

# Affordable Housing



# Definitions

1

The Florida Statutes define **Affordable Housing** as housing for which monthly rents or mortgage payments, including taxes, insurance and utilities do not exceed thirty (30) percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in Section 420.0004, Florida Statutes

2

Martin County defines **Affordable Housing** at 120 percent AMI, or Area Median Income.

3

**Workforce Housing** is defined as affordable to persons or families whose total household income does not exceed 140 percent of the area median income (AMI), adjusted for household size.

HUD release: 4/18/2022

Effective: 4/18/2022

Implement on/before: 6/1/2022

FHFC Posted: 4/25/2022

## 2022 Income Limits and Rent Limits

## Florida Housing Finance Corporation

## Multifamily Rental Programs and CWHIP Homeownership Program

NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Martin County (Port Saint Lucie MSA)          Median: 84,500	20%	11,200	12,800	14,400	16,000	17,280	18,560	19,840	21,120	22,400	23,680	280	300	360	416	464	512
	25%	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400	28,000	29,600	350	375	450	520	580	640
	28%	15,680	17,920	20,160	22,400	24,192	25,984	27,776	29,568	31,360	33,152	392	420	504	582	649	716
	30%	16,800	19,200	21,600	24,000	25,920	27,840	29,760	31,680	33,600	35,520	420	450	540	624	696	768
	33%	18,480	21,120	23,760	26,400	28,512	30,624	32,736	34,848	36,960	39,072	462	495	594	686	765	844
	35%	19,600	22,400	25,200	28,000	30,240	32,480	34,720	36,960	39,200	41,440	490	525	630	728	812	896
	40%	22,400	25,600	28,800	32,000	34,560	37,120	39,680	42,240	44,800	47,360	560	600	720	832	928	1,024
	45%	25,200	28,800	32,400	36,000	38,880	41,760	44,640	47,520	50,400	53,280	630	675	810	936	1,044	1,152
	50%	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800	56,000	59,200	700	750	900	1,040	1,160	1,280
	60%	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360	67,200	71,040	840	900	1,080	1,248	1,392	1,536
	70%	39,200	44,800	50,400	56,000	60,480	64,960	69,440	73,920	78,400	82,880	980	1,050	1,260	1,456	1,624	1,792
	80%	44,800	51,200	57,600	64,000	69,120	74,240	79,360	84,480	89,600	94,720	1,120	1,200	1,440	1,664	1,856	2,048
	120%	67,200	76,800	86,400	96,000	103,680	111,360	119,040	126,720	134,400	142,080	1,680	1,800	2,160	2,496	2,784	3,072
	140%	78,400	89,600	100,800	112,000	120,960	129,920	138,880	147,840	156,800	165,760	1,960	2,100	2,520	2,912	3,248	3,584
HERA Special Limits per Section 142(d)(2)(E) (est. 2022)  For use by projects that placed in service at least one building on or before 12/31/2008	25% - HS	14,800	16,900	19,025	21,125	22,825	24,525	26,200	27,900	29,575	31,265	370	396	475	549	613	676
	28% - HS	16,576	18,928	21,308	23,660	25,564	27,468	29,344	31,248	33,124	35,017	414	443	532	615	686	757
	30% - HS	17,760	20,280	22,830	25,350	27,390	29,430	31,440	33,480	35,490	37,518	444	475	570	659	735	811
	33% - HS	19,536	22,308	25,113	27,885	30,129	32,373	34,584	36,828	39,039	41,270	488	523	627	725	809	892
	35% - HS	20,720	23,660	26,635	29,575	31,955	34,335	36,680	39,060	41,405	43,771	518	554	665	769	858	946
	40% - HS	23,680	27,040	30,440	33,800	36,520	39,240	41,920	44,640	47,320	50,024	592	634	761	879	981	1,082
	45% - HS	26,640	30,420	34,245	38,025	41,085	44,145	47,160	50,220	53,235	56,277	666	713	856	988	1,103	1,217
	50% - HS	29,600	33,800	38,050	42,250	45,650	49,050	52,400	55,800	59,150	62,530	740	792	951	1,098	1,226	1,352
	60% - HS	35,520	40,560	45,660	50,700	54,780	58,860	62,880	66,960	70,980	75,036	888	951	1,141	1,318	1,471	1,623



## **Affordable Housing Advisory Committee (AHAC)**

Formed in 2007

11 Members

Meets bi-monthly

Recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of property to appreciate

## **Ongoing Duties**

Evaluate incentives contained in the Martin County Local Housing Incentive Plan (LHAP) before adoption by the BCC

Monitor projects using SHIP Funds

Annually review county's established policies, procedures, ordinances, land development regulations and COMP plan, and recommend specific actions

## Existing Programs



## Home Ownership

State Housing Initiative Partnership (SHIP)

- \$1.5MM

Community Development Block Grant (CDBG)  
(pending funding award)

- \$750K

Home Funds

- \$174K

Allowed Uses

- Down Payment Assistance
- Rehabilitation of Homes
- Water / Sewer Hookup
- Demolition and Replacement

# Growth Management Policies

- **Policy 6.1D.7** allows for density bonuses in the Medium Density Residential and High-Density Residential future land use designations.
- **Policy 4.10C.2** analysis of underused shopping centers. Martin County shall complete an analysis of underused shopping centers for the purpose of meeting Objective 4.10C by July 2012



Local governments are no longer able to require developers to build affordable housing under current state statutes (FL Statute 125.01055)

## Existing Services



## Rental Services

Neighborhood Stabilization Programs I & II (NSP)  
(Monitor)

Community Service Block Grant (CSBG) Covid - \$141K  
(Fully Expended)

Community Service Block Grant (CSBG) - \$85K  
(Fully Expended)

American Rescue Plan Act (ARPA) - \$100K  
(\$50K Remains)

Florida Power and Light (FPL) - \$120K/year

Lend a Hand - \$10K/year

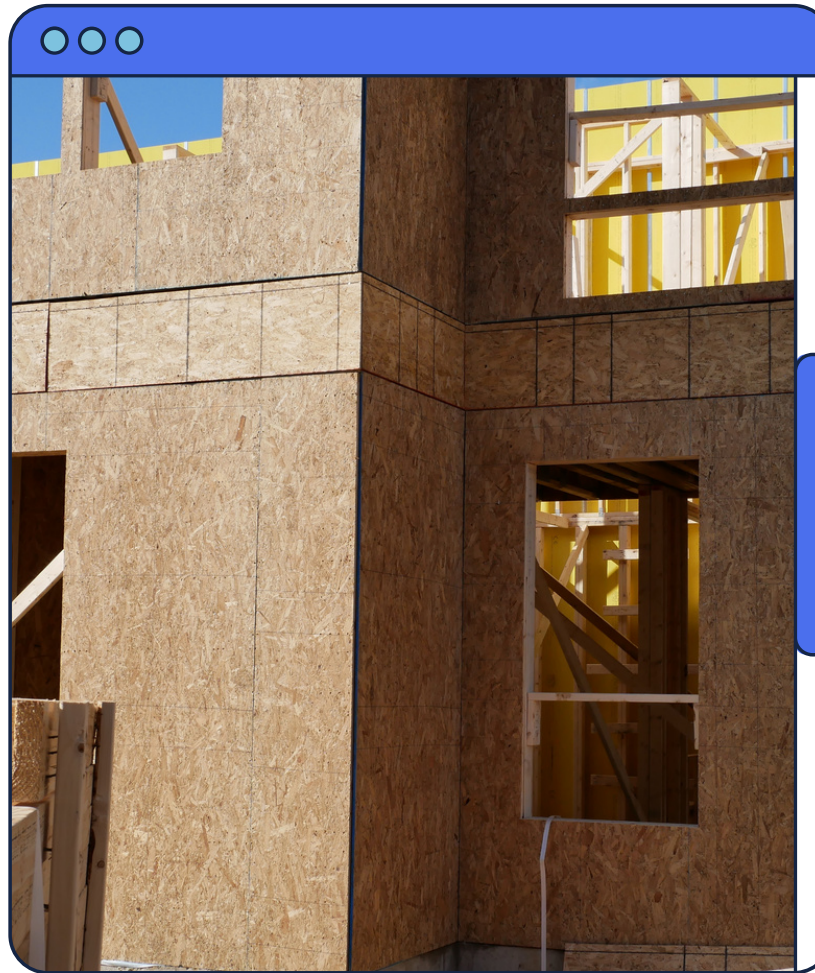
# ARPA-Specific Programs



## Martin Co Human Services

\$100K

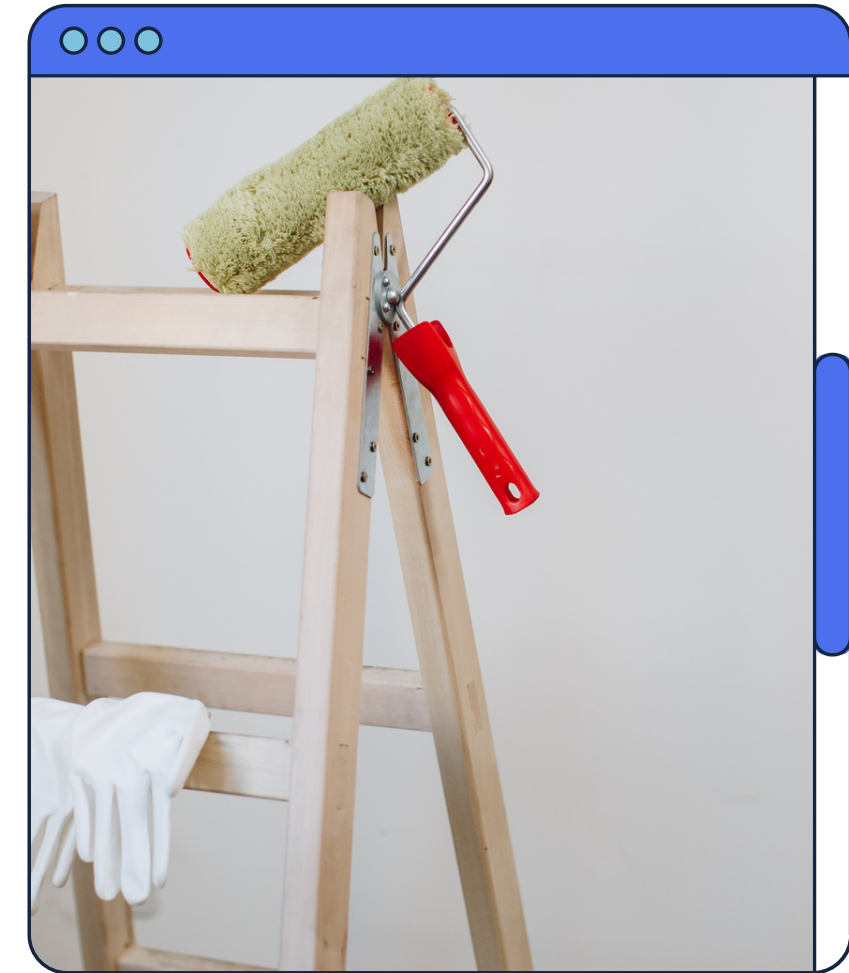
Supplemental rent assistance



## Love & Hope in Action (LAHIA)

\$500K

Construct transitional housing



## Salvation Army

\$650K

- Improvements for transitional housing
- Generator and building improvements to provide shelter for transitional housing
- COS - townhomes

# Housing Challenges

## Right now in our country...

There is a large and growing gap between income and housing costs.

11 of the 20 largest occupations in the US pay less than the housing wage.

## Federal and State Programs...

- Do not keep pace with market change
- Most limit individuals with income at 80% or below AMI
- Most rental assistance programs will not cover market rents

## Right now in our state...

There is not enough affordable housing in Florida.

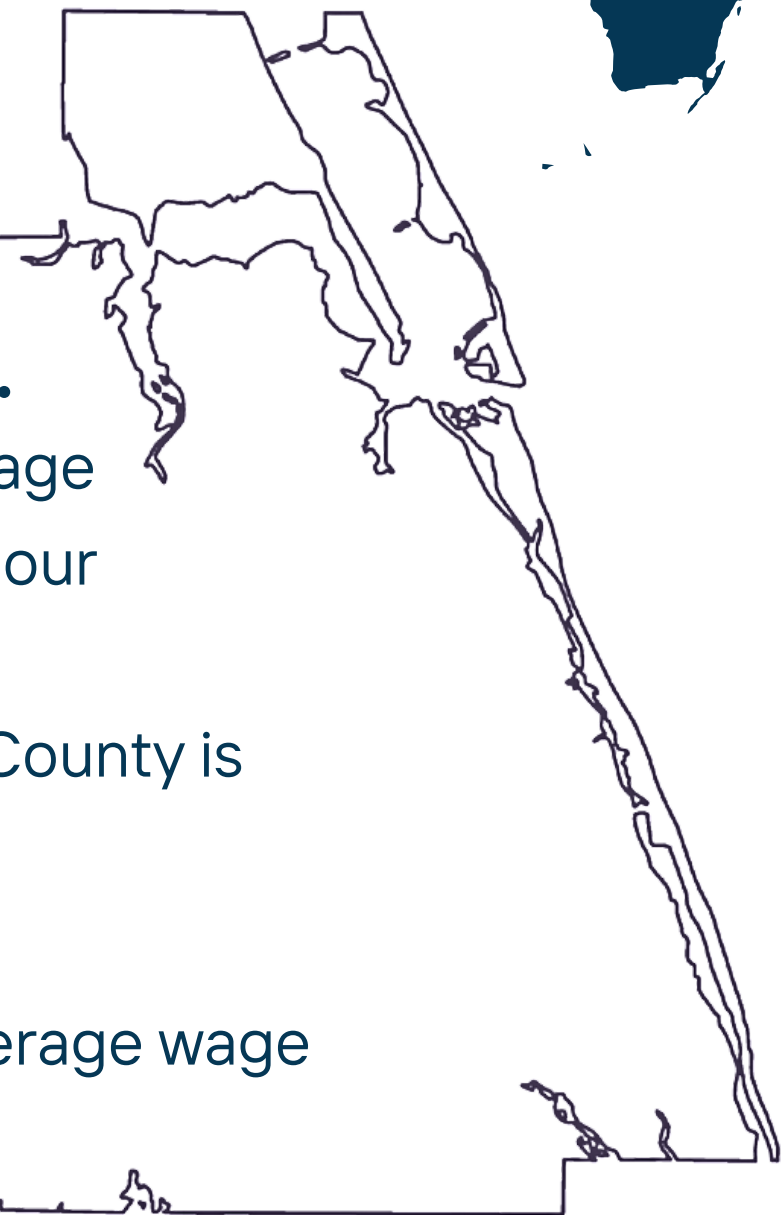
Close to 2 MM low-income Florida households pay more than 30% of their incomes for housing.

## Right now in Martin County...

The average two-bedroom rental wage needed in Martin County is \$28.17/hour

The average hourly wage in Martin County is \$31.64/hr. or \$65,811/year

The average rental takes 89% of average wage



## Board Direction



## Options

Create an additional task force or committee in lieu of the Affordable Housing Advisory Committee (AHAC)?

Focus on rental assistance or homeownership?

- Rental Subsidy – beyond the federal program
- Rental Control – Similar to Palm Beach, St. Lucie counties

Focus on a process to amend the Land Development Regulations to encourage:

- Gray Lot Redevelopment – allowing residential in commercial/industrial properties
- Redevelopment within the Urban Service Area

Bring back items that:

- Establish land trusts
- Other options for Public Private Partnerships



Questions

