified owner-occupied households, or 82.7% of the total with a mortgage in 2000, paid less than 30% of household income for gross housing costs. Based upon the Department of Community Affairs standard, these figures

indicate that a majority of the households within the City pay less than of 30% of their income on gross housing costs.

**Table 6-7
2000 Monthly Owner Costs of Specified Owner-Occupied Units**

Mortgage Status and Selected Monthly Owner Costs	Fort Pierce		St. Lucie County	
	Units	Percent	Units	Percent
A. Mortgaged Units				
Less than \$500	495	15.8	2,271	7.1
\$500–\$699	801	25.5	7,081	22.0
\$700–\$999	1,117	35.6	12,831	39.9
\$1,000–\$1,249	312	10.0	5,056	15.8
\$1,250–\$1,499	200	6.4	2,485	7.7
\$1,500–\$1,999	118	3.8	1,513	4.7
\$2,000 and more	90	2.9	902	2.8
Totals	3,133	100.0	32,139	100.0
Median per month	\$754		\$840	
B. Units Without a Mortgage				
Less than \$200	413	22.6	2,285	17.7
\$200–\$349	836	45.7	6,181	47.9
\$350–\$499	283	15.5	2,973	23.1
\$500–\$699	235	12.8	1,029	8.0
\$700 and more	63	3.4	422	3.3
Totals	1,830	100.0	12,890	100.0
Median per month	\$287		\$300	

Source: U.S. Bureau of the Census, 2000: SF 3, Calvin, Giordano & Assoc.; 9/06

Household Income Characteristics and Groups.

Household income distribution data for 2000 are presented in Table 6-9A. From this table, the median household income in Fort Pierce was \$25,121 per year in 2000; less than the \$36,363 figure evidenced countywide. Approximately 50% of the households in Fort Pierce earned less than \$25,000 per year in 2000.

State of the Cities Data System (SOCDS) data, prepared for the U.S. Department of Housing and Urban Development, are used to estimate the 2000 distribution of households in Fort Pierce, by tenure, among very-low, low and moderate income groups, as measured against the St. Lucie County median income level. The following definitions are used: Very-low income = 0 to 50% of the median income; Low income = 51% to 80% of the median income; and Moderate income = 81% to 120% of the median income. Estimates for the County and City, using the SOCDS data, are presented in Tables 6-9B and 6-9C.

Table 6-8
2000 Comparative Cost Burden Characteristics
(Specified Units)

A. Gross Rent as a Percentage of Household Income	Fort Pierce		St. Lucie County	
	Units	Percent	Units	Percent
Less than 20%	1,737	25.7	4,784	28.6
20%–29%	1,215	18.0	3,590	21.4
30%–39%	927	13.7	2,130	12.7
40%–49%	594	8.8	1,444	8.6
50% and more	1,635	24.1	3,345	20.0
Not computed	653	9.7	1,461	8.7
Totals	6,761	100.0	16,754	100.0
Median	31.0%		27.9%	
B. Selected Monthly Owner Costs as a Percentage of Household Income (units with a mortgage)				
Less than 20%	1,291	70.6	10,218	79.3
20%–29%	222	12.1	1,238	9.6
30%–39%	81	4.4	463	3.6
40%–49%	68	3.7	250	1.9
50% and more	107	5.9	483	3.7
Not computed	61	3.3	238	1.9
Totals	1,830	100.0	12,890	100.0
Median	23.7%		23.0%	

Source: U.S. Bureau of the Census, 2000: SF 3, Calvin, Giordano & Assoc.; 9/06

Table 6-9A
Annual Household Income Distribution

Income Range	Fort Pierce		St. Lucie County	
	Households	Percent	Households	Percent
Less than \$15,000	4,193	29.2	12,338	16.0
\$15,000–\$24,999	2,973	20.7	11,942	15.5
\$25,000–\$34,999	2,022	14.1	12,486	16.2
\$35,000–\$44,999	1,585	11.0	10,631	13.8
\$45,000–\$59,999	1,429	9.9	11,225	14.6
\$60,000–\$74,999	934	6.5	7,491	9.8
\$75,000–\$99,999	581	4.0	5,578	7.3
\$100,000–\$124,999	218	1.5	2,277	3.0

Table 6-9A
Annual Household Income Distribution

Income Range	Fort Pierce		St. Lucie County	
	Households	Percent	Households	Percent
\$125,000 and more	444	3.1	2,935	3.8
Totals	14,379	100.0	76,903	100.0
Median	\$25,121		\$36,363	

Source: U.S. Bureau of the Census, 2000: SF 3, Calvin, Giordano & Assoc.; 9/06

Table 6-9B
St. Lucie County 2000 Distribution of Households by Income Group*
(Households)

A. Renter Households**	Very-Low	Low	Moderate+	Total
Elderly (1 & 2 Members)	1,245	559	692	2,496
Small Related (2 to 4 members)	2,768	1,485	3,490	7,743
Large Related (5 or more members)	857	594	790	2,241
All Other	1,592	1,054	1,705	4,351
Subtotals Renter Households	6,462	3,692	6,677	16,831
B. Owner Households**				
Elderly (1 & 2 Members)	5,579	6,154	14,613	26,346
Small Related (2 to 4 members)	2,099	3,203	17,049	22,351
Large Related (5 or more members)	599	849	3,120	4,568
All Other	1,544	1,132	4,059	6,735
Subtotals Owners	9,821	11,338	38,841	60,000
Totals—All Households	16,283	15,030	45,518	76,831

* Very-Low Income—0.50% of median; Low Income—51% to 80% of median; Moderate+ Income—81% and more of Median Income. Median Income is the figure for St. Lucie County

** Small = 1 and 2 persons; Medium = 3 and 4 persons; and Large = 5 and more persons.

Source: State of the Cities Data System (SODCS), Department of Housing and Urban Development, Calvin, Giordano & Assoc.; 9/06

Table 6-9C presents an estimate of the distribution of households in Fort Pierce, by tenure and income-group: The distribution of total households, by income group is as follows: Very-low – 38%; Low – 21%; and Moderate and above – 41%.

Table 6-9C
Fort Pierce 2000 Distribution of Households by Income Group*
(Households)

A. Renter Households**	Very-Low	Low	Moderate+	Total
Elderly (1 & 2 Members)	607	151	134	892
Small Related (2 to 4 members)	1,458	420	809	2,687
Large Related (5 or more members)	542	219	245	1,006
All Other	1,033	544	550	2,127
Subtotals Renter Households	3,640	1,334	1,738	6,712
B. Owner Households**	Very-Low	Low	Moderate+	Total
Elderly (1 & 2 Members)	967	862	1,806	3,635
Small Related (2 to 4 members)	422	428	1,385	2,235
Large Related (5 or more members)	162	183	414	759
All Other	270	174	530	974
Subtotals Owners	1,821	1,647	4,135	7,603
Totals—All Households	5,461	2,981	5,873	14,315

* Very-Low Income—0.50% of median; Low Income—51% to 80% of median; Moderate Income—81% and more of Median Income. Median Income is the figure for St. Lucie County

** Small = 1 and 2 persons; Medium = 3 and 4 persons; and Large = 5 and more persons.

Source: State of the Cities Data System (SODCS), Department of Housing and Urban Development, Calvin, Giordano & Assoc.; 9/06

Housing and Living Conditions.

There are several measures which can be used to evaluate housing stock and living conditions within the City, including age of structure, over-crowding, lack of certain necessary facilities, structural integrity, and Florida Building Code requirements. Specific indicators of substandard housing or living conditions for each of the above measures are as follows:

- **Age of Structure**—A housing unit constructed prior to 1950, which is valued at less than \$25,000.
- **Lacking Facilities**—A housing unit lacking complete plumbing facilities, heating and cooking facilities and/or complete kitchen facilities.
- **Over-Crowding**—1.01 persons per room or more within a dwelling unit is a generally accepted standard that can be applied using Census data. Further, Sections 8.5-42 (Single-family occupancy) and 8.5-43 (Required space in dwelling units) of the City Code define locally enacted over-crowding criteria. Section 8.5-42 restricts structures originally designed for single-family use to single-family occupancy. Section 8.5-43 establishes minimum space requirements for dwelling units and habitable sleeping rooms, based upon the number of occupants.

External Housing Conditions

- A housing unit may be categorized as either of the following by the City of Fort Pierce

Deteriorated: Meaning in need of some relatively minor exterior repair which is indicative of a lack of maintenance. Examples include housing that requires painting, fascias and soffits showing signs of deterioration, cracked and broken windows, and even severely overgrown yards which is generally accompanied by a lack of structural maintenance.

Dilapidated: Meaning in need of substantial rehabilitation. The unit may be considered to be unfit for human habitation or rapidly approaching that condition. This category of substandard housing needs to be addressed immediately, through either rehabilitation or demolition, as the health and safety of the inhabitants may be endangered.

- **Code Violations**—The City has adopted the Florida Building Code. Section 5-1.101.2.1 of the City Code incorporates the following definition for an unsafe structure:

“All buildings which are unsafe, unsanitary, or do not provide adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use, constitute a hazard to safety or health, are considered unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the International Property Management Code.”

Section 8.5-47 (Defects constituting dwelling unfit) of the City Code contains the following additional language for determining residential structures unfit for human habitation:

Any dwelling which is found to have any of the following defects shall be declared by the City Manager or his authorized designee to be unfit for human habitation:

- (1) If so damaged, decayed, dilapidated or unsanitary, unsafe or vermin infested that it creates a serious hazard to the health or safety of the occupants or of the public.
- (2) If it lacks illumination, ventilation or sanitary facilities adequate to protect the health or safety of the occupants or of the public.
- (3) Because its location, general condition, state of the premises or number of occupants is so unsanitary, unsafe, overcrowded or otherwise detrimental to health and safety that it creates a serious hazard to the occupants or the public.
- (4) Because the owner or occupant fails to comply with the requirements of any applicable housing code of the City.

The following discussion outlines the rationale used for preparing a discussion of “standard” and “substandard” living conditions in terms of the five measures listed above. From Table 6-3,

it is observed that there are 1,533 units (8.9% of the housing stock in 2000) within the City that were constructed prior to 1950. Further, from Table 6-6, there were 3,002 owner-occupied units (39.3% of the total) in Fort Pierce valued at less than \$50,000 in 2000. It is concluded that “age of structure” and “value,” in combination, indicates that substandard living and housing conditions may be an issue in the City. As a result, vigilant code enforcement and conservation efforts should be undertaken as a means to preserve the City’s affordable housing stock.

Age and value of the housing stock could become a further concern in the future if the City does not implement adequate conservation and preservation measures.

An over-crowded condition is normally defined to occur when there are more than 1.01 persons per room in a dwelling unit (Note: excluding bathrooms, open porches, utility rooms, unfinished attics, etc.; rooms not used for “living” purposes). According to the Census, in the year 2000 there were an estimated 1,566 households, or 10.9% of the City’s total, reporting occupancy of more than 1.0 person per room in Fort Pierce. This rate is more than double the countywide rate of 4.5%. Due to the high rate of over-crowding it is concluded that over-crowding is an issue of significant concern regarding overall substandard living and housing conditions within the City.

The 2000 Census reported that high percentages of the year-round housing stock had complete plumbing facilities (98.7%) and complete kitchen facilities (98.9%). Due to the high level of availability, it is concluded that “lack of facilities” does not, in itself, raise any issues regarding overall substandard living and housing conditions within the City.

City staff has not completed a general survey oriented to evaluating external housing conditions. Fort Pierce has, however, implemented a demolitions program to eliminate structures (both residential and non-residential) determined to be unfit for habitation. The demolitions program is primarily in response to damage done by storms during the hurricane seasons of 2004 and 2005. From records supplied by the City, an estimated 48 single-family and 7 multiple-family structures have been demolished to date. The total number of units demolished cannot be determined, since the number of units in each multiple-family structure was not recorded. An additional 49 single-family and 3 multiple-family structures are currently in code enforcement, and potentially the subject of future demolitions actions.

The City has adopted the Florida Building Code. According to the Building Department, there are additional housing structures within the City that are currently the subject of repairs resulting from Code citations; however, the current data base is not programmed to provide summary information sufficient for use in this document.

Assisted Housing

There are several renter-occupied housing developments within the City using federal, state or local subsidy programs.

Public housing developments, administered by the Fort Pierce Housing Authority (FPHA), are listed in Table 6-10A. Additional assisted housing developments are listed in Table 6-10B. From Table 6-10A, there are 13 public housing communities containing a total of 827 apartment units in the City. Target populations include family and elderly residents. In addition, the FPHA administers 795 housing choice vouchers. From Table 6-10B, there are 6 additional assisted

housing communities containing a total of 992 apartment units in the City. Target populations include family and farmworker households.

Group Facilities and Homes.

The Florida Department of Health and Rehabilitative Services (FDHRS) licenses group homes through three of its divisions: Aging and Adult Services (Adult Congregate Living Facilities); Division of Developmental Services (Long-Term Residential Care Facilities and Centers for Independent Living); and Children, Youth and Families (Family Group Home and Family Foster Home facilities).

FDHRS also provides licensing to individuals or businesses that provide homes to individuals who are developmentally delayed. The individuals placed in homes are typically adults; however, a disability had to have occurred prior to the age of 18 to be eligible. Licensed homes with capacities of less than 3 are considered foster homes, while those with capacities of 4 to 8 are termed group homes. An inventory of known group homes in Fort Pierce is presented in Table 6-11A.

**Table 6-10A
City of Fort Pierce Public Housing Inventory**

Name	Address	Units	Type
Avenue H	906 Avenue H	12	Family
Buell Brown Center	707 North 7 th Street	95	Elderly
Eldorado Terrace	2304 Avenue I	70	Family
Garden Terrace	805 North 31 st Street	169	Family
Garden Terrace Annex	805 North 31 st Street	60	Family
Juanita Avenue	2905 Juanita Avenue	20	Family
Lawnwood Terrace	1009 South 17 th Street	70	Elderly
Lawnwood Terr. Annex	1009 South 17 th Street	14	Elderly
Lincoln Investment	510 North 31 st Street	30	Family
Park Terrace	601 Avenue B	105	Elderly
Parkland Square	1211 Avenue Q	70	Family
South 27 Street Circle	1058 South 27 th St. Circle	52	Family
Wildwood Terrace	505 South 32 nd Street	60	Family
Total Units		827	

Source: Florida Housing Data Clearinghouse, Calvin, Giordano & Assoc.; 9/06

**Table 6-10B
Fort Pierce Assisted Housing Inventory**

Name	Address	Units/Type	Assistance*
Bethany Court*	501 Bethany Court	61/Family	6, 8, 9

Live Oak Villas	919 S. 25 th Street	104/Farmworker	Demo Project, 3
Orangewood Village*	705 S. 29 th Street	60/Family	7, 9
Pine Creek Village*	1110 N. 29 th Street	107/Family	7, 9
Sabal Chase Apartments	100 Corner Drive	340/Family	1, 2, 3, 10
Savannah Palms	2750 South 4 th Street	320/Family	1, 3
Total Units		992	

* 1 - Bonds; 2 - Loan Guarantee; 3 - Housing Credits; 4 - S.A.I.L.; 5 - Rent supplement; 6 - HOME; 7 - Section 8 non-insured; 7 - HUD 221(d) (4); 8 - HUD 20; 9 - HUD rental assistance; 10 - HUD 543.

Source: Florida Housing Data Clearinghouse, Calvin, Giordano & Assoc.; 9/06

**Table 6-11A
Inventory of Group Homes**

Name/Type	Address	OSS/Capacity
Bowe, Betty Jean	2739 Cherokee	1/5
Cox, Angel	2879 Harson Way	1/5
Total		2/10

Source: Calvin, Giordano & Assoc.; 9/06

In addition to group homes licensed by DHRS, the Agency for Health Care Administration licenses assisted living facilities (ALFs). There are currently six licensed ALFs in the City, with a licensed capacity of 190 beds (see Table 6-11B). Of the total, 12 beds are reserved for very-low income residents (i.e. OSS beds).

**Table 6-11B
Inventory of Assisted Living Facilities**

Assisted Living Facility	Address	OSS/Capacity
Academy Assisted Living	1225 Soltman Avenue	0/20
Chateau at Lawnwood	1550 N. Lawnwood Circle	0/87
Seminole Akers	3562 Seminole Road	10/10
Royal Care ALF	5081 Dunn Road	2/12
Broadmoor Assisted Living	200 Dixieland Drive	0/55
Candi's Echo Street Retreat	910 Echo Street	0/6
Total		12/190

Source: Agency for Health Care Administration, Division of Health Quality Assurance; Calvin, Giordano & Assoc.; 9/06

Group home facilities are permitted under City codes at present. It is concluded that no further special measures are needed to accommodate additional group home uses. Population projections do not indicate that the City should incorporate special policies to encourage large-scale facilities to accommodate the unique needs of the elderly population within the indicated planning periods. However, policies to incorporate small-scale affordable elderly rental facilities within existing residential neighborhoods should be encouraged.

Mobile Home and Recreational Vehicle Parks.

Census records indicate that there were a total of 1,173 mobile homes located in Fort Pierce in 2000. A list of mobile home communities, some of which permit recreational vehicles, is presented in Table 6-12.

**Table 6-12
Inventory of Mobile Home Facilities**

Name	Address	Capacity
Bennetts Mobile Home Park	3426 South 7 th Street	24
Colony Club Mobile Home Park	2601 N. U.S. Highway 1	50
Country Cove Mobile Home Community	4015 N. U.S. Highway 1	148
Glen Oaks Mobile Home Park	1350 Juanita Avenue	36
Manatee Mobile Home & RV Park	3550 S. U.S. Highway 1	145
Palm Vista Mobile Ranch	709 S. 33 rd Street	20
Pine View Mobile Home Park	3265 S. U.S. Highway 1	78
Plantation Manor	3200 S. U.S. Highway 1	376
Ridgecrest Mobile Home Park	2251 N. U.S. Highway 1	185
Savannas Recreation Area	1400 E. Midway Road	70
Seminole Mobile Park	3316 Orange Avenue	70
Sunrise Trailer & RV Park, Inc.	1821 N. U.S. Highway 1	36
Tangelo Village Dixie Mobile Homes	3135 S. U.S. Highway 1	54
Tanglewood Mobile Home Park	345 E. Weatherbee Road	158
Valley Lane Trailer Park	1817 N. U.S. Highway 1	8
Windsong Mobile Village	3200 S. 7 th Street	152
Total		1,610

Source: St. Lucie County Health Department, Calvin, Giordano & Assoc.; 9/06

Neighborhood Redevelopment and Urban Infill.

The Fort Pierce Community Redevelopment Agency was formed in 1982 after conducting a “Finding of Necessity” study which determined conditions of slum and blight existed in the City. The current Community Redevelopment Agency plan was adopted in 2001 and updated in 2004. There are approximately 2,920 acres of land with the Community Redevelopment Area, which represents approximately 27% of the total land area of the City. The Community Redevelopment Plan includes the following objectives that apply directly to housing and human services:

1. Promote affordable housing through grants and loans for homeownership, corrections of code deficiencies, land trusts, and technical assistance.
2. Promote historic preservation through façade grants.

3. Increase employment and business opportunities in the area through a Human Development and Resources Center, relocation incentives.
4. Enhance Fort Pierce's history as a transit hub by continued support for the Transit Greenways principals, a Downtown Trolley, and transit connections between the Amtrak station and the beach and for low and moderate income workers.

City Housing Programs

The City has an active housing program, consisting of the following components: (1) The provision and administration of a public housing program through the Fort Pierce Housing Authority; (2) code enforcement; (3) administration and implementation of a local housing assistance program; (4) expedited permit processing for affordable housing development applications; and (5) CRA/City cooperative projects such as the Moore's Creek affordable housing development.

The local housing advisory committee and assistance program, established to preserve existing housing and increase the availability of affordable housing in the City, are created by Section 8.5, Article II. (Local Housing) of the City Code.

The Code further establishes a local housing assistance trust fund and determines that all State Housing Initiatives Partnership (SHIP) monies received by the City shall be deposited in the fund. SHIP monies, in the form of loans, are used for two basic purposes: (1) Down payment and closing costs assistance for the purchase of a new home, or rehabilitation and/or down payment and closing costs assistance on an existing home; and (2) rehabilitation costs for an existing owned home.

The City received fund from the Hurricane Housing Recovery Program. The funds are being used for land acquisition, first time home buyer grants, and development of 70-90 workforce housing units in the Moore's Creek area of the City (N. 7th Street to N. 15th Street, Avenue B and Avenue G.) The City is also developing 14 affordable townhomes near N. 17th Street and Avenue E.

The City Commission also forgives liens on properties on County properties received through the tax reversion process. Many of these properties have been in the Lincoln Park neighborhood. The City will pursue acquisition of more infill lots for creation of affordable housing.

Historic Preservation.

The Fort Pierce Historic Preservation Ordinance is codified within Section 23 of the City Code. The ordinance creates the position of Historic Preservation Officer and Board, as well as the following program components: (1) A process to designate individual sites, districts and, archaeological zones; (2) a process of review for issuing certificates of appropriateness for alteration, demolition, new construction, or other work to, or on an historic site; and (3) an

appeal process. Functions of the Historical Preservation Board include the power, authority and jurisdiction to recommend historic designations, and regulate and administer the historic resources in the City. Under the ordinance, the City has created six historic districts, which are listed in Table 6-13.

The City has completed an extensive survey of its historic resources. An inventory available in the City’s Planning Department of structures potentially eligible for the National Register of Historic Places and/or the City’s local register includes 775 residential structures. These structures are largely located in the City’s historic districts shown in Maps 1-3 through Map 1-10 in the Future Land Use Element.

Table 6-13 Historic Districts	Avenue D District
	Downtown District
	Edgar Town District
	Oakland Park District
	River’s Edge District
	Sample Oaks District

HOUSING ANALYSIS

Housing Projections.

The U.S. Census estimated the population of Fort Pierce at 37,489 residents in 2000, while BEBR estimated that the City’s population had increased to 38,569 residents in 2005. Projections prepared in the Future Land Use Element indicate that the population will increase to approximately 50,507 residents in 2015 and 63,029 residents by 2025.

Permanent housing needs projections during the 2000-2025 period, accounting for resident household growth and a reasonable vacancy rate, are summarized in Table 6-14.

**Table 6-14
Housing Need Projections (2005-2025)**

	2005	2010	2015	2020	2025
Population	38,569	44,051	50,507	62,449	63,029
Housing Units	17,660	20,170	23,127	28,594	28,860
Households	14,834	16,943	19,426	24,019	24,242

Source: Calvin, Giordano & Assoc.; 9/06

From the above table, it is projected that 11,200 units will be required during the 2005–2025 period to accommodate the City’s housing needs. Residential acreage required to accommodate projected housing needs is summarized in the Future Land Use Element.

Resident household growth projections, based upon the assumption that the historical renter versus owner split is maintained, are presented in Table 6-15. Projections also include the assumption of an adequate number of vacant units to meet the rate defined by the 2000 Census.

**Table 6-15
Resident Household Growth Projections**

Growth Period	Resident Household Growth	
	Rented Units	Owned Units
2005-2010	991	1,118
2010-2015	1,167	1,316
2015-2020	2,159	2,434
2020-2025	105	118
Total Growth 2005–2025	4,422	4,986

Source: Calvin, Giordano & Assoc.; 9/06

Table 6-16 presents total housing stock projections, based upon the assumption that the historical single-family versus multiple-family split is maintained.

**Table 6-16
Total Housing Stock Projections (2000-2020)**

Residential Density	Projected Housing Units by Year			
	2010	2015	2020	2025
Single-Family ⁽¹⁾	9,460	10,847	13,411	13,535
Multiple-Family ⁽²⁾	10,710	12,280	15,183	15,325
Total Units	20,170	23,127	28,594	28,860

(1) Growth consists of remaining Low Density and Medium Density Residential development potential

(2) Growth consists of remaining High Density development potential and redevelopment potential.

Source: Calvin, Giordano & Assoc.; 9/06

Household Characteristics Projections.

Using Census data, it is estimated that there were 14,412 resident households in the City in 2000 (i.e., 83.7% of the year-round housing units). Projections of household growth, based upon dwelling unit projections and the assumption of maintenance of the current household occupancy rate, are presented as follows: 2010 – 16,943 households, 2015 – 19,426 households, 2020 – 24,019 households, and 2025 – 24,242 households.

Household estimates and projections, by tenure and household size, are presented in Table 6-17. Projections prepared in Table 6-17 are based upon the assumption that tenure and household size distributions, per the 2000 Census, will be maintained through the year 2020. From Table 6-17, the following observations are made:

- Of the total growth (9,607 households) during the 2000–2020 period, a nearly even distribution is projected among owners (53%) and renters (47%).
- Owners are projected to increase by 5,091 households, while renters are projected to increase by 4,516 households during the 2000–2020 period.

- Family households (i.e., 3 persons or more per household) will constitute 37% of the total growth in the City during the 2000–2020 period, while single-person households are projected to increase by 31%.

Population projections, by age group, are presented in Table 6-18. Projections prepared in Table 6-18 are based upon age-group growth assumptions used by the Shimberg Center for Affordable Housing, adjusted to account for locally-prepared projections. From Table 6-18, the following observations are significant:

- Prime school-age groups (i.e., 5–19 years of age) are projected to increase by 2,536 residents (or 21% of the total projected growth) during the 2000-2020 period.
- Of the total growth (11,959 residents) during the 2000–2020 period, 6,221 residents (52% of the total) are projected to be prime working age-groups (i.e., 20–59 years of age).
- Growth in the early retirement age-group (i.e., 60 - 74 years) is projected to constitute 19% of the total growth, while the frail elderly (i.e. aged 75 years and older) is projected to decline by 6%.

Housing Delivery Process

Housing stock in the City has historically been constructed by a combination of the private and public sectors, including not-for-profit organizations. It is concluded that each of these sectors will continue to provide housing stock necessary to accommodate projected population growth throughout the long-range planning period. It is anticipated that non-profits will continue to participate in construction and management, while the City’s and CRA’s roles in public housing and maintenance and rehabilitation of the housing stock will be maintained. The City’s and the CRA’s roles as affordable housing facilitators will likely increase, as the local housing assistance and expedited permitting programs are implemented.

An analysis of vacant residential land and the expectation of Downtown mixed-use redevelopment opportunities, provided in the Future Land Use Element, lead to the conclusion that adequate residential land remains to accommodate projected population growth. Future residential development will consist primarily of the buildout of remaining vacant land, with a small portion from the result of redevelopment and mixed-use development.

Table 6-17
2000–2020 Projections of Household Growth
by Tenure and Household Size

A. Owner-Occupied Housing			
Household Size	2000	2010	2020
1	2,369	2,785	3,948
2	2,893	3,401	4,821
3	902	1,060	1,503
4	701	824	1,168

5	364	428	607
6	182	214	303
7+	228	268	380
Subtotals	7,639	8,980	12,730
B. Renter-Occupied Housing			
Household Size	2000	2010	2020
1	2,115	2,487	3,525
2	1,753	2,061	2,922
3	1,054	1,239	1,757
4	797	937	1,328
5	506	595	843
6	305	359	508
7+	243	286	405
Subtotals	6,773	7,963	11,289
C. Total-Occupied Housing			
Household Size	2000	2010	2020
1	4,484	5,271	7,473
2	4,646	5,462	7,743
3	1,956	2,300	3,260
4	1,498	1,761	2,497
5	870	1,023	1,450
6	487	573	812
7+	471	554	785
Totals	14,412	16,943	24,019

Source: U.S. Bureau of the Census, 2000: SF 3; Calvin, Giordano & Assoc.; 9/06

It is anticipated that the public and private sectors, including non-profit corporations, will meet additional rental housing demand in the City.

The City's role in the housing delivery process will be concentrated in the following areas: (1) Provision of public housing; (2) provision of services, either directly or by contract, necessary to facilitate private sector construction activity; (3) Code enforcement and assurance that minimum housing standards are maintained; and (4) administration of local housing assistance and expedited permitting programs.

Table 6-18
2005–2020 Population Projections by Age Group Distribution

Age Group (years)	Year (population)			Growth 2000–2020
	2000	2010	2020	
0–4	2,976	3,581	4,088	1,112
5–9	3,034	3,521	4,144	1,110
10–14	2,879	2,827	3,336	457
15–19	2,901	3,282	3,870	969
20–34	7,484	9,621	10,715	3,231
35–59	11,249	12,807	14,239	2,990
60–74	4,780	5,673	7,064	2,284
75+	3,245	2,739	3,051	(194)
Totals	38,548	44,051	50,507	11,959

Source: U.S. Bureau of the Census, 2000: SF 3; Calvin, Giordano & Assoc.; 9/06

Alternative Housing Issues

An analysis of 2000 income group data from Table 6-9C leads to the following conclusions:

- Approximately 37% of the very-low income households in Fort Pierce are related renter households, while an additional 19% are “all other” renter households. Elderly owner households constitute another 17% of the total.
- Approximately 29% of the low income households in Fort Pierce are elderly owner households, while an additional 21% are related owner households. “All other” renter households constitute another 18% of the total.
- In total, approximately 46% of the very-low and low income households are related households, according to the following mix: Renters - 69%; and owners - 31%.

The rental unit vacancy rate from Table 6-4 (i.e., 13.1%) indicates that overall rental housing supply exceeds demand (note: a 5% vacancy rate is indicative of an equilibrium situation where supply meets demand, accounting for a normal turnover of tenants). However, the large number of seasonal units may have skewed the rental vacancy rate, as some of these units may be offered for “off-season” rentals.

From Table 6-8, the incidence of cost burden among renters in the City (i.e., 47%) is somewhat higher than that of the County (i.e. 41%). Further, the above analysis indicates that related renter households (i.e. families) are likely having the most difficulty finding affordable rents in the City.

It is therefore recommended that the City encourage the development of rental housing alternatives for family households.

Availability of Services

Fort Pierce has sufficient infrastructure in place, either provided directly by the City or through interlocal agreement, to accommodate current development demands. Also, plans are in place to accommodate future growth needs.

At this time, Fort Pierce has sufficient capacity to provide potable water service. As mentioned in the infrastructure services data inventory and analysis, with improvements, Fort Pierce can provide sufficient sanitary sewer services for future development. Sufficient solid waste capacity is available at the County's solid waste facilities. The City has sufficient acres in local and community parks to serve its existing and future residents.

AFFORDABLE HOUSING ASSESSMENT

Florida Statutes, Chapter 9J-5.010(2)(b) requires that an affordable housing assessment be performed using a methodology established by the Florida Department of Community Affairs.

Basic data for the Affordable Housing Assessment for Fort Pierce was either extracted from the 2000 Census, or provided by the Shimberg Center for Affordable Housing (i.e., "Shimberg") at the University of Florida.

Affordable Housing Demand

Shimberg projections do not account for expected population growth from approved projects and expected additional development and redevelopment activities. As a result, Shimberg data has not been factored to account for these eventualities. Using modified Shimberg data, household growth projections, by income group, are presented in Table 6-19.

Tables 6-20 to 6-23 present the very-low, low and moderate income housing needs estimates and projections using modified Shimberg data. Data is presented in a manner to utilize Shimberg assumptions regarding the relative growth of very-low, low and moderate income households, and do not account for the potential effects upon these assumptions of market-rate housing in developments that have existing approvals.

An affordable home, by definition, is one where a household pays less than 30% of its annual income for gross housing costs. A household which pays 30% or more of its annual income for gross housing costs is therefore experiencing "cost burden" (i.e. paying too high a percentage of its income for gross housing costs).

From Table 6-20, there are currently (2000) 1,598 owner households and 2,471 renter households in a position of cost-burden. Cost burden becomes more of an issue as the percentage of household income paid for gross housing costs increases, particularly in the lower income groups when the percentage is in excess of 50% (i.e. "severe" cost burden). For comparative purposes, the numbers of owner and renter households in Fort Pierce paying 50% or more for gross housing costs are also presented in Table 6-20.

Due primarily to the City’s development and re-development potential, demand for additional very-low, low and moderate income housing is projected to be substantial during the projection period. Data in Table 6-20 indicates that the current incidence of cost-burden is an issue for the City, particularly among very-low income renters. Primary City housing objectives should therefore be tailored principally to both maintaining the condition of the housing stock and the provision of additional affordable housing to accommodate additional needs generated by population growth.

Table 6-19
Modified Shimberg Household Projections, by Income Group
2000—2020 (Households)

A. Owner-Occupied Households					
Year	Very-Low	Low	Moderate	Moderate+	Total
2000	1,721	2,671	2,975	304	7,671
2005	1,726	2,727	3,107	301	7,862
2010	1,910	3,125	3,612	333	8,980
2020	2,663	4,470	5,131	466	12,730
B. Renter-Occupied Households					
Year	Very-Low	Low	Moderate	Moderate+	Total
2000	2,389	2,324	1,566	462	6,741
2005	2,468	2,407	1,630	468	6,972
2010	2,800	2,753	1,882	528	7,963
2020	3,969	3,885	2,690	744	11,289

Source: Shimberg Affordable Institute for Affordable Housing, University of Florida; Calvin, Giordano & Assoc.; 9/06.

Table 6-20
2000 Cost Burdened Housing (occupied units)
Derived from Shimberg Data

A. Owner-Occupied Housing		
Income Group	At 30% or More Cost Burden*	At 50% or More Cost Burden**
Very-Low	743	414
Low	374	88
Moderate	285	9
Moderate+	196	0
Subtotal Owner	1,598	511
B. Renter-Occupied Housing		
Income Group	At 30% or More Cost Burden*	At 50% or More Cost Burden**
Very-Low	1,876	1,269
Low	623	26
Moderate	236	20
Moderate+	6	0
Subtotal Renter	2,741	1,315

* Deficit = Households paying 30% or more of gross income for gross housing costs

** Deficit = Households paying 40% or more of gross income for gross housing costs

Source: Shimberg Institute for Affordable Housing , University of Florida; Calvin, Giordano & Assoc.; 9/06

Table 6-21
Growth Driven Need for Affordable Owner-Occupied Units
Derived from Modified Shimberg Data

Income Group	Growth Period		
	2000–2005	2005–2010	2010–2020
Very-Low	5	84	753
Low	56	398	1,345
Moderate	132	505	1,519

Source: Shimberg Institute for Affordable Housing , University of Florida; Calvin, Giordano & Assoc.; 9/06

Table 6-22
Growth Driven Need for Affordable Renter-Occupied Units
Derived from Modified Shimberg Data

Income Group	Growth Period		
	2000–2005	2005–2010	2010–2020
Very-Low	79	332	1,169
Low	83	346	1,132
Moderate	64	252	808

Source: Shimberg Institute for Affordable Housing, University of Florida.; Calvin, Giordano & Assoc.; 9/06

Supplemental Housing Supply Characteristics

Data regarding the City’s housing and household characteristics are discussed using a variety of sources in previous sections of this element. Supplementing previous data are the following tables prepared by Shimberg.

The City’s for-sale housing stock, consists primarily of single-family and condominium units. Although the cost of housing has continually increased, the City’s housing stock is moderately priced, as indicated in Tables 6-23A and 6-23B:

Table 6-23A
Yearly Single-Family Housing Sales Activity

	2000	2001	2002	2003	2004*
Units Sold	296	357	393	438	300
Average Price (\$)*	66,068	74,531	84,410	110,204	128,673
Price In 2004 Dollars (\$)	72,476	79,542	88,633	113,139	128,673
Median In 2004 Dollars (\$)	60,882	64,994	67,727	76,997	87,000

* - Partial year

Source: Shimberg Center for Affordable Housing, Calvin, Giordano & Assoc.; 9/06.

Table 6-23B
Yearly Condominium Housing Sales Activity

	2000	2001	2002	2003	2004*
Units Sold	246	262	262	336	98
Average Price (\$)*	70,166	73,662	82,469	123,521	147,918
Price In 2004 Dollars (\$)	76,971	78,615	86,595	126,810	147,918
Median In 2004 Dollars (\$)	58,140	59,978	68,252	94,912	96,000

* - Partial year

Source: Shimberg Center for Affordable Housing, Calvin, Giordano & Assoc.; 9/06.

In comparison to those for the City of Fort Pierce, the following countywide residential sales statistics are provided by Shimberg for the year 2004:

- Single-Family sales: Average price - \$174,540; Median price - \$153,000.
- Condominium sales: Average price - \$221,079; Median price - \$178,500.

From the above data, it is concluded that average and median home prices in Fort Pierce are substantially less than the countywide figures, and thus more affordable.

SUMMARY

The support documentation of the Housing Element presents an overview of the existing and projected future conditions pertinent to the preparation of the housing goal, objectives and policies.

Data used to describe the City’s existing housing conditions are derived from the Census, State of the Cities Data System (SOCDS), the Shimberg Institute for Affordable Housing (Shimberg), and current primary research and analysis. The following are pertinent observations regarding the housing and household characteristics of Fort Pierce:

- It is estimated at there were a total of 17,213 housing units in Fort Pierce in 2000, consisting of 8,084 single-family, 7,956 multiple-family units, and 1,173 mobile homes and “other” units.
- Of the housing units reported by the U.S. Census, 44.4% were owner-occupied, while 39.3% were renter-occupied. The balance (16.3% of the total) was classified as vacant.
- The median monthly gross rent for renter-occupied units in Fort Pierce in 2000 was \$517 per month, substantially lower than the countywide median of \$621 per month. Approximately 49% of all rents were between \$400 and \$650 per month.
- The median value of all owner-occupied units reported in 2000 was \$57,000 in Fort Pierce, substantially lower than the countywide median of \$81,500.
- Approximately 44% of the total renters in 2000 paid less than 30% of household income for gross housing costs. Further approximately 83% of the total owners with a mortgage in 2000, paid less than 30% of household income for gross housing costs. Based upon the Department of Community Affairs standard, these figures indicate that a substantial portion of the households within the City are residing within a home that they can afford.
- State of the Cities Data System (SODCS) figures prepared by the U.S. Department of Housing and Urban Development (HUD), are used to estimate the 2000 distribution of households in Fort Pierce, by tenure (i.e. renters and owners), among very-low, low and moderate+ income groups, according to the following distribution:

Very Low Income Renters	25.4%
Low Income Renters	9.3%
Moderate+ Income Renters	12.1%
Very Low Income Owners	12.7%

Low Income Owners	11.5%
Moderate+ Income Owners	<u>29.0%</u>
Total	100.0%

- Age, code violations and overcrowding of the housing stock are issues in the City. The City has enacted programs of code enforcement, demolitions, and rehabilitation to address these issues.
- There are thirteen public housing facilities and seven assisted rental housing communities within the City, containing a total of 1819 units. Target tenants include families, elderly, and farm workers.
- Fort Pierce currently has several ongoing housing programs available for City residents through the SHIP Program. Funds under this program are used primarily for rehabilitation of residential structures and first time home buyers programs.
- Fort Pierce has adopted an Historical Preservation Ordinance to preserve historically significant resources, including residential structures.
- The Census estimated the population of Fort Pierce at 37,489 residents in 2000. Projections accounting for expected growth, indicate that the City’s population will increase to 63,209 residents by 2025. Of the total growth during the 2005 – 2025 period, approximately 52% are projected to be of prime working age, while prime school-age children are projected to account for approximately 21%. Growth in the oldest retirement age-group (i.e. 75 years and older) is projected to decline by 6% during the period.
- It is projected that 5,467 units will be required during the 2005–2015 period to accommodate the City’s housing needs, while an additional 5,733 units will be required to accommodate needs during the 2015–2025 period.
- Of the total growth (11,200 households) projected during the 2005–2025 period, nearly equal amounts are projected to be owners (5,936 households) and renters (5,264 households). Family households (i.e., 3 persons or more per household) are projected constitute approximately 37% of the total growth in the City during the 2000–2020 period. Single-person households are projected to increase by 21% during the projection period.

Housing stock in the City has historically been constructed and managed by the both the public and private sectors, including not-for-profit corporations. It is concluded that each sector will continue to provide housing to accommodate projected population growth throughout the 2005-2025 period. The City’s role in the housing delivery process will consist primarily of the following:

- Provision of public housing.
- Provision of services, either directly or by contract, necessary to facilitate housing construction activity.
- Code enforcement and assurance that minimum housing standards are maintained.
- Administration of local housing assistance and expedited permitting programs.

It is further anticipated that the City's role in code enforcement and housing rehabilitation activities will increase as the housing stock ages.

- Fort Pierce has sufficient infrastructure in place, either provided directly by the City or through interlocal agreement, to accommodate current development demands. Also, plans are in place to accommodate future growth needs.
- Due to remaining growth potential, demand for additional very-low, low and moderate income housing will be substantial, as projected in Table 6-19.
- An analysis of Census and Shimberg data indicates that the current incidence of cost-burden is also an issue for the City. Housing goals, objectives and policies should therefore contain language promoting the maintenance and rehabilitation of the City's housing stock, while encouraging or requiring the public and private sectors to provide housing to accommodate additional needs generated by population growth.

HOUSING ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 6

To assure the availability of a safe, sound and attractive residential environment for all residents of the City of Fort Pierce.

6.1 Objective:

The City of Fort Pierce shall provide for adequate and affordable housing for existing and future residents and households with special housing needs, including rural and farmworker housing, shall be made by encouraging the provision of affordable to very low, low, moderate income households consistent with the needs identified in Tables 6-21 and 6-22 of the Housing Element support documents through implementation of the following policies:

6.1.1 Policy:

The City shall support the involvement of private and non-profit sectors, as well as county, regional, state and federal agencies in housing production.

6.1.2 Policy:

The City shall continue involvement in the St. Lucie County Attainable Housing Task Force to provide recommendations on attainable housing policies and programs.

6.1.3 Policy:

The utilization of federal, state and local housing subsidy programs such as CDBG, HOME, and SHIP program funds are recognized as a means to provide housing opportunities for very-low, low and moderate income persons and families.

6.1.4 Policy:

Increase homeownership and encourage projects that address the unique problems of first-time homebuyers.

6.1.5 Policy:

Complete construction of workforce housing units near Moore's Creek that will be available for purchase below market value.

6.1.5 Policy:

The City shall continue to discharge liens and other title encumbrances on tax reverted County properties for the purpose of providing workforce housing.

6.1.6 Policy:

The City shall coordinate with state and federal agencies that and other entities that that provide for hurricane protection programs and post-hurricane housing repair.

6.1.7 Policy:

The City shall continue to evaluate the current land development requirements to identify methods to streamline the development process and reduce the costs associated with the development of affordable housing.

6.1.8 Policy:

Encourage public and private sector cooperation in the development of rental housing alternatives including housing communities that provide social services including case management, substance abuse support networks, life skills training, and recreational activities.

6.2 *Objective:*

City shall eliminate substandard housing conditions and blighting influences and improve structural and aesthetic housing conditions as defined by the City Code of Ordinances and the Florida Building Code.

6.2.1 Policy:

New housing construction and remodeling or rehabilitation of existing residences shall be in conformance with local building requirements. The City will strictly enforce its zoning regulations, building codes and ordinances to assure conformance.

6.2.2 Policy:

The City shall maintain accurate records of existing housing conditions and housing stock.

6.2.3 Policy:

The City shall establish architectural guidelines for residential development by June 2008.

6.2.4 Policy:

Encourage partnerships between affordable housing developers and organizations interested in water and energy conservation to create sustainable homes that are less costly to maintain.

6.2.5 Policy:

Ensure the provision of relocation housing if residents are displaced by City or CRA sponsored redevelopment efforts.

6.2.6 Policy:
Require demolition or rehabilitation of unsound housing which poses a threat to the safety and welfare of the community, as provided for by the Florida Building Code.

6.3 *Objective:*
City shall provide adequate sites and distribution of housing for very-low income, low income and moderate income households.

6.3.1 Policy:
City may utilize job training, job creation and economic solutions to address a portion of its affordable housing concerns by continuing to attract non-residential development.

6.3.2 Policy:
City shall designate sufficient sites at sufficient densities to accommodate the need for affordable housing in the future through land use and zoning regulations.

6.3.3 Policy:
The City shall allow a variety of housing types including manufactured and mobile homes that are certified for hurricane protection and consistent with Section 320.8285 and Section 553.38(2), Florida Statutes, in residential land use and zoning categories to meet the needs of very low, low, and moderate income homes.

6.3.4 Policy:
The City shall support improvement and expansion of public transit and encourage the development of affordable housing in locations best served by transit.

6.4 *Objective:*
City shall provide adequate sites in residential areas or areas of residential character for group homes and foster care facilities licensed or funded by the Florida Department of Children and Families.

6.4.1 Policy:
Support the involvement of the City with private and non-profit agencies to improve coordination among participants involved in housing production through expedited plan review.

6.4.2 Policy:
Support the provision of adequate sites for housing very-low, low and moderate income families and Florida Department of Children and Families licensed or funded group and foster homes on a regional housing market basis (as mandated by Chapter 419, F.S.), to foster non-discrimination in housing and to encourage effective, healthful, residential alternatives to inappropriate institutionalization.

6.4.3 Policy:
Florida Department of Children and Families licensed or funded group and foster homes shall be permitted uses under all residential land use classification.

6.4.4 Policy:
The location of community residential facilities dispersed among the regional housing market to serve persons with special housing needs, disabilities or handicaps shall be supported by Fort Pierce.

6.5 *Objective:*
The City shall provide for identification, conservation, and rehabilitation of historically significant housing in order to maintain its unique history and neighborhood character.

6.5.1 Policy:
Promote the conservation and rehabilitation of existing housing as a means of maintaining or improving residential conditions and reducing the waste of valuable resources.

6.5.2 Policy:
Historic structures should be preserved as important components of the neighborhood to encourage infill and revitalization efforts.

6.5.3 Policy:
Preserve identified historically significant housing through such techniques as historic preservation ordinances, historic overlay zones, building code provisions, transfer of development rights, and preferential tax treatment.

6.5.4 Policy:
Establish principles and standards to guide techniques and strategies for conservation, rehabilitation and demolition programs.

6.6 *Objective:*
The City shall preserve existing affordable housing, rehabilitate substandard housing, and stabilize neighborhoods in order to enhance the City's affordable housing stock.

6.6.1 Policy:
Residential building permit and demolition data shall be maintained by the Building Department.

- 6.6.2 Policy:
Wherever economically feasible, substandard housing should be rehabilitated and renovated rather than removed.
- 6.6.3 Policy:
The City shall continue to support the Community Redevelopment Agency's administration of the Neighborhood Revitalization Strategy and strategic use of CDBG funds.
- 6.6.4 Policy:
The City shall continue to improve the living conditions of residents of public housing by physically upgrading existing units.
- 6.6.5 Policy:
Pursue a multi-faceted program between local government, non-profit organizations, and neighborhood organizations in order to improve and maintain neighborhoods.
- 6.6.6 Continue the Neighborhood Enhancement Action Team and other neighborhood planning programs that combine relevant City departments to address multiple issues in the Fort Pierce community.
- 6.6.7 Policy:
The City shall cluster investment within specific neighborhoods to increase homeownership and property values.
- 6.6.8 Policy:
The City of Fort Pierce shall undertake special area plans to stabilize and revitalize existing neighborhoods.