

2015

BCC Collier County

Affordable Housing Advisory
Committee
Community and Human Services
Division

**[2015 INCENTIVE REVIEW AND
RECOMMENDATION REPORT]**
STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)

DECEMBER 8, 2015

2015 Incentive Review and Recommendation Report

Required to be Reviewed per FI Statute 420.9076(4) and Recommended for Adoption at 12/8/2015 BCC Meeting (without enhancements)

Existing Incentives*	Page
Expedited Permitting - The processing of approvals of development orders or permits, as defined in Sec. 163.3164(7) and (8), F.S. for affordable housing projects is expedited to a greater degree than other projects (See Senate Bill 2011 – SB 176)	4
Impact Fee Waivers or Modifications – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing	4
Density Flexibility – The allowance of flexibility in densities for affordable housing	5
Parking and Setbacks - The reduction of parking and setback requirements for affordable housing	5
Flexible Lot Configurations – The allowance of flexible lot configurations, including zero-lot-line, for affordable housing	5
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Additional Items to be Considered at 2016 Proposed Workshop

Goal: More units and Preserve Units

NEW – Additional Incentives for Elderly Housing Units	8
NEW – Require a certain level of affordable housing in all new developments that previously would have been covered under Development of Regional Impact (DRI) regulations	8
NEW: Preservation of Existing Affordable Housing – The establishment of efforts to preserve or elongate timeframes for units designated as affordable in order to reduce the need for additional units to come on-line	8
NEW – Sustain levels of affordable housing in existing CRA's	8
NEW - Sustain levels of mobile home housing	9
NEW – Transfer Development Rights (TDR) for affordable workforce housing	9
NEW – Assist all essential services personnel by reducing non-housing costs	9
NEW - Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons; utilize TCMA/TCEA mitigation opportunities to further AH objectives	9
NEW – Inclusionary Zoning – require a certain percentage of affordable workforce housing with all new residential developments, with mitigation options	10
NEW – Micro Housing – Create local development codes to suit small single family units	10
<u>Goal: Less Development Cost</u>	
NEW (revisited) - Utilize Funding from the Affordable Housing Trust Fund (AHTF) to defray development costs for affordable workforce housing	10

*=Some incentives are recommended for expansion. The expansion will be discussed at the workshop. At this meeting, only re-adopting what is currently in place.

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016

Proposed Workshop

Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at Workshop

NEW: Impact Fees for AH – Designate a specific impact fee for use towards affordable housing initiatives for residential and commercial development, intended to be in an amount similar to a jail or library impact fee	11
NEW – Dedicate funding annually to the Affordable Housing Trust Fund , or generate by other means	11
NEW: Linkage Fees – Fees paid by new commercial businesses based on their specific need for generation of new affordable housing	11
NEW – Target County grant funds toward the development or preservation of affordable housing as a high priority	11
NEW - Fees paid “in lieu of” related to inclusionary zoning option	10

2015 Incentive Review and Recommendation Report

Priority	Active	Incentive Description	Incentives and AHAC Review Comments	AHAC Recommendation
Required to be Reviewed: Existing and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements				
A	Y	<p>Expedited Permitting – The processing of approvals of development orders or permits, as defined in Sec. 163.3164(7) and (8), F.S. for affordable housing projects is expedited to a greater degree than other projects (See Senate Bill 2011 – SB 176)</p>	<p>In accordance with F.S. 553.791(7)(9), no more than 30 business days after receipt of a permit application, the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections.</p> <p>In 2010, the Growth Management Department refined the building permit process and performance measures, developing an expedited review procedure for all building permits, not to exceed 5 business days for one and two family dwelling permits, or 15 business days for any commercial permit application. In 2012 the Board approved a staff augmentation contract with a private provider to assist building division staff during times of elevated permitting requests. As a result of this updated process and a staffing contract, all development projects are given priority and developers in the community are aware of the permit volume and review times through public meetings.</p> <p>The committee concluded that the current Expedited Permitting process is sufficient and is adequately expediting the review of development orders and permits for affordable housing projects.</p>	<p style="text-align: center;"><u>Maintain current incentive, plus NEW</u></p> <p>(1) Expand scope of program to include expedited review for multi-family, senior housing, and Medicaid assisted housing permits using state or federal funds receive the same 15 business day priority within the existing approved Growth Management Department procedures.</p>
A	Y	<p>Impact Fee Waivers or Modifications – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing</p>	<p>Individuals or organizations constructing new affordable housing units to benefit very low- and low-income persons and households are eligible for the deferral of impact fees per LDC Sec 74-401.</p> <p>Collier County Resolution No. 2008-97, provided Board of County Commissioner direction on restricting the use of the remaining funds for deferral of County Impact Fee for single family homeowners who occupied affordable housing units. The County had suspended the program for use with single family development. On June 23, 2015 the BCC accepted a recommendation to reinstate the impact fee deferral program for single family residences, so it is now available for single and multi family residences.</p>	<p style="text-align: center;"><u>Maintain Current Incentive plus NEW:</u></p> <p>(1) Explore options to establish a funding source. Such fund may be used for future deferred impact fees for owner occupied dwelling units. (2) Extend future impact deferral to include Multi-family, senior housing, and Medicaid assisted housing. (3) Explore options to be able to retain existing AH units to prevent a decrease of AH units over time by renewing or extending incentives, in exchange for the AH unit remain affordable under the requirements and obligations of AH agreements. (4) Consider an impact fee reduction based on locality of activity centers; must be accompanied by determination of a funding source to cover the reduction (5) Consider increasing the length of the deferral (currently 10 years) to maintain affordability of units for a longer period of time</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC and ordinance changes.</i></p>

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Required to be Reviewed: Existing and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements				
A	Y	<p>Density Flexibility – The allowance of flexibility in densities for affordable housing</p>	<p>The developer may request increased density when including a affordable housing in the proposed development via the Affordable Housing Density Bonus Program, codified by Ordinance No. 04-41, as Land Development Code (LDC) 2.06.00 et seq, which density bonus can only be granted by the Commission and utilized by the Developer in accordance with the strict limitations and applicability of said provisions.</p> <p>The County currently has processes and procedures that allow for the Developers to have additional input and feedback for projects, early in the process, including a NIM meeting to allow for public contribution and involvement, to be able to address possible issues and/or concerns. This increases certainty of the outcome.</p>	<p style="text-align: center;"><u>Maintain current incentive plus NEW:</u></p> <p>(1) Find a way for this to be coupled with the density bands to incent more affordable housing in the density bands</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC changes.</i></p>
A	Y	<p>Parking and Setbacks – The reduction of parking and setback requirements for affordable housing</p>	<p>The county has several procedures in place whereby developers may request reduction of parking and setback requirements for all uses, including affordable housing.</p> <p>In the case of redevelopment projects, deviations are allowed when applied through the site development plan (SDP) review. For projects that use a rezone process such as a Planned Unit Development (PUD), deviations are allowed as part of that process. In addition, there are special deviations allowed within the Immokalee Urban area that both reduce parking and setbacks, many of which are administrative.</p> <p>Besides the deviation process, certain variances allowed. Staff has the ability to apply administrative variances to certain thresholds and above staff thresholds the standard variance process is available.</p> <p>The County currently has an interim deviation available for Immokalee.</p>	<p style="text-align: center;"><u>Maintain current incentive</u></p>
A	Y	<p>Flexible Lot Configurations – The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing</p>	<p>Zero lot configuration allowed as use in PUD's and as Conditional Use elsewhere per 4.02.04 of the LDC under cluster housing.</p>	<p style="text-align: center;"><u>Maintain current incentive</u></p>

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Required to be Reviewed: Existing		
and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements		
A	Y	<p>Street Requirements – The modification of street requirements for affordable housing</p> <p>Street requirements for affordable housing are considered as deviations in the PUD approval process and variances in the conventional zoning process, on a case by case basis.</p> <p>Cross-section widths can be modified by the County Engineer administratively per 6.06.01.N of the LDC.</p>
		<u>Maintain current incentive</u>
A	Y	<p>Oversight (Ongoing) – The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing</p> <p>An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption is in place. Collier County requires all items which have the potential to increase the cost of housing to be prepared and presented to the Collier County Board of County Commissioners with the amount of the increase or decrease mentioned in the executive summary under fiscal impact. The County regularly utilizes the existing entities and processes undertaken by the AHAC, the Planning Commission, the Development Services Advisory Committee to review and examine impacts to the cost of housing.</p>
		<u>Maintain current incentive, plus NEW</u>
		(1) On a case by case basis add a Fiscal Impact to Affordable Housing section to specifically discuss impact of cost on affordable housing
A	Y	<p>Land Bank Inventory – The preparation of a printed inventory of locally owned public lands suitable for affordable housing</p> <p>Florida Statute 125.379, Disposition of County property for affordable housing, requires the preparation of a printed inventory of locally owned public lands suitable for affordable housing. Collier County has completed this process and maintains a list of locally owned properties.</p> <p>Resolution 2007-172 and Resolution 2010 -123 directs the use of surplus land and directs those funds derived from the sale of such property be placed in the Affordable Housing Trust Fund.</p>
		<u>Maintain current incentive plus NEW:</u>
		(1) Broadening this to other public entities such as the school system, the City of Naples and the City of Marco Island
		(2) Utilize the funds in the affordable housing trust fund to consider purchase land suitable for affordable housing.
		<i>Implementation requires: Confirmation of other jurisdictions to participate, revision of Resolution to revise uses of funds in the Affordable Housing Trust Fund</i>
A	Y	<p>Proximity – The support of development near transportation hubs and major employment centers and mixed-use developments (activity centers and density bands)</p> <p>The County currently addresses this incentive through additional density offered in designated density bands and activity centers. It is noted that while this exists, the development community has not advantaged this for affordable housing.</p>
		<u>Maintain current incentive plus NEW:</u>
		(1) Recommend further incentives to develop AH units in specific locations throughout the County that are located within Activity Centers and Density Bands. (mention of less impact to infrastructure, transportation...)
		(2) Possibly layer more incentives into these areas
		(3) Bolster the AHDB program in these areas
		(4) Consider these incentives for those up to 120% AMI with greater incentive levels for lower than 80% AMI
		(5) Review compatibility of design to provide further assurances to the Development Community
		<i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC changes.</i>

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Required to be Reviewed: Not In Use			
<u>Not Recommended for Adoption at 12/8/2015 BCC Meeting</u>			
N	<p>Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons</p>	<p>Not a current incentive.</p>	<p><u>Do not adopt. See Additional Items for a Potential Expansion.</u></p>
N	<p>Accessory Dwelling Units- The allowance of affordable residential units in residential zoning districts</p>	<p>Not a current incentive.</p> <p>The use of these units, sometimes referred to as mother-in-law suites, already exists in the code under the term "guest cottage".</p> <p>Deterrents include: Increases full time dwelling units not included in density calculations (potentially doubles density in neighborhoods), adds additional impacts on infrastructure not previously allocated for this additional density, rental units are regulated and thus would increase regulatory costs to monitor, regulatory fees associated with dwelling units have not been collected (i.e.: impact fees).</p> <p>The committee views this as having a low impact in return for the effort to allow these additional dwelling units that have not been planned for in the greater community planning efforts that support our current community.</p>	<p><u>Maintain current guest house code, only</u></p>

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Additional Items to be Considered at 2016 Proposed Workshop			
<i>Goal: More Units and Preserve Units</i>			
N	NEW – Additional Incentives for Elderly Housing Units	The committee discussed several possible options for new incentives in this arena.	<p style="text-align: center;">NEW</p> <p>(1) Any developer targeting 55 and over, gets additional density for affordable units or possibly reduced or deferred impact fees</p> <p>(2) At senior living facilities, any request for additional beds above the base .45 FAR would require a certain percentage of affordable beds</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>
N	NEW – Require a certain level of affordable housing in all new developments that previously would have been covered under Development of Regional Impact (DRI) regulations	<p>The committee discussed the Rural Lands West development currently underway as an example of a large volume of housing stock being developed with no current plans for affordable housing.</p> <p>With the changes to the DRI (Developments of Regional Impact) regulations at the state level, some large projects will not have to address the housing issues previously required by state DRI review. The committee discussed the need to assure that affordable housing is a required component of all large projects.</p>	<p style="text-align: center;">NEW</p> <p>(1) The committee recommends further study and analysis</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>
N	NEW: Preservation of Existing Affordable Housing – The establishment of efforts to preserve or elongate timeframes for units designated as affordable in order to reduce the need for additional units to come on-line	<p>Most owned units designated as affordable have up to a 15 year affordability period. This is recommended to be maintained.</p> <p>This could take on the form of extending the term of affordability for future rental units beyond the typical 15 years to a 30 year term.</p> <p>This could also take on the form of funds or programs to rehabilitate or otherwise develop affordable housing already in the housing stock.</p>	<p style="text-align: center;">NEW</p> <p>(1) Extend the period of affordability to 30 years for all new affordable rental</p> <p>(2) Extend the term of impact fee deferrals beyond the 10 years if the unit remains affordable, and pay the impact fee from the affordable housing trust fund</p> <p>(3) Direct funds from the AHTF to pay for rehabilitation of existing affordable housing stock</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>
N	NEW – Sustain levels of affordable housing in existing CRA's	The committee discussed the potential to partner with the CRA's on redevelopment in order to avoid displacement of affordable housing.	<p style="text-align: center;">NEW</p> <p>(1) Find ways to partner with the CRA's to incentivize more affordable workforce housing in the CRA's</p> <p>(2) Consider leveraging of future TIF funds with other available funding sources such as grants or the affordable housing trust fund</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>

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Additional Items to be Considered at 2016 Proposed Workshop			
<i>Goal: More Units and Preserve Units</i>			
N	NEW - Sustain levels of mobile home housing	The committee also discussed the issue of mobile homes in our community as a viable source of affordable housing, and the need for a method to allow replacement units and other upgrades under the current code. It is the committees understanding that the Growth Management Department is currently pursuing such alternatives.	<u>NEW</u> (1) Support existing work to find ways to support redevelopment and/or replacement of sub-standard mobile home housing in the community; specifically to establish a set of standards to enhance or support mobile home preservation.
N	NEW – Transfer Development Rights (TDR) for affordable workforce housing	The committee discussed the option to provide for enhanced Transfer Development Rights when affordable housing in general or specifically for the elderly is to be constructed. One option may be to allow for additional units for the same price, if the additional units are affordable.	<u>NEW</u> (1) The committee recommends the County pursue further study to develop a rationally supported basis for enhanced TDR's for the purpose of affordable workforce housing. Specifically a tiered scale is recommended similar to that in the affordable housing density bonus program. <i>Implementation Requires: Further study and analysis to develop firm parameters, followed by implementation.</i>
N	NEW – Assist all essential services personnel by reducing non-housing costs	The committee discussed that those employed as essential services personnel in the community are the target market for the affordable workforce housing. Many employers currently provide some form of subsidy such as supplying affordable housing, subsidizing day care, paying a portion of transportation costs.	<u>NEW</u> (1) During the approval process for new construction where essential services personnel will be employed, require a form of subsidy from the employer. <i>Implementation Requires: Further study and analysis to develop firm parameters, followed by approval.</i>
N	NEW - Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons; utilize TCMA/TCEA mitigation opportunities to further AH objectives	The committee identified an opportunity to link affordable housing to transportation concurrency exception and management areas (TCMA and TCEA). For example, if there is a failed road system based on the concurrency review, the applicant/developer may mitigate such failure by taking action that positively impacts the cost of affordable housing or defrays others costs incurred. Such options may include an employer providing bus passes to employees, for example.	<u>NEW</u> (1) As such developments come through the process, seek mitigation strategies that further the objectives of providing housing that is affordable to the residents of the County. <i>Implementation requires: Staff and planning commission working with applicants to identify valuable and palatable options to present to the Board.</i>

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Additional Items to be Considered at 2016 Proposed Workshop

Goal: More Units and Preserve Units

N	NEW – Inclusionary Zoning – require a certain percentage of affordable workforce housing with all new residential developments, with mitigation options	<p>The committee and the community are split on this option. Most would only consider this if there were also an "in lieu of" option such as a payment to the affordable housing trust fund, or an option to build units in another location. Others felt this was the only way to ensure affordable workforce units are built.</p> <p>After further discussion, the committee recommends this option be further studied for its' financial and economic impact to determine real benefit. It is recognized that there is only a small percentage of land still available for building in the County, and there is concern over inappropriate concentration as an outcome.</p> <p>The committee discussed the option to add an additional requirement to require inclusionary zoning in density bands and activity centers.</p>	<p style="text-align: center;">NEW</p> <p>(1) Prior to making a determination, study the economic impact of placement or mitigation of affordable units to determine whether benefits are substantial enough to warrant implementation and administration.</p> <p>(2) Consider this for encouragement of GAP housing (80-150% AMI)</p> <p><i>If considered, Implementation Requires: Further study and analysis to develop economic impact as well as firm parameters, possibly followed by GMP and LDC changes.</i></p>
N	NEW – Micro Housing – Create local development codes to suit small single family units	<p>The committee sees the appeal of this option, though it raises significant concerns in terms of impact to the infrastructure of the community. Significant research and work would be required to assess all changes in current codes, fees, etc. even to assess feasibility.</p> <p>This type of housing could suit young professionals, seasonal workers, and possibly young couples with no children.</p>	<p style="text-align: center;">NEW</p> <p>(1) Study full impact and effects of allowing for smaller units, including but not limited to LDC and GMP impacts, impact fee impacts, and future land use element impacts.</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>
Goal: Less Development Cost			
Y	NEW (revisited) - Utilize Funding from the Affordable Housing Trust Fund (AHTF) to defray development costs for affordable workforce housing	<p>Per Resolution 2007-203, the County does have an affordable housing trust fund (AHTF) that could be modified to recognize various revenue streams. The Resolution provides for uses of the funds for Down Payment assistance, Impact Fee Relief, Land Acquisition, Construction Loans, Community Land Trust, Homebuyer Education and Counseling, Disaster Recovery and Mitigation, and administration.</p> <p>The committee views the funds available in the AHTF as a key ongoing element to sustain and further develop affordable workforce units in the County.</p>	<p style="text-align: center;">NEW</p> <p>(1) Once funding sources are determined, bring forth a revised resolution that specifies funding sources and uses of the funds for BCC approval and implementation.</p>

2015 Incentive Review and Recommendation Report

Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at 2016 Proposed Workshop

N	<p>NEW: Impact Fees for AH – Designate a specific impact fee for use towards affordable housing initiatives for residential and commercial development, intended to be in an amount similar to a jail or library impact fee</p>	<p>The committee considered the topic of an Impact Fee for the express purpose of funding affordable housing in Collier County. The committee, after receiving public input, considers this a viable option to address the on-going issue of meeting affordable workforce housing needs in our community.</p> <p>The overall goal is to establish a reliable, locally managed, funding source for use to incent or develop affordable workforce housing. The concept is to spread out the economic impact for affordable housing such that everyone pays a small amount rather than some [developers] paying larger amounts that may result if other incentives or programs were implemented.</p> <p>One appeal of this approach is that the local government maintains control over spending plans and therefore can be responsive to the current market and other economic conditions. Impact fee revenue would be placed in the affordable housing trust fund and disbursed according to a BCC approved plan of action.</p>	<p style="text-align: center;">NEW</p> <p>(1) The committee recommends the County pursue the requisite study to develop a rationally supported impact fee for the purpose of affordable workforce housing. It is recognized this may be a lengthy process, but if adopted could provide a long term and flexible solution to the County</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by adoption of the new impact fee.</i></p>
N	<p>NEW – Dedicate funding annually to the Affordable Housing Trust Fund, or generate by other means</p>	<p>Not a current incentive, though via Resolution 2007-203, the County does have an affordable housing trust fund (AHTF).</p> <p>The essence of this concept is to develop funding streams for a dedicated fund with a local plan to fund affordable workforce housing in some manner. Mitigation buyouts of other required incentives is one optional revenue stream; general funding is one, impact fees dedicated to affordable housing is another, increase or additional tourist tax is a consideration; others can be developed. The local government would establish rules and regulations as to how the funding may be collected and allocation. Some of the advantages are that this becomes all local decision making and therefore can be market and economic flexible.</p>	<p style="text-align: center;">NEW</p> <p>(1) The committee, after receiving public input, recommends pursuit of this option. The public reaction to date was very strong in favor of this option.</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>
N	<p>NEW: Linkage Fees – Fees paid by new commercial businesses based on their specific need for generation of new affordable housing</p>	<p>As the County continues its efforts to recruit new businesses, it could consider a linkage fee whereby an assessment for each business would be made based on the number of affordable units their workforce would need.</p> <p>This has the effect of employers having a part in the solution set.</p>	<p style="text-align: center;">NEW</p> <p>(1) Consider development of an affordable housing linkage fee.</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by adoption of the new impact fee.</i></p>

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Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at 2016 Proposed Workshop

N	<p>NEW – Target County grant funds toward the development or preservation of affordable housing as a high priority</p>	<p>The committee recognizes the County receives and distributes between \$2M and \$3M annually in entitlement funding. The CHS staff is presently beginning the planning process to develop a five year plan for allocation priorities.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) The committee recommends that affordable housing be identified as a high priority in the plan, as long as the planning process supports this.</p> <p>(2) Consider specifying a percentage of grant funds to be allocated for affordable workforce housing</p> <p><i>Implementation Requires: Input to the planning process showing the needs in the community, and eventual BCC approval of the plan and priorities in May or June 2016.</i></p>
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Not considered viable in, or applicable to our community at this time			
	N	NEW – Discounted AH GAP Impact Fees and a GAP Housing Trust Fund	<p>Not a current incentive.</p> <p>The committee considered the topic of a Discounted Affordable Housing (GAP) Impact Fees and a GAP Housing Fund for the purpose of assuring additional Gap affordable housing is constructed in Collier County. The essence of this concept is to tax higher end real estate transactions, only, and use that revenue to backfill the required impact fees; thereby reducing the impact fee and increasing the profit to the Gap housing developer.</p>
		<u>Do not activate an incentive</u>	
		<p>The committee, after receiving public input, does not recommend this incentive option. The public reaction to date is a lack of interest or uncertainty about the potential for this option.</p>	





**AFFORDABLE/WORKFORCE HOUSING
POPULATION BASED INDEX MODEL
METHODOLOGY**

Affordable Housing Advisory Committee and
Collier County Community and Human Services

Kimberley Grant, Director

June 23, 2015

Background and Purpose

Through a cooperative partnership between the Affordable Housing Advisory Committee (AHAC), Collier County Community and Human Services (CHS) [formerly Housing, Human and Veteran Services] and Comprehensive Planning in the Growth Management Division, the Housing Element of the Growth Management Plan was amended during the Evaluation and Appraisal Report in 2012 to require development of a method of indexing the demand, availability and cost for affordable/workforce housing throughout the County. The Housing Index Model is meant to replace the arbitrary number previously identified in the Housing Element to construct 1,000 affordable/workforce housing units each year to meet the County's demand for affordable/workforce housing units. The outcome is to meet the following Goals, Objectives and Policies of the Housing Element:

Goal 1: To create an adequate supply of decent, safe, sanitary and affordable/workforce housing for all residents of Collier County.

Objective 1: Provide new affordable housing units in order to meet the current and future housing needs of legal residents with very low, low and moderate and affordable workforce incomes, including households with special needs such as rural and farmworker housing in rural Collier County.

Policy 1.1: The Department of Housing, Human and Veteran Services (now CHS) shall establish a method of indexing the demand for very low, low, moderate and affordable workforce housing.

Policy 1.2: The Department of Housing, Human and Veteran Services (now CHS) shall establish a method of indexing the availability and costs of very low, low, moderate and affordable workforce housing.

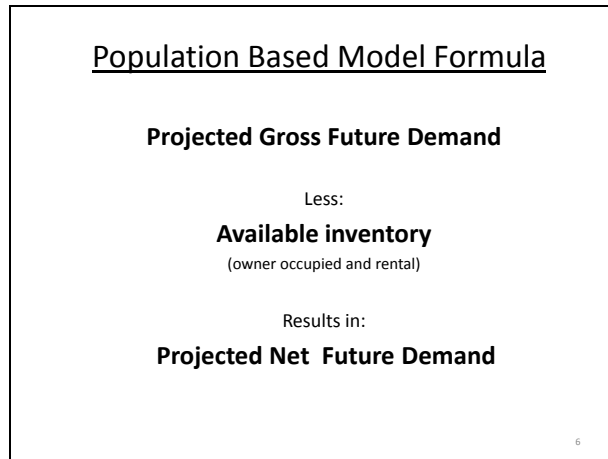
Policy 1.3: The Department of Housing, Human and Veteran Services (now CHS) shall develop methods to predict future need, based on the Indexes established in Policies 1.1 and 1.2 above.

Policy 1.4: The Department of Housing, Human and Veteran Services (now CHS) shall establish necessary strategies, methods and tools to support this Objective.

Based upon the outcome of the predictive model, response strategies will be made available to decision makers to consider in attempting to meet the needs identified. For instance, if a large need was identified, the decision makers may wish to activate certain development incentives in order to encourage the development of additional affordable/workforce housing.

Core Model: Population Based

Population is the main driver that is quantifiable and commonly utilized to project future demand for affordable/workforce housing¹. The key secondary factors are area median income, housing prices, persons per household, and the Housing Opportunity Index. The objective is to create a simple model based on accepted principles and available and validated data. The population based model is a very simple model, as shown below.



And the next chart shows a sample projection using currently available and validated data and following the approved growth management planning premises.

Sample

Projected Net Demand for New Affordable Housing in 2016				
A. 2015 Est. County Population	B. Net Population Growth Percent - Annual (Match GMD)	C. Net Pop Growth (persons) between 2015 and 2016	C1. Net pop divided by 3 persons per household to determine # of HH	D. # of NEW HH needing affordable, workforce housing in 2016 (<120% AMI)
350,286	1.02%	3,573	1,191	701
0 -50% AMI: Rental		50.1 - 120% AMI: Owned		
Gross Demand Rental Housing Units		Gross Demand Owned Housing Units		
273		428		
Vacancy Rate		LESS NABOR Single Family & Condo Inventory (<\$200K)		
4.8%		701		
Equates to no availability		Dropped over 500 from July 2014		
Net Projected Demand: Rental		Net Projected Demand: Owned		
273		-0-		
		If >0, then deduct number permitted		

¹ Affordable Housing Needs Assessment, Population and Household Projection Methodology, Prepared by the Shimberg Center for Affordable Housing, Rinker School of Building Construction, College of Design, Construction and Planning, University of Florida, September 2006

Once the model is in use additional data sources may be explored to continue to refine the information and provide a current and local viewpoint. All sources will be disclosed when the information is presented for review and consideration.

Calculation Elements

The model uses the HUD standard income categories based on AMI² and assumes those persons earning 120% of AMI and above can compete in the marketplace for housing. Therefore, the need for additional affordable/workforce housing will be centered on those households earning less than 120% of AMI.

The population is projected forward one year at the growth factor used by Comprehensive Planning in the Growth Management Division (currently 1.02%). Further, for planning purposes, it is assumed those making less than 50% AMI are in need of rental units, and those earning more than 50.1% of AMI could qualify for homeownership; with recognition there are many that cross one way or the other, yet this is a reasonable basis for planning.

The gross demand for 2016 in this sample is a need for 428 owned units and 273 rental units. From this, we deduct available inventory, using currently available data such as NABOR listings and Southwest Florida Apartment Association vacancy rate data, resulting in a net demand for 2016 for -0- owned units and 273 rental units.

When in operation, the Board of County Commissioners would be presented with the projected need as well as a set of recommendations to consider in order to meet the future need identified.

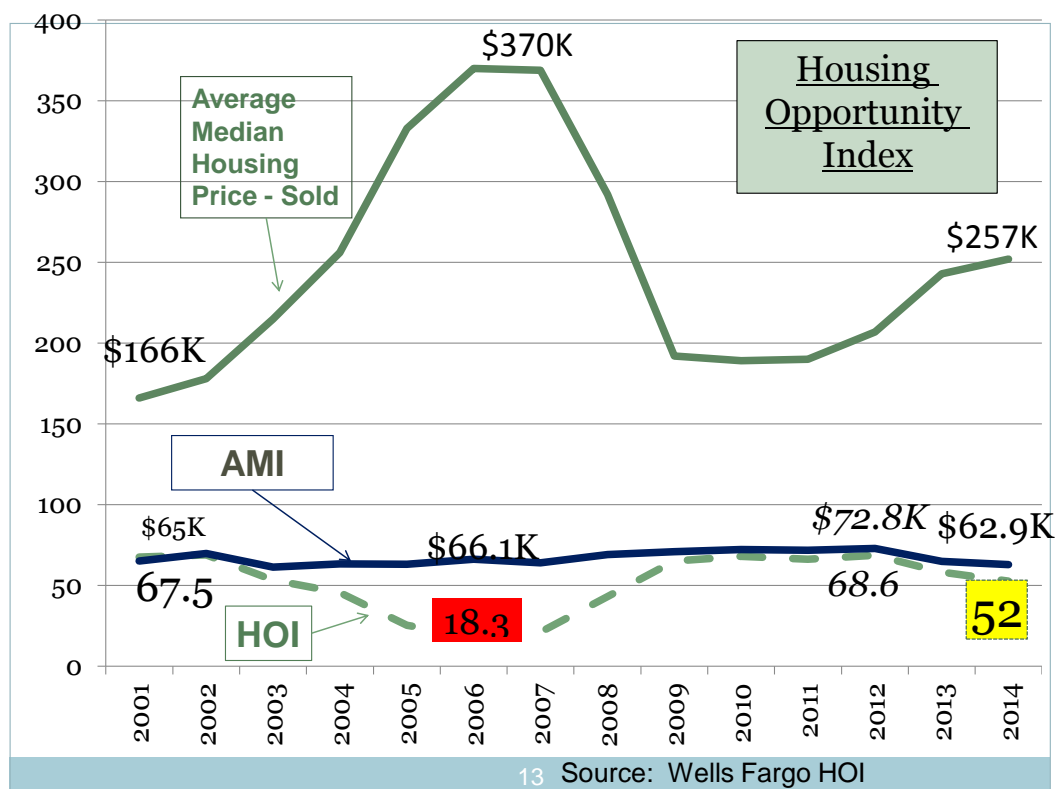
Supplemental Information

It is recognized that population changes alone may not determine the need for affordable/workforce housing. It is commonly held that market conditions and income conditions greatly impact the availability of housing in general, and more specifically, affordable/workforce housing.² Through extensive research and discussion, additional supplemental data and facts that affect the need for affordable/workforce housing have been identified. Such factors as the Housing Opportunity Index, cost burdened rates of households, occupancy rates, and housing prices were examined. When the model is in operation, additional supplemental information may become available to reference.

² Reforming America's Housing Finance Market, A Report to Congress, US Department of the Treasury and US Department of Housing and Urban Development, February 2011

The Housing Opportunity Index

The published National Association of Home Builders Wells Fargo Housing Opportunity Index (HOI) is a very relevant data set to review and consider because it is a reliable indicator of overall affordability of housing in our community available to the households earning 100% AMI. This is presented as meeting the requirements under Policy 1.1 and 1.2 noted earlier. As shown in the graphic illustration below, in simple terms, when income stays the same and the housing prices go up, affordability is decreased. Due to the nature of the recent drastic housing market fluctuations, the chart illustrates that following this data on a real time basis can be an indicator of demand for and availability of additional affordable/workforce housing units in our community.



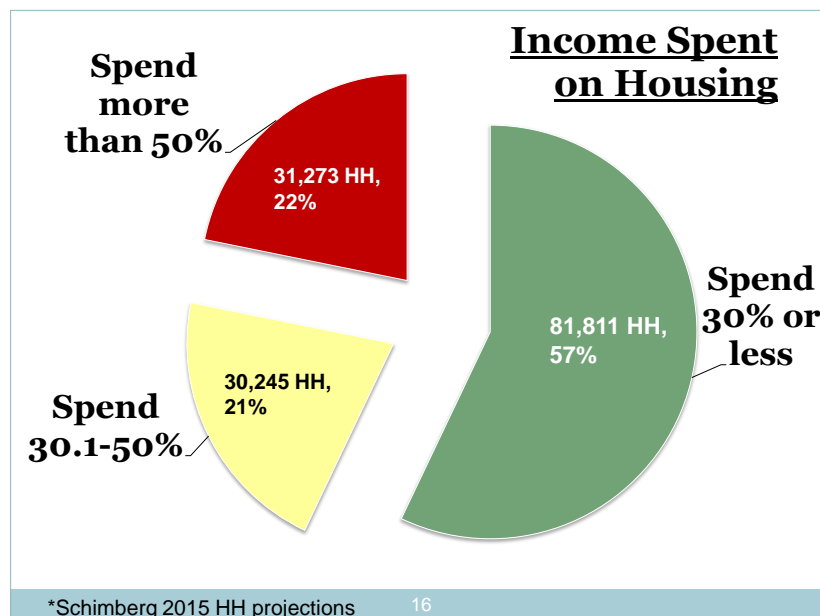
The HOI is defined as the “share of housing sold in the area that would have been affordable to a family earning local median income based on standard mortgage underwriting criteria (assumes 30% of gross income is spent on housing with 10% down payment)”³. For income, County staff uses the annual median family income estimates for the Naples/Marco Island Metropolitan Area published by the US Department of Housing and Urban Development

³ Source: National Association of Home Builders – Wells Fargo Housing Opportunity Index based on information provided from sales transaction records from CoreLogic. The data includes information on state, county, date of sale and sales price of homes sold.

(HUD). If the HOI is over 50, the County is deemed to have sufficient availability for those households earning 100% of the AMI. Following this is very useful to identify and react to trends.

Cost Burdened Levels

There is information that indicates certain households are “cost burdened”⁴ or “severely cost burdened” in our county⁵. Housing cost burden reflects the percent of income paid for housing by each household living in a geographic area. Based on recent US Census Bureau survey’s, the number and percent of households paying more than thirty percent (30%) of their income for housing are reported for communities with populations of 20,000 or more. Households spending more than 50 percent are considered to be "severely cost-burdened." Housing is generally considered to be affordable if the household pays less than 30 percent of income.⁶ The below graphic represents the cost burdened situation for Collier County.

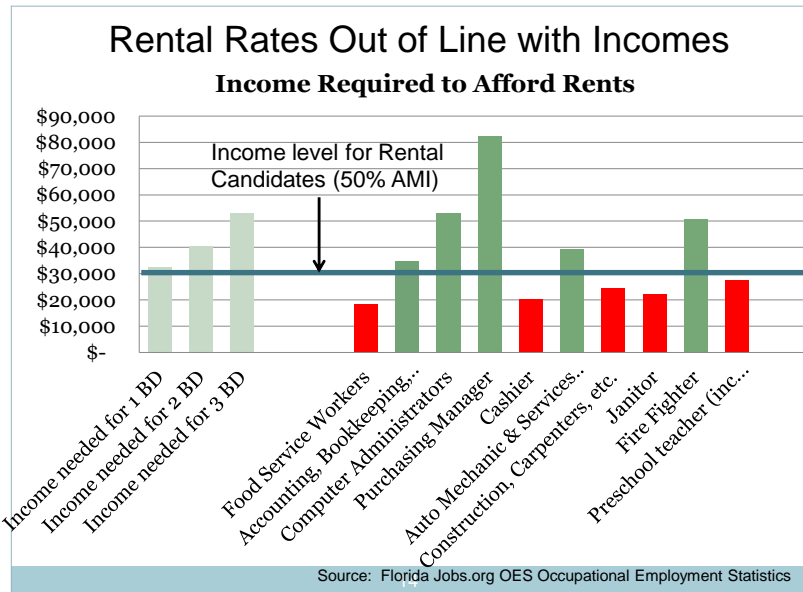


As indicated in the following chart, the wages of many workforce positions are insufficient to afford the rental rates in Collier County.

⁴ HUD defines “cost burdened” as a household paying more than 30% of their annual income for a mortgage payment.

⁵ HUD defines “severely cost burdened” as a household paying more than 50% of their annual income for a mortgage payment

⁶ Florida Housing Data Clearinghouse, Shimberg Center for Housing Studies, University of Florida derived from figures produced from University of Florida Bureau of Economic and Business Research



Responding to the Model and Model Operations

While the core model is population based, decisions concerning the need for additional affordable/workforce housing are not one dimensional. Therefore supplemental information will also be provided for consideration. Semi-annually, the model will be updated and the supplemental factors already noted will be reviewed. In addition, it is envisioned that the semi-annual review would also include other relevant factors and data that emerges over time.

The ultimate objective is to determine whether there is a gap between the need and availability of affordable/workforce housing; then determine what actions will be taken to close the gap. Should there be a gap, the most likely recommendations would be to activate, re-activate or modify the various incentives available in our community (Appendix 8 details the existing incentives.) It is certainly also possible that new incentives or programs may be recommended or developed in response the identified need.

The AHAC, staff and members of the public are beginning to work on a set of recommendations (referred to as a tool-kit) of potential incentives, programs, or regulation that can be deployed in response to the needs identified in the population based model and the supplemental information reviewed.

Recommendation

The working group recommends use of the population based core model and review of supplemental information as presented herein as the first generation affordable/workforce housing index model.

**COLLIER COUNTY GROWTH MANAGEMENT PLAN
and
CITY OF NAPLES COMPREHENSIVE PLAN**

HOUSING ELEMENT

Prepared by
Collier County Planning and Zoning Department
Comprehensive Planning Section

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
and
NAPLES CITY COUNCIL
Adopted October, 1997

**AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN/
CITY OF NAPLES COMPREHENSIVE PLAN
HOUSING ELEMENT**

<u>SYMBOL</u>	<u>DATE AMENDED</u>	<u>ORDINANCE NO.</u>
	February 5, 1991	91-15
	May 9, 2000	2000-25 **
	May 9, 2000	2000-26 ***
(I)	May 9, 2000	2000-27
(II)	January 25, 2007	2007-14 ****
(III)	January 8, 2013	2013-10 *****

The parenthesized Roman numeral symbols enumerated above appear throughout this Element and provide informational citations to adopted documents recorded in the Official Records of Collier County, as required by Florida law. These symbols are for informational purposes only, meant to mark entries amended after the 1997 adoption of the full Element and typically found in the margins of this document, but are not themselves adopted.

Note: Amendments made by Ordinance No. 91-15 are no longer denoted on the pages of the Element with Roman numeral symbols.

* Indicates adopted portions.

** Ordinance No. 2000-25 rescinded and repealed in its entirety Collier County Ordinance No. 99-63, which had the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM).

*** Ordinance No. 2000-26 amended Ordinance No. 89-05, as amended, the Collier County Growth Management Plan, having the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in Administration Commission Case No. ACC-99-02 (DOAH Case No. 98-0324GM), more specifically portions of the Intergovernmental Coordination Element (Ord. No. 98-56), Natural Groundwater Aquifer Recharge (Ord. No. 97-59) and Drainage (Ord. No. 97-61) sub-elements of the Public Facilities Element, Housing Element (Ord. No. 97-63), Golden Gate Area Master Plan (Ord. No. 97-64), Conservation and Coastal Management Element (Ord. No. 97-66), and the Future Land Use Element and Future Land Use Map (Ord. No. 97-67); and readopting Policy 2.2.3 of the Golden Gate Area Master Plan.

**** Based on 2004 Evaluation and Appraisal Report (EAR).

***** Based on 2011 Evaluation and Appraisal Report (EAR).

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PLEASE NOTE: Regarding the format of this joint Housing Element:

The Housing Element Goal and all the Objectives pertain to the entire County. The majority of all policies pertain to the entire County and are identified as JOINT CITY/COUNTY POLICIES.

However, some policies pertain to only one jurisdiction and therefore are specially referenced as a CITY OF NAPLES POLICY or a COUNTY POLICY.

Policies that are denoted with a plus symbol (+) are included for informational purposes only pursuant to Chapter 163. Policies identified as COUNTY POLICIES are not being adopted by the City of Naples. Policies identified as CITY POLICIES are not being adopted by Collier County. These policies are provided for informational purposes only.

(II) **I. INTRODUCTION**

(II) The goal of the Housing Element of the Collier County Growth Management Plan is “to create an adequate supply of decent, safe, sanitary, and affordable housing for all residents of Collier County.” With the exception of housing opportunities provided to citizens of very modest means, the provision and maintenance of housing is traditionally a function of the private market. The development of private housing in Collier County is driven by an expensive housing stock; effectively excluding low-income and working class families from the housing market. Thus, there is a need for the County to find ways to encourage the provision of affordable-workforce housing for these families.

(II) In Collier County, encouragement of the provision of affordable-workforce housing is the responsibility of the Collier County Operations Support and Housing Department. The purpose of the Department’s grants and affordable-workforce housing programs is to increase the supply of affordable-workforce housing countywide, through management of the County’s Affordable Housing Trust Fund. The trust fund has enabled the County to implement the following programs:

- Impact fee deferrals,
- Housing rehabilitation and emergency repair,
- Down payment / closing cost assistance,
- Land acquisition with new construction,
- Demolition with new construction,
- Special needs housing and pre-approved building plans,
- Meeting community needs by facilitating the creation of affordable-workforce housing opportunities; the improvement of communities; and the sustainability of neighborhoods.

(II) Collier County will continue to address its affordable-workforce housing deficit by working collaboratively with non-profit groups, governmental agencies, and public/private coalitions to coordinate activities and effectively leverage the resources available to the entire County. The most current data available from the University of Florida Shimberg Center is considered in assessing the County’s affordable-workforce housing deficit.

(II) = Plan Amendment by Ordinance No. 2007-14 on January 25 2007

**GOAL, OBJECTIVES AND POLICIES
HOUSING ELEMENT**

(II) **GOAL 1:**
TO CREATE AN ADEQUATE SUPPLY OF DECENT, SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL RESIDENTS OF COLLIER COUNTY.

(III) **OBJECTIVE 1:**
Provide new affordable housing units in order to meet the current and future housing needs of legal residents with very-low, low, moderate and affordable workforce incomes, including households with special needs such as rural and farmworker housing in rural Collier County.

JOINT CITY OF NAPLES/COUNTY POLICIES

(III) **Policy 1.1:**
By January 14, 2014, the Department of Housing, Human and Veteran Services shall establish a method of Indexing the demand for very-low, low, moderate and affordable workforce housing.

(III) **Policy 1.2:**
By January 14, 2014, the Department of Housing, Human and Veteran Services shall establish a method of Indexing the availability and costs of very-low, low, moderate and affordable workforce housing.

(III) **Policy 1.3:**
By January 14, 2014, the Department of Housing, Human and Veteran Services shall develop methods to predict future need, based on the Indexes established in Policies 1.1 and 1.2 above.

(III) **Policy 1.4:**
By January 14, 2015, the Department of Housing, Human and Veteran Services shall establish necessary strategies, methods and tools to support this Objective.

(III) **Policy 1.5:**
On an annual basis, beginning in June 2014, the Department of Housing, Human and Veteran Services shall provide a report to the Board of County Commissioners on the status of affordable housing in each Commission District within the County.

(II)(III) **Policy 1.6:**
The County shall maintain an interlocal agreement with the City of Naples that requires the City to provide their proportionate share of affordable housing units or provide the financial equivalent to the County. (The City's proportionate share and financial equivalent will be evaluated and substantiated by the most current data, studies, and methods available to the County.)

(III) **Policy 1.7:**
The interlocal agreement referenced within Policy 1.1 shall be re-evaluated every three years.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(II)(III) **Policy 1.8:**
The County shall, with the City of Naples, work together to accomplish the community wide goal of supporting a sufficient supply of market rate and below market rate housing. This effort may include the consolidation of the City of Naples and the County housing programs and activities, including, but not limited to, state and federally funded programs such as SHIP and CDBG, in an effort to provide greater efficiency.

(II)(III) **Policy 1.9:**
The County shall, with the City of Naples, explore the development of a fair share affordable housing ordinance that shall require commercial and residential developments to address the lack of affordable housing. The local jurisdictions will evaluate a broad range of options including the development of an affordable housing impact fee, the requirement that a percentage of units developed will be “set aside” for below market rate housing, an option whereby land could be donated to a nonprofit entity and/or placed in a land bank, or other alternatives that will assist in mitigating the rising need for affordable housing as the population increases.

(II)(III) **Policy 1.10:**
The County shall create or preserve affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction. Programs and strategies to encourage affordable-workforce housing development may include, but are not limited to, density by right within the Immokalee Urban area and other density bonus provisions, impact fee deferrals, expedited permitting (fast tracking), public-private partnerships, providing technical assistance and intergovernmental coordination.

CITY OF NAPLES POLICIES

None

COUNTY POLICIES

(II)(III) **Policy 1.11:**
The County shall maintain an inventory of all approved affordable housing units within the county. The inventory shall contain the location, structure type, number of bedrooms, and target income range for each housing unit.

(II)(III) **OBJECTIVE 2:**
Increase the number of affordable housing units, by the methods contained in Objective 1 and subsequent Policies, for very-low, low, moderate and affordable workforce income residents with the assistance of for-profit and not-for-profit providers of affordable housing, within the County and its municipalities.

JOINT CITY OF NAPLES/COUNTY POLICIES

(II)(III) **Policy 2.1:**
Not-for-profit agencies shall assist the County in reaching its annual affordable housing goal by holding workshops and fairs to raise awareness and understanding of housing issues in the County; working together to purchase and develop parcels; and, contributing funds towards the purchase of land for affordable housing projects.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

- (II)(III) **Policy 2.2:**
Partnerships shall be encouraged between private developers, non-profit entities, local governments and other interested parties to ensure the development of housing that meets the needs of the County's very-low, low, moderate and affordable workforce income residents.
- (II)(III) **Policy 2.3:**
The County shall, with the City of Naples, continue to provide community organizations with brochures and up-dates on various housing programs, grant opportunities, technical assistance and other information that will promote affordable housing opportunities for very low, low, moderate and affordable workforce income residents.
- (II)(III) **Policy 2.4:**
The County shall, with the City of Naples, continue to review existing codes and ordinances and amend them as needed to allow for flexible and innovative residential design that encourages mixed use development with a variety of housing designs, styles, and price ranges.
- (II)(III) **Policy 2.5:**
The County shall, with the City of Naples, continue to review its existing permit processing systems in an effort to reduce the processing time and cost of affordable housing and continue to identify areas that can be streamlined.
- (II) **Policy 2.6:**
Collier County shall continue to provide technical support and assistance to private developers and non-profit housing organizations in their efforts to secure State or Federal funding.
- (II)(III) **Policy 2.7:**
The County shall increase the utilization of existing impact fee ordinances to facilitate the development of affordable housing through the provisions of deferrals.

CITY OF NAPLES POLICIES

- (III) + **Policy 2.8:**
The City of Naples continues to provide financial, technical and support assistance to the residents of the Carver/River Park neighborhood through continued coordination with property owners, property managers and renters.

COUNTY POLICIES

- (II)(III) **Policy 2.9:**
The County shall review its Affordable-workforce Housing Density Bonus Ordinance every three years or sooner, as necessary, and revise the Ordinance, as necessary, to reflect changing community needs and market conditions. (The purpose of the Affordable-workforce Housing Density Bonus Ordinance shall be to encourage the blending of affordable housing density bonus units into market rate developments as well as to support developments exclusively providing affordable housing.)
- (II)(III) **Policy 2.10:**
The County Housing, Human and Veteran Services Department shall continue to administer affordable housing programs, in cooperation with public and private sponsors, to provide safe,

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

affordable housing to residents of the County's urban designated areas and rural areas. Programs administered by the Department will continue to include, but are not limited to:

- Impact fee deferrals
- Housing rehabilitation and emergency repairs
- Down payment and closing cost assistance
- Acquisition (exclusive of Collier County Government) and rehabilitation program

(II)(III) **Policy 2.11:**

The County in coordination with for-profit and not-for-profit providers of affordable housing development shall continue to coordinate with local utility providers to ensure that the necessary infrastructure and facilities for new housing developments are in place, consistent with the County's Concurrency Management System.

(II) **Policy 2.12:**

The County will continue to adopt and implement policies which provide for the proper siting and implementation of farm worker housing, including, but not limited to, strategies such as density bonus agreements, impact fee deferrals, and the provision of adequate infrastructure and services.

(II)(III) **OBJECTIVE 3:**

Continue to support and adequately fund housing programs to promote the preservation and protection of existing, stable residential neighborhoods. This will be accomplished through the utilization of State Housing Incentives Partnership (SHIP) and CDBG programs including, but not limited to, down payment/closing cost assistance, rehabilitation and emergency repair, demolition with new construction, and impact fee deferrals.

JOINT CITY OF NAPLES/COUNTY POLICIES

(II) **Policy 3.1:**

Collier County shall continue to seek out and utilize federal, state and local resources for housing rehabilitation programs that repair and maintain the existing housing stock. The County shall also continue to support local municipal and non-profit efforts to identify and secure funding for housing rehabilitation programs.

(II)(III) **Policy 3.2:**

The County shall support applications from for-profit and not-for-profit organizations that apply for state and federal funding for the purpose of constructing and/or rehabilitating affordable housing.

(II)(III) **Policy 3.3:**

The County shall continue to utilize SHIP resources and other funds to leverage the number and amount of loans provided by local lending institutions to very low, low, moderate and affordable workforce income residents for home improvements, rehabilitation and first time homebuyer's assistance.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

CITY POLICIES

- (II)(III) + **Policy 3.4:**
Through the Neighborhood Planning Process, the City of Naples continues to identify local housing issues and develop programs as needed to address these concerns.
- (II)(III) + **Policy 3.5:**
The City of Naples continues to implement incentive policies, where practical, to protect and preserve historic structures, and maintain the existing residential character of the area.
- (II)(III) + **Policy 3.6:**
The City of Naples continues to study and make recommendations to amend the Code of Ordinances to address impacts of larger homes on smaller lots within the City of Naples. These changes will be reviewed to determine their effectiveness.
- (II)(III) + **Policy 3.7:**
The City of Naples continues to address the conservation of housing stock and the preservation and protection of residential neighborhoods through its Neighborhood Action Plans.

COUNTY POLICIES

- (II)(III) **Policy 3.8:**
The County shall continue to maintain its Community Development Block Grant (CDBG) urban entitlement county status with the U.S. Department of Housing and Urban Development, which will continue to result in an annual allocation of federal funding available to assist very-low, low, moderate and affordable workforce income households.
- (II)(III) **OBJECTIVE 4:**
Conduct housing surveys, every three years or sooner, for the purpose of identifying substandard dwelling units. Through continued enforcement of housing codes, and the provision of housing rehabilitation or replacement programs, the number of substandard units (associated with a lack of plumbing and/or kitchen facilities) throughout the County shall be reduced by 5% per year through rehabilitation or demolition.

JOINT CITY OF NAPLES/COUNTY POLICIES

- (II)(III) **Policy 4.1:**
The County shall, with the City of Naples, utilize the most recent comprehensive housing inventory to develop and implement new programs to reduce substandard housing. Reduction of the number of substandard units will be accomplished by employing existing methods such as, but not limited to, housing code inspections, rehabilitation programs, and demolition of substandard units and their replacement with new construction.
- (II)(III) **Policy 4.2:**
The County shall, with the City of Naples, require the demolition of dilapidated, unsafe or unsanitary housing that does not meet the housing code or, which cannot economically be rehabilitated.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(II)(III) **Policy 4.3:**
The County shall, with the City of Naples, create a single uniform relocation housing policy, consistent with the U.S. Department of Housing and Urban Development requirements.

(II)(III) **Policy 4.4:**
In the event of a natural disaster, the County shall, with the City of Naples, require that replacement housing comply with all applicable federal, state and local codes and shall consider factors such as, but not limited to, commercial accessibility, public facilities, places of employment, and housing income.

(II)(III) **Policy 4.5:**
The County shall, with the City of Naples, require all dwelling units be maintained in a safe and sanitary condition, including adequate light, ventilation, sanitation and other provisions, as required by the County and the City of Naples minimum housing codes. This task will be accomplished through housing code inspections and code enforcement actions, and housing rehabilitation programs supported through state, federal, local and/or private resources.

CITY OF NAPLES POLICIES

None

COUNTY POLICIES

None

(II)(III) **OBJECTIVE 5:**
Annually monitor all identified historically significant homes in order to promote the conservation, maintenance and/or rehabilitation of those structures.

JOINT CITY OF NAPLES /COUNTY POLICIES

(II) **Policy 5.1:**
All residential structures that are listed on the National Register of Historic Places, or as contributing structures within the Old Naples National Register Historic District, or which are designated as locally significant historic resources, will be encouraged to maintain their historic value through the provision of technical assistance.

(II)(III) **Policy 5.2:**
The County shall, with the City of Naples, review their land development regulations, building code, FEMA regulations, and other requirements every five years, and amend these as necessary to encourage the conservation, maintenance and rehabilitation of historically significant structures.

CITY POLICIES

+ **Policy 5.3:**
The City will implement Objective 6 and all associated policies in the Future Land Use Element as they pertain to historically significant structures including the criteria for designation of locally historic resources found in Chapter 12 of the Support Document.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(II)(III) + **Policy 5.4:**

By 2019, the County shall with the City of Naples study potential incentives to encourage the conservation, maintenance and rehabilitation of historic homes and shall make recommendations to the City Council and to the Board of County Commissioners as to which incentives should be adopted.

COUNTY POLICIES

(II) **Policy 5.5:**

The conservation and rehabilitation of housing, which is of historic significance, shall be accomplished by working with private sector groups and private developers to develop incentive-based programs.

(II)(III) **Policy 5.6:**

By 2018, the Board of County Commissioners shall commission a new Historical Survey for all of unincorporated Collier County. The Survey shall review the current status of all previously identified historical structures and sites within the unincorporated County and shall make recommendations as to which of these sites or structures should be nominated to the National Register. The Survey shall also review and make similar recommendations regarding any previously unidentified historic structures or sites.

(II)(III) **Policy 5.7:**

By 2019, the Historical/Archaeological Preservation Ordinance shall be updated to include the results of the Historical Survey and any relevant changes in State or Federal regulations concerning historical properties.

(II)(III) **OBJECTIVE 6:**

Monitor changes to state and federal regulations pertaining to group housing and Continuing Care Retirement Centers, and, as necessary, amend the Land Development Code to ensure compliance.

JOINT CITY OF NAPLES/COUNTY POLICIES

(II)(III) **Policy 6.1:**

The County shall, with the City of Naples, provide non-profit group housing and Continuing Care Retirement Center organizations with information on federal, state and local housing resources that will assist them in the provision of special needs housing. On an annual basis, or as needed, provide technical assistance and support as organizations apply for funding assistance.

(II)(III) **Policy 6.2:**

The County shall, with the City of Naples, review the County and City's Fair Housing ordinances and procedures with regard to group housing and Continuing Care Retirement Centers and shall seek to consolidate local fair housing implementation in order to promote consistency and coordination in the siting of such facilities between the jurisdictions.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(II)(III) **Policy 6.3:**
The County shall, with the City of Naples, review their respective land development regulations and building codes, and amend as necessary, to ensure compliance with State and Federal regulations to provide for group housing and Continuing Care Retirement Centers, and foster care facilities licensed by the State of Florida.

(II)(III) **Policy 6.4:**
The County shall, with the City of Naples, allow group housing and Continuing Care Retirement Centers in residentially zoned neighborhoods where adequate infrastructure, services and resources are available. The location of these facilities will be in compliance with local land use regulations and will be consistent with Chapter 419, Florida Statutes.

CITY OF NAPLES POLICIES

None

COUNTY POLICIES

None

(II)(III) **OBJECTIVE 7:**
Restrict new rezonings for mobile home development to areas outside of the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map, due to area's susceptibility to flooding and storm surge.

JOINT CITY OF NAPLES/COUNTY POLICIES

None

CITY OF NAPLES POLICIES

(III) + **Policy 7.1:**
The City of Naples continues to recognize the existence of one mobile home park in the city limits through a Planned Development rezone process. This rezone process recognized that the Naples Mobile Home Park does provide affordable housing opportunities to those living in the 141 mobile homes and 31 recreational vehicle spaces within this complex.

(III) + **Policy 7.2:**
The City of Naples continues to disallow additional mobile home developments within the city limits due to the City's low elevation, susceptibility to flooding, storm surges and high winds in hurricane and tropical storms, and vulnerability to damage.

COUNTY POLICIES

(II) **Policy 7.3:**
The County has numerous sites where mobile homes are a permitted use and these sites will continue to be available for mobile home developments. However, due to the low lying elevations, susceptibility to flooding, storm surges and high winds from hurricanes and tropical

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

storms, and that mobile homes are particularly vulnerable to damage, no additional sites will be zoned for mobile home development within the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map.

(I)(II)(III)

OBJECTIVE 8:

Utilize SHIP, CDBG, or other funding sources and, in partnership with Federal, State and non-profit housing agencies, to provide in concert with Objective 1, a number of rehabilitated or new residential units per year for very low, low, moderate and affordable workforce income residents, based on identified need. (Families benefiting from such housing will include, but are not limited to, farmworkers and other populations with special housing needs.)

COUNTY POLICIES

(I)(II)(III)

Policy 8.1:

The County shall continue to identify sub-standard residences, of any type, within the Immokalee Urban Area and require that those residences be rehabilitated to current housing code standards or demolished.

(I)(II)(III)

Policy 8.2:

The County shall continue to target affordable housing and code enforcement programs to correct deficiencies identified in the 2004 Immokalee Urban Area housing assessment survey.

(I)(II)(III)

Policy 8.3:

Funding for rehabilitation of both owner and rental units shall be provided through USDA funding, State SHIP funding, CDBG funding, or other appropriate funding sources, and leveraged with additional funding sources to the maximum degree possible.

(I)(II)(III)

Policy 8.4:

Proposed farmworker housing sites will be evaluated and selected on the basis of health, safety and welfare concerns and to ensure that housing for this group is located in close proximity to employment locations, transportation opportunities, shopping opportunities, and health care facilities.

(I)(II)(III)

Policy 8.5:

The County shall utilize CDBG funds to provide farmworker-housing opportunities, including special consideration aimed at those units that current SHIP program guidelines prohibit from assistance.

(III)

OBJECTIVE 9:

Support housing programs that encourage the development of energy efficient and environmentally sensitive housing.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(III) JOINT CITY OF NAPLES/COUNTY POLICIES

(III) None

(III) CITY POLICIES

(III) None

(III) COUNTY POLICIES

(III) **Policy 9.1:**

The County shall encourage the construction of energy efficient housing by exploring innovative regulations that promote energy conserving and environmentally sensitive technologies and design.

(III) **Policy 9.2:**

The County shall educate the public about the economic and environmental benefits of resource efficient design and construction.

(III) **Policy 9.3:**

The County shall expedite plan review of housing projects that promote energy conservation and design.

(III) **Policy 9.4:**

The County shall continue to encourage the development of mixed housing types near employment centers in order to reduce Green House Gas emissions and minimize carbon footprints.

(III) **Policy 9.5:**

The County shall promote the incorporation of US EPA Energy Star Building and Appliances programs into construction and rehabilitation practices.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

2.06.00 - AFFORDABLE HOUSING DENSITY BONUS

2.06.01 - Generally

- A. Within most of the coastal urban designated areas identified on the future land use map of the Collier County GMP, a base **density** of four (4) residential **dwelling units** per gross acre is permitted. However, the base **density** may be adjusted depending on the characteristics of the **development**. One characteristic of a housing **development** which would allow the addition of **density** bonuses in order to increase the **density** over the base **density** is the provision of **affordable housing** in the **development**. The provision of **affordable housing** units may add up to eight (8) **dwelling units** per gross acre to the base **density** of four (4) residential **dwelling units** per gross acre, for a total of twelve (12) residential **dwelling units** per gross acre, plus any other **density** bonuses available, and minus any **density** reduction for traffic congestion area required, pursuant to the Collier County GMP. The total eligible **density** must not exceed a total of sixteen (16) **dwelling units** per gross acre, except as allowed through use of transfer of **development** rights, as provided for in the growth management plan. The program to accomplish this increase to provide **affordable housing** is called the **affordable housing density** Bonus (ADHB) program.
- B. Within most of the Immokalee Urban area, as identified on the Immokalee area master plan future land use map of the growth management plan, base densities are four or six or eight residential **dwelling units** per gross acre. However, the base **density** may be adjusted depending on the characteristics of the **development**. One characteristic of a housing **development** that would allow the addition of **density** bonuses is the provision of **affordable housing** in the **development**. The provision of **affordable housing** units may add up to eight **dwelling units** per gross acre to the base **density** of four, six or eight residential **dwelling units** per gross acre, for a total of twelve, fourteen or sixteen residential **dwelling units** per gross acre, plus any other **density** bonuses available. The total eligible **density** must not exceed a total of 16 **dwelling units** per gross acre.
- C. Within the Rural Lands Stewardship Area Overlay of the Agricultural/Rural area, as identified on the future land use map of the growth management plan, towns, villages, hamlets and compact rural **developments** are allowed at a **density** range of one-half to four **dwelling units** per gross acre. The allowed **density** may be adjusted depending on the characteristics of the **development**. One characteristic of a housing **development** that would allow the addition of **density** bonuses is the provision of **affordable housing** in the **development**. The provision of **affordable housing** units may add up to eight **dwelling units** per gross acre to the allowed **density** of one-half to four **dwelling units** per gross acre, for a total of eight and one-half to twelve and one-half residential **dwelling units** per gross acre, plus any other **density** bonuses available.
- D. In order to qualify for the AHDB for a **development**, the developer must apply for and obtain the AHDB from the County for a **development** in accordance with this section, especially in accordance with the provisions of the AHDB program, including the AHDB rating system, the AHDB monitoring program, and the limitations on the AHDB.
 1. *Preapplication conference.* Prior to submitting an application for AHDB, a preapplication conference may be scheduled with the County Manager or his designee. If the proposed **development** is to include **affordable housing**, the housing and urban improvement director must participate in the preapplication conference. The preapplication conference provides an opportunity to familiarize the **applicant** with the AHDB program and provides an opportunity for the county staff to obtain a clear understanding of the proposed **development**. The AHDB rating system, the AHDB monitoring program, the limitations, criteria, procedures, standard conditions, standard forms, and other information will be discussed and made available to the **applicant**. Depending on the type of **development** proposed, the application may be combined with an application for a planned unit **development** (PUD), a rezone, or a Stewardship Receiving Area.

2. *Application.* An application for AHDB for a **development** must be submitted to the County Manager or his designee in the form established by the County Manager or his designee. One additional copy of the application as otherwise required must be provided for the housing and urban improvement director. The application must, at a minimum, include:
 - a. Zoning districts proposed by the **applicant** on the property and acreage of each;
 - b. The total number of residential **dwelling units** in the proposed **development**, categorized by number of bedrooms and whether the unit is to be rented or owner-occupied;
 - c. The total number of AHDB units requested, categorized by number of bedrooms and whether the unit is to be rented or owner-occupied;
 - d. Total number of **affordable housing** units proposed in the **development** categorized by level of income, number of bedrooms, and rental units and owner-occupied units:
 - i. Moderate income households (one bedroom, two bedrooms, or three bedrooms or more).
 - ii. Low income households (one bedroom, two bedrooms, or three bedrooms or more).
 - iii. Very low income households (one bedroom, two bedrooms, or three bedrooms or more).
 - iv. Total **affordable housing** units (one bedroom, two bedrooms, or three bedrooms or more).
 - e. Gross **density** of the proposed **development**;
 - f. Whether the AHDB is requested in conjunction with an application for a **planned unit development** (PUD), an application for rezoning, an application for a Stewardship Receiving Area, or a **conditional use** application for a Commercial Mixed Use project as provided for within section 4.02.38 of the LDC; and
 - g. Any other information which would reasonably be needed to address the request for AHDB for the **development** pursuant to the requirements set forth in this section.
3. *Determination of completeness.* After receipt of an application for AHDB, the housing and urban improvement director shall determine whether the application submitted is complete. If he determines that the application is not complete, the housing and urban improvement director shall notify the **applicant** in writing of the deficiencies. The housing and urban improvement director shall take no further steps to process the application until the deficiencies have been remedied.
4. *Review and recommendation by the County Manager or designee.* After receipt of a completed application for AHDB, the County Manager or designee must review and evaluate the application in light of the AHDB rating system, the AHDB monitoring program and the requirements of this section. The County Manager or designee must coordinate with the **development** services director to schedule the AHDB application with the companion application for rezoning, planned unit **development** or stewardship receiving area, and must recommend to the planning commission and the BCC to deny, grant, or grant with conditions, the AHDB application. The recommendation of the County Manager or designee must include a report in support of recommendation.
5. *Review and recommendation by the planning commission.* Upon receipt by the planning commission of the application for AHDB and the written recommendation and report of the County Manager or designee, the planning commission must schedule and hold a properly advertised and duly noticed public hearing on the application. If the application has been submitted in conjunction with an application for a PUD, then the hearing must be consolidated and made a part of the public hearing on the application for the PUD before the planning commission, and the planning commission must consider the application for AHDB in conjunction with the application for the PUD. If the application has been submitted in conjunction with an application for a rezoning, then the hearing must be consolidated and made

a part of the public hearing on the application for rezoning before the planning commission, and the planning commission must consider the application for AHDB in conjunction with the application for rezoning. If the application has been submitted in conjunction with an application for a stewardship receiving area, then the hearing must be consolidated and made a part of the public hearing on the application for stewardship receiving area before the planning commission, and the planning commission must consider the application for AHDB in conjunction with the application for stewardship receiving area. After the close of the public hearing, the planning commission must review and evaluate the application in light of the requirements of this section and the requirements for a rezoning, PUD rezoning, or stewardship receiving area, as applicable, and must recommend to the BCC that the application be denied, granted or granted with conditions.

6. *Review and determination by Board of County Commissioners.* Upon receipt by the BCC of the application for AHDB and the written recommendation and report of the County Manager or designee and recommendation of the planning commission, the BCC must schedule and hold a properly advertised and duly noticed public hearing on the application. If the application has been submitted in conjunction with an application for a planned unit **development** (PUD), then the hearing must be consolidated and made a part of the public hearing on the application for the planned unit **development** (PUD) before the BCC, and the BCC must consider the application for AHDB in conjunction with the application for the planned unit **development** (PUD). If the application has been submitted in conjunction with an application for a rezoning, then the hearing must be consolidated and made a part of the public hearing on the application for rezoning before the BCC, and the BCC must consider the application for AHDB in conjunction with the application for rezoning. If the application has been submitted in conjunction with an application for a stewardship receiving area, then the hearing must be consolidated and made a part of the public hearing on the application for stewardship receiving area before the BCC, and the BCC must consider the application for AHDB in conjunction with the application for stewardship receiving area. After the close of the public hearing, the BCC must review and evaluate the application in light of the requirements of this section and the requirements for a rezoning, and must deny, grant, or grant with conditions, the application in accordance with the AHDB rating system and the AHDB monitoring program.
- E. The procedures to request approval of a **density** bonus are described in Chapter 10 of this LDC, along with requirements for the developer's agreement to ensure compliance.

(Ord. No. 05-27, § 3.G; Ord. No. 06-63, § 3.K)

2.06.02 - Purpose and Intent

- A. Section 2.06.00 is intended to implement and be consistent with the GMP, § 163.3161 *et seq.* F.S, Rule 9J-5, F.A.C., and the Stipulated Settlement Agreement in DOAH Case No. 89-1299 GM, by providing for moderate, low, and very low income housing through the use of **density** bonuses which allow an increase in the number of residential **dwelling units** per acre allowed on property proposed for **development**, thereby decreasing the per unit cost of land and **development**.
- B. This objective is accomplished by implementing an AHDB program which consists of an AHDB rating system and an AHDB monitoring program. The purpose of the AHDB rating system is to provide increased residential densities to developers who guarantee that a portion of their housing **development** will be affordable by households of moderate, low, or very low income, thus expanding housing opportunities for moderate, low, and very low income households throughout the county. The purpose of the AHDB monitoring program is to provide assurance that the program is properly implemented, monitored, and enforced, and that useful information on **affordable housing** may be collected.

2.06.03 - AHDB Rating System

- A. The AHDB rating system shall be used to determine the amount of the AHDB which may be granted for a **development**, based on household income level, type of **affordable housing** units (owner-occupied or rental, single-family or multi-family), and percentage of **affordable housing** units in the **development**. To use the AHDB rating system, Table A below, shall be used. Table A shall be reviewed and updated, if necessary, on an annual basis by the BCC or its designee.
1. First, choose the household income level (50% of median income, 60% of median income, or 80% of median income) of the **affordable housing** unit(s) proposed in the **development**, and the type of **affordable housing** units (owner-occupied or rental, single-family or multi-family, where applicable) to be provided, as shown in Table A. An AHDB based on the household income level is shown in Table A. Table A will indicate the maximum number of residential **dwelling units** per gross acre that may be added to the base **density**. These additional residential **dwelling units** per gross acre are the maximum AHDB available to that **development**. **Developments** with percentages of **affordable housing** units which fall in between the percentages shown on Table A shall receive an AHDB equal to the lower of the 2 percentages it lies between, plus 1/10 of a residential **dwelling unit** per gross acre for each additional percentage of **affordable housing** units in the **development**. For example, a **development** which has 24 percent of its total residential **dwelling units** as **affordable housing** units, at the 80 percent MI level will receive an AHDB of 2.4 residential **dwelling units** per gross acre for the **development**.
 2. Where more than 1 type of **affordable housing** unit (based on level of income shown in Table A) is proposed for a **development**, the AHDB for each type shall be calculated separately. After the AHDB calculations for each type of **affordable housing** unit have been completed, the AHDB for each type of unit shall be added to those for the other type(s) to determine the maximum AHDB available for the **development**. In no event shall the AHDB exceed eight (8) **dwelling units** per gross acre.

**Table A. Affordable-Workforce-Gap Housing Density Bonus
(Additional Available Dwelling Units Per Gross Acre)**

Maximum Allowable Density Bonus by Percent of Development Designated as Affordable-Workforce-Gap Housing											
Product	Household Income (% median)	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Gap	81—150% MI* **	1	2	3	4	5	6	6	6	6	n/a
Workforce	61—80% MI*	2	3	5	8	8	8	8	8	8	8
Low	51—60% MI	3	4	6	8	8	8	8	8	8	8
Very Low	50% or less	4	5	7	8	8	8	8	8	8	8

	MI										
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*Owner-occupied only

**May only be used in conjunction with at least 10% at or below 80% MI

Total Allowable Density = Base Density + Affordable-Workforce-Gap Housing Density Bonus
 In no event shall the maximum gross density allowed exceed 16 units per acre.

- B. The AHDB shall be available to a **development** only to the extent that it otherwise complies and is consistent with the GMP and the land **development** regulations, including the procedures, requirements, conditions, and criteria for "PUDs" and rezonings, where applicable.
- C. The minimum number of **affordable housing** units that shall be provided in a **development** pursuant to this section shall be ten (10) **affordable housing** units.
- D. The ratio of number of bedrooms per **affordable housing** unit shall in general be equal to the ratio of the number of bedrooms per residential unit for the entire **development**.

(Ord. No. 05-27, § 3.H; Ord. No. 06-14, § 3.A)

2.06.04 - Limitations on Affordable Housing Density Bonus

Anything to the contrary notwithstanding, the following limitations and conditions shall apply to all of the AHDB for a **development**:

- A. **Affordable housing density bonus development agreement required.** The AHDB shall be available to a **development** only when an AHDB **development agreement** has been entered into by the developer/ **applicant** and the BCC, and such agreement has been approved by the county attorney and the BCC pursuant to the public hearing process established in this section prior to execution. Amendments to such agreement shall be processed in the same manner as the original agreement. The AHDB **development agreement** shall include, at a minimum, the following provisions:
 - 1. Legal description of the land subject to the agreement and the names of its legal and equitable owners.
 - 2. Total number of residential **dwelling units** in the **development**.
 - 3. Minimum number of **affordable housing** units, categorized by level of household income, type of unit (single-family or multifamily, owner-occupied or rental), and number of bedrooms, required in the **development**.
 - 4. Maximum number of AHDB **dwelling units** permitted in the **development**.
 - 5. Gross **residential density** of the **development**.
 - 6. Amount of monthly rent for rental units, or the price and conditions under which an owner-occupied unit will be sold, for each type of **affordable housing** unit in accordance with the definition for each type of **affordable housing** rental unit (moderate, low, and very low).
 - 7. The foregoing notwithstanding, any rent charged for an **affordable housing** unit rented to a low or very low income family shall not exceed 90 percent of the rent charged for a comparable market rate dwelling in the same or similar **development**. Comparable market rate means the rental amount charged for the last market rate dwelling unit of comparable

square footage, amenities, and number of bedrooms, to be rented in the same **development**.

8. No **affordable housing** unit in the **development** shall be rented to a tenant whose household income has not been verified and certified in accordance with this division as moderate, low, or very low income family. Such verification and certification shall be the responsibility of the developer and shall be submitted to the County Manager or his designee for approval. Tenant income verification and certification shall be repeated annually to assure continued eligibility.
9. No **affordable housing** unit that is to be sold, leased with option to purchase, or otherwise conveyed in the **development** shall be sold, leased with option to purchase, or otherwise conveyed to a buyer whose household income has not been verified and certified in accordance with this section as moderate, low, or very low income family. Such verification and certification shall be the responsibility of the developer and shall be submitted to the County Manager or his designee for approval. It is the intent of this section to keep housing affordable; therefore, any person who buys an **affordable housing** unit must agree, in a lien instrument to be recorded with the Clerk of the Circuit Court of Collier County, Florida, that if he sells the property (including the land and/or the unit) within 15 years after his original purchase at a sales price in excess of five percent per year of his original purchase price that he will pay to the county an amount equal to one-half of the sales price in excess of five percent increase per year. The lien instrument may be subordinated to a qualifying first mortgage.
10. For example, a person originally buys a designated **affordable housing** unit (a house) for \$60,000.00 and sells it after five years for \$80,000.00. A five percent increase per year for five years will give a value of \$76,577.00. Deducting this amount from the sales price of \$80,000.00 gives a difference of \$3,423.00. The seller would then owe the county \$1,711.50 (one-half of \$3,423.00). Payment of this amount would release the first owner from the recorded lien against the property. Such payment shall be maintained in a segregated fund, established by the county solely for **affordable housing** purposes, and such money shall be used solely to encourage, provide for, or promote **affordable housing** in Collier County.
11. No **affordable housing** unit in any **building** or **structure** in the **development** shall be occupied by the developer, any person related to or affiliated with the developer, or a resident manager.
12. When the developer advertises, rents, sells or maintains the **affordable housing** unit, it must advertise, rent, sell, and maintain the same in a nondiscriminatory manner and make available any relevant information to any person who is interested in renting or purchasing such **affordable housing** unit. The developer shall agree to be responsible for payment of any real estate commissions and fees. The **affordable housing** units in the **development** shall be identified on all building plans submitted to the county and described in the application for AHDB.
13. The developer shall not disclose to persons, other than the potential tenant, buyer or lender of the particular **affordable housing** unit or units, which units in the **development** are designated as **affordable housing** units.
14. The square footage, construction and design of the **affordable housing** units shall be the same as market rate **dwelling units** in the **development**.
15. The AHDB agreement and authorized **development** shall be consistent with the growth management plan and land *development* regulations of Collier County that are in effect at the time of **development**. Subsequently adopted laws and policies shall apply to the AHDB agreement and the **development** to the extent that they are not in conflict with the number, type of **affordable housing** units and the amount of AHDB approved for the **development**.

16. The **affordable housing** units shall be intermixed with, and not segregated from, the market rate **dwelling units** in the **development**.
 17. The conditions contained in the AHDB **development agreement** shall constitute covenants, restrictions, and conditions which shall run with the land and shall be binding upon the property and every person having any interest therein at anytime and from time to time.
 18. The AHDB **development agreement** shall be recorded in the official records of Collier County, Florida, subsequent to the recordation of the grant deed pursuant to which the developer acquires fee simple title to the property.
 19. Each **affordable housing** unit shall be restricted to remain and be maintained as the type of **affordable housing** rental unit (moderate, low or very low income) designated in accordance with the AHDB **development agreement** for at least 15 years from the issuance of a certificate of occupancy for such unit.
 20. The developer and owner of the **development** shall provide on-site management to assure appropriate security, maintenance and appearance of the **development** and the **dwelling units** where these issues are a factor.
- B. *Compliance with growth management plan and land **development** regulations.* The AHDB shall be available to a **development** only to the extent that it otherwise complies and is consistent with the GMP and the land **development** regulations, including the procedures, requirements, conditions and criteria for planned unit **developments** (PUDs) and rezonings, where applicable.
 - C. *Minimum number of **affordable housing** units.* The minimum number of **affordable housing** units that shall be provided in a **development** pursuant to this section shall be ten **affordable housing** units.
 - D. *Nontransferable.* The AHDB is not transferrable between **developments** or properties.
 - E. *Phasing.* In the case where a **development** will occur in more than one phase, the percentage of **affordable housing** units to which the developer has committed for the total **development** shall be maintained in each phase and shall be constructed as part of each phase of the **development** on the property. For example, if the total development's AHDB is based on the provision of ten percent of the total **dwelling units** as **affordable housing** rental units for low income households with two bedrooms per unit, then each phase must maintain that same percentage (ten percent in this case) cumulatively.

(Ord. No. 04-72, § 3.H)

2.06.05 - Affordable Housing Density Bonus Monitoring Program

- A. *Annual progress and monitoring report.* The AHDB for a **development** shall be subject to the AHDB monitoring program set forth in this section. The developer shall provide the County Manager or his designee with an annual progress and monitoring report regarding the delivery of **affordable housing** rental units throughout the period of their construction, rental and occupancy for each of the developer's **developments** which involve the AHDB in a form developed by the County Manager or his designee. The annual progress and monitoring report shall, at a minimum, require any information reasonably helpful to ensure compliance with this section and provide information with regard to **affordable housing** in Collier County. To the extent feasible, the County Manager or his designee shall maintain public records of all **dwelling units** (AHDB and **affordable housing** units) constructed pursuant to the AHDB program, all **affordable housing** units constructed pursuant to the AHDB program, occupancy statistics of such **dwelling units**, complaints of violations of this section which are alleged to have occurred, the disposition of all such complaints, a list of those persons who have participated as tenants or buyers in the AHDB program, and such other records and information as the County Manager or his designee believes may be necessary or desirable to monitor the success of the AHDB program and the degree of compliance therewith. Failure to

complete and submit the monitoring report to the County Manager or his designee within 60 days from the due date will result in a penalty of up to \$50.00 per day per incident or occurrence unless a written extension not to exceed 30 days is requested prior to expiration of the 60-day submission deadline.

B. *Income verification and certification.*

1. Eligibility. The determination of eligibility of moderate, low, and very low income families to rent or buy and occupy **affordable housing** units is the central component of the AHDB monitoring program. Family income eligibility is a three-step process: (1) submittal of an application by a buyer or tenant; (2) verification of family income; and (3) execution of an income certification. All three shall be accomplished prior to a buyer or tenant being qualified as an eligible family to rent or purchase and occupy an **affordable housing** unit pursuant to the AHDB program. No person shall occupy an **affordable housing** unit provided under the AHDB program prior to being qualified at the appropriate level of income (moderate, low or very low income).
2. The developer shall be responsible for accepting applications from buyers or tenants, verifying income and obtaining the income certification for its **development** which involves AHDB, and all forms and documentation must be provided to the County Manager or his designee prior to qualification of the buyer or tenant as a moderate, low or very low income family. The County Manager or his designee shall review all documentation provided, and may verify the information provided from time to time. Prior to occupancy by a qualified buyer or tenant, the developer shall provide to the County Manager or his designee, at a minimum, the application for **affordable housing** qualification, including the income verification form and the income certification form, and the purchase contract, lease, or rental agreement for that qualified buyer or tenant. At a minimum, the lease shall include the name, address and telephone number of the head of household and all other occupants, a description of the unit to be rented, the term of the lease, the rental amount, the use of the premises, and the rights and obligations of the parties. Random inspections to verify occupancy in accordance with this section may be conducted by the County Manager or his designee.
3. Application. A potential buyer or tenant shall apply to the **developer**, owner, manager, or agent to qualify as a moderate, low, or very low income family for the purpose of renting and occupying an **affordable housing** rental unit pursuant to the AHDB program. The application for **affordable housing** qualification shall be in a form provided by the County Manager or his designee and may be a part of the income certification form.
4. Income verification. The County Manager or his designee or the developer shall obtain written verification from the potential occupant (including the entire household) to verify all regular sources of income to the potential tenant (including the entire household). The written verification form shall include, at a minimum, the purpose of the verification, a statement to release information, employer verification of gross annual income or rate of pay, number of hours worked, frequency of pay, bonuses, tips and commissions and a signature block with the date of application. The verification may take the form of the most recent year's federal income tax return for the potential occupants (including the entire household), a statement to release information, tenant verification of the return, and a signature block with the date of application. The verification shall be valid for up to 90 days prior to occupancy. Upon expiration of the 90-day period, the information may be verbally updated from the original sources for an additional 30 days, provided it has been documented by the person preparing the original verification. After this time, a new verification form must be completed.
5. Income certification. Upon receipt of the application and verification of income, an income certification form shall be executed by the potential buyer or tenant (including the entire household) prior to sale or rental and occupancy of the **affordable housing** unit by the owner or tenant. Income certification that the potential occupant has a moderate, low, or very low household income qualifies the potential occupant as an eligible family to buy or rent and occupy an **affordable housing** unit under the AHDB program. The income certification shall be in a form provided by the County Manager or his designee.

(Ord. No. 04-72, § 3.I)

2.06.06 - Violations and Enforcement

- A. *Violations.* It is a violation of section 2.06.00 to rent, sell or occupy, or attempt to rent, sell or occupy, an **affordable housing** rental unit provided under the AHDB program except as specifically permitted by the terms of section 2.06.00, or to knowingly give false or misleading information with respect to any information required or requested by the County Manager or his designee or by other persons pursuant to the authority which is delegated to them by section 2.06.00.
- B. *Notice of violation.* Whenever it is determined that there is a violation of section 2.06.00, a notice of violation shall be issued and sent by the County Manager or his designee by certified return receipt requested U.S. mail, or hand delivery to the person or developer in violation of section 2.06.00. The notice of violation shall be in writing, shall be signed and dated by the County Manager or his designee or such other county personnel as may be authorized by the BCC, shall specify the violation or violations, shall state that said violation(s) shall be corrected within ten days of the date of notice of violation, and shall state that if said violation(s) is not corrected by the specified date that civil and/or criminal enforcement may be pursued. If said violation(s) is not corrected by the specified date in the notice of violation, the County Manager or his designee shall issue a citation which shall state the date and time of issuance, name and address of the person in violation, date of the violation, section of these regulations, or subsequent amendments thereto, violated, name of the County Manager or his designee, and date and time when the violator shall appear before the code enforcement board.
- C. *Criminal enforcement.* Any person who violates any provision of this section shall, upon conviction, be punished by a fine not to exceed \$500.00 per violation or by imprisonment in the county jail for a term not to exceed 60 days, or by both, pursuant to the provisions of F.S. § 125.69. Such person also shall pay all costs, including reasonable attorneys fees, including those incurred on appeal, involved in the case. Each day such violation continues, and each violation, shall be considered a separate offense.
- D. *Civil enforcement.* In addition to any criminal penalties which may be imposed pursuant to section 2.06.06 C. above, Collier County and the County Manager or his designee shall have full power to enforce the terms of this section and any AHDB **development agreements**, rezoning conditions or stipulations, and planned unit **development** (PUD) conditions and stipulations pursuant to this section and the rights, privileges and conditions described herein, by action at law or equity. In the event that it is determined that a violation has occurred and has not or will not be corrected within 60 days, the certificate of occupancy for all AHDB units within the **development** shall be withdrawn and the sanctions or penalties provided in the AHDB **development agreement** shall be pursued to the fullest extent allowed by law.

(Ord. No. 04-72, § 3.J)

ARTICLE IV. - AFFORDABLE HOUSING IMPACT FEE DEFERRAL^[2]

Footnotes:

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Editor's note— Section 4 of Ord. No. 2005-40 renamed art. IV to read as herein set out. Formerly, art. IV was entitled "Affordable Housing Impact Fee Waiver or Deferral."

Sec. 74-401. - Impact fee deferral.

(a) *Applicability.*

- (1) Pursuant to the requirements established in this section and article IV, the county shall defer the payment of the impact fee for any new owner-occupied or rental development which qualifies as affordable housing under this article.
- (2) Any person seeking an affordable housing deferral for proposed development shall file with the county manager an application for deferral, prior to receiving a building permit for the proposed development or after receiving a building permit for those permits issued between June 23, 2015 and June 23, 2016. The application for deferral shall contain the following:
 - a. The name and address of the applicant;
 - b. An up to date, complete legal description of the site upon which the development is proposed to be located;
 - c. The maximum income level of the owner, or if the owner is a developer or builder, the income level of the household to which the dwelling unit it to be sold or provided for occupancy;
 - d. The square footage and number of bedrooms in each dwelling unit of the development.
- (3) If the proposed development meets the requirements for an affordable housing deferral as set forth in this article, the county manager may, but is not required to, enter into an impact fee deferral agreement and is authorized to execute such deferral agreements along with any corresponding tri-party agreement intended to further define repayment obligations, as may be applicable, with the owner or applicant. The impact fee deferral agreement shall be accepted by the county in lieu of prompt payment of the impact fee that would otherwise then be due and payable but for the agreement.
- (4) Unless specifically provided to the contrary by majority action of the board, such as by an agreement or condition of development, water and sewer impact fees are fully exempt from all rental and CWHIP impact fee deferral programs.

(b) *Qualifying owner-occupied dwelling.* To qualify for an affordable housing impact fee deferral, an owner-occupied dwelling unit must meet all of the following criteria:

- (1) The owner(s) or anticipated owner(s) of dwelling unit must have a very low, or moderate income level, at the time of final execution by the county of a deferral agreement as those income level terms are defined in section 74-402.
- (2) The monthly mortgage payment, including taxes and insurance, must not exceed 30 percent of that amount which represents the percentage of the median annual gross income for the applicable household category as indicated in section 74-702. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing,

and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark.

- (3) A dwelling unit shall qualify as "owner-occupied" if:
 - a. a written affirmation from the developer to the county guarantees that the requisite affordable housing units will be constructed, and
 - b. the affirmation is in effect at the date of execution of the impact fee deferral agreement by the county, and
 - c. within six months from the date of issuance of the certificate of occupancy or the execution of the affirmation, whichever is later, any option to purchase is exercised and the purchaser takes ownership of the dwelling unit.
 - (4) If the purchaser fails to purchase the dwelling unit within the six-month period, then:
 - a. the deferred impact fee is considered in default as of the date that the fee would have been due without the deferral; and
 - b. the applicant shall pay all of the impact fees, including delinquency fees and interest dating back to the date that the fees would have been assessed but for the deferral as provided in section 74-501.
 - (5) The owner, or if there is more than one owner, both of the owners, must be a first-time home buyer. To qualify as a first-time home buyer, the owner must not have had an ownership interest in his/her primary residence in the past three years.
 - (6) The dwelling unit must be the homestead of the owner(s). The owner(s) of the dwelling unit must be at least 18 years of age and must be either citizen(s) of the United States or be a legal alien who permanently resides in the United States. Proof of United States Citizenship or permanent legal residency must be established to the county's sole satisfaction. The dwelling unit must be granted a homestead tax exemption pursuant to Chapter 196, Florida Statutes.
 - (7) No more than 50 deferral agreements are permitted at any single time for an individual developer, or for any developments that are under common ownership. For purposes of this subsection, "common ownership" means ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockbroker, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.
- (c) *Qualifying rental and community workforce housing innovation pilot program (CWHIP) dwellings.*
- (1) To qualify for an impact fee deferral, a dwelling unit offered for rent must meet all of the following criteria:
 - a. The household renting the dwelling unit, including any multifamily dwelling unit, must have a very low or low income level, at the commencement of the leasehold and during the duration thereof, as those terms are defined in section 74-402.
 - b. The dwelling unit must be and must remain the household's permanent residence. The head of the household must be at least 18 years of age and must be either a citizen of the United States or be a legal alien who permanently resides in the United States.
 - c. In no instance shall rental limits exceed the rental limits established by the Florida Housing Finance Corporation for rents adjusted to bedroom size in projects assisted under the, Florida Housing Finance Corporation or any other local, state, or federal agency, based on unit size.
 - (2) To qualify for an impact fee deferral, a CWHIP dwelling must meet all of the following criteria:

- a. The residential development must meet all requirements pursuant to F.S. § 420.5095, (the "Community Workforce Housing Innovation Pilot Program"), as amended; be designated by the board of county commissioners as a CWHIP project for Collier County; and be approved and awarded CWHIP funds by the State of Florida.
 - b. For owner-occupied CWHIP dwellings, the owner(s) of the dwelling unit must be at least 18 years of age and must be either citizen(s) of the United States, or be a legal alien who permanently resides in the United States. Proof of United States citizenship or permanent legal residency must be established to the county's sole satisfaction. The dwelling unit must be granted a homestead tax exemption pursuant to F.S. ch. 196.
 - c. For rental CWHIP dwellings, the dwelling unit must be and must remain the household's permanent residence. The head of the household must be at least 18 years of age and must be either a citizen of the United States, or be a legal alien who permanently resides in the United States.
- (d) *Repayment for owner-occupied units.*
- (1) All impact fees deferred for owner-occupied dwelling units shall become due and payable and shall be immediately paid in full to the county upon:
 - a. The sale of the dwelling; or
 - b. Refinancing of the purchase mortgage or loans secured by senior real property security instruments; or
 - c. A loss of the homestead exemption under Section 4, Article X of the State Constitution.
 - d. The first occurrence of any sale or transfer of any part of the affected real property, and in any such event the deferred impact fees shall be paid in full to the county not later than the closing of the sale, or not later than the effective date of the transfer.
 - (2) Repayment shall include any accrued interest. Interest shall be computed at the rate of five percent per annum, but no event shall it exceed 25 percent of the total fee amount.
 - (3) Notwithstanding anything in this subsection (d)(1) of this section 74-401, the director of the financial administration and housing department of community development and environmental services division may waive the triggering of the obligation to pay deferred impact fees due to a refinancing if the director determines that the refinancing is for improvements or repairs to the dwelling that will enhance the value of the dwelling, and is of such a nature as not to justify that the deferred impact fees should become due and payable because of the sale, transfer, or refinancing.
- (e) *Repayment for rental and community workforce housing innovation pilot program (CWHIP) dwelling units.* Deferred impact fees for rental dwelling units, including any multifamily dwelling units, single-family detached houses, modular homes (also known as residential manufactured buildings) and mobile homes (also known as manufactured homes) as defined in section 74-108 of this chapter, and community workforce housing innovation pilot program (CWHIP) dwelling units, shall in all events be due and payable not later than ten years after the execution of the impact fee deferral agreement by the county, unless otherwise extended by the board of county commissioners. Such fees shall be accelerated and automatically be due and payable prior to that time period if there is any breach of the subject impact fee deferral agreement by the noncounty party. For CWHIP units, the residential development must at all times continue to meet all requirements of F.S. § 420.5095, (the "Community Workforce Housing Innovation Pilot Program"), as amended, throughout the deferral period, failing which the lien shall become immediately due and payable and shall thereafter generate interest at the statutory judgment rate set forth in F.S. § 55.03, as amended.
- (f) *Repayment obligations.*
- (1) *Generally.* The impact fees deferred shall be a lien on the property until all requirements under this article and the agreement have been satisfied.
 - (2) *Rentals.*

- a. Annually, the owner (i.e., lessor) of a rental dwelling unit, including any multi-family dwelling unit, shall provide to the county manager an affidavit of compliance with the criteria set forth in this section. The affidavit must be filed within 30 days of the anniversary date of the issuance of a certificate of occupancy. If the affidavit is not filed on time the affiant shall pay to the county a \$50.00 late fee.
 - b. If the income of any unit renter which originally qualified as very low or low income level as defined in section 74-402, below, exceeds the standards set forth in subsection (c) by more than 40 percent, then the deferred impact fee shall become immediately due and payable by the owner or, in the alternative, the owner shall have 90 days to comply with the affordable housing standards set forth in this section. Developments which are then monitored by the Florida Housing Finance Corporation, or any other state or federal agency, will not be required to file this separate affidavit of compliance with the county manager. The applicant shall provide a true copy of these monitoring reports to the County Department of Financial Administration and Housing.
- (3) *Owner-occupied dwelling units.* If the household income of the qualified owner-occupied dwelling unit rises above the standards for deferrals set forth in subsection (b) of this section, the owner shall maintain the deferral. Notwithstanding the foregoing, all outstanding impact fees deferred shall be paid in full upon sale or transfer of the dwelling unit.
- (g) *Deferral agreements.* The owner receiving an impact fee deferral shall enter into a deferral agreement of impact fee agreement with the county. A separate deferral agreement shall be executed for each qualifying owner-occupied dwelling or qualifying rental dwelling. While applicants are required to enter into a deferral agreement in order to receive a deferral of impact fees, nothing in this section requires the county to enter into a deferral agreements. The deferral agreement shall provide for, at a minimum, the following and shall further include such provisions deemed necessary by the board to effectuate the provisions of this article:
- (1) The legal description of the dwelling unit.
 - (2) Where an impact fee deferral is given to an owner who will be selling or renting the dwelling unit to a subsequent purchaser or renter, the development must be sold or rented to households meeting the criteria set forth in this article in order to maintain the deferral.
 - (3) For each such owner-occupied dwelling unit, the amount of impact fees deferred shall be paid to the county in full upon sale. For rental units, including any multifamily dwelling unit, the impact fees deferred shall in all events be due and payable no later than ten years after the execution by the county of the impact fee deferral agreement. Such fees shall be accelerated and thereby be automatically due and payable prior to that time period if there is any breach in the subject impact fee deferral agreement by the noncounty party.
 - (4) The deferred impact fees shall be a lien on the property. The lien may be foreclosed upon in the event of noncompliance with the requirements of the agreement. The agreement described herein shall operate as a lien against the dwelling unit. The lien shall terminate upon the recording of a release or satisfaction of lien in the public records of the county. Such release shall be recorded upon payment in full. Neither the deferred impact fees nor the agreement providing for the deferral of impact fees shall be transferred, assigned, credited or otherwise conveyed from the dwelling unit. The deferrals of impact fees and the agreement thereto shall run with the land.
 - (5) Upon satisfactory completion of the agreement's requirements, the county shall record any necessary documentation evidencing same, including, but not limited to, a release of lien.
 - (6) In the event the owner is in default under the agreement, and the default is not cured within 30 days after written notice is provided to the owner, the board may at its sole option collect the impact fee amounts in default as set forth by article V, section 74-501, or bring a civil action to enforce the agreement or declare that the deferred impact fees are then in default and immediately due and payable. The board shall be entitled to recover all fees and costs, including attorney's fees and costs, incurred by the county in enforcing the agreement, plus

interest at the then maximum statutory rate for judgments calculated on a calendar day basis until paid.

- (7) The agreement shall be binding upon the owner's successors and assigns.
 - (8) The agreement shall be recorded in the official records of the county at no cost to the county.
- (h) *Ceiling on deferrals.*
- (1) The aggregate amount of impact fee deferrals granted pursuant to subsection (b) of this section shall be limited, in total, to an amount not exceeding three percent of the previous years' total impact fee collections.
 - (2) Deferrals shall be available on a first-come, first-served basis. If the requests for deferrals exceed the number of deferrals available, the county manager may allocate deferrals based on the extent to which the deferrals implement the comprehensive plan, or other criteria based on policies and procedures that may be adopted by the board of county commissioners.
 - (3) The county manager shall maintain a tracking system to ensure that the aggregate amount of impact fee deferrals do not exceed the deferral ceilings established in this subsection.
 - (4) The aggregate amount of impact fee deferrals granted pursuant to subsection (c) of this section shall be limited, in total, to 225 units per fiscal year with no rollover of funding.
- (i) *Amendments.* Any changes or amendments to this article or the minimum funding requirements adopted in this article must occur as an ordinance amendment at a public hearing of the board of county commissioners.
- (j) *Eligible dwelling unit categories.* Agreements for the deferral of impact fees for affordable housing may only be approved for the following types of dwelling units:
- (1) Single-family residences that are fully detached, and either owner-occupied or rental dwelling units, or
 - (2) Owner-occupied or rental dwelling units in a residential condominium, townhouse or duplex structure, or
 - (3) Rental (leased) multifamily dwelling units.
 - (4) Rental modular homes that meet, as a minimum, the then current standards of F.S. ch. 553, for homeownership or rental, and that bear the department of community affairs insignia seal certifying that the structure is in compliance with the Florida Manufactured Buildings Act of 1979, as amended or superseded.
 - (5) Rental mobile homes that are constructed to then applicable standards promulgated by the United States Department of Housing and Urban Development (HUD) and that bear a two inch by four inch metal, rectangular red and silver certification label on each section of the home certifying that the home has been inspected in accordance HUD requirements, and that have been constructed in conformance with federal manufactured home construction and safety standards in effect on the date of manufacture.
- (k) *Apartment complexes/multifamily dwelling units.* Notwithstanding any provisions elsewhere in this chapter to the contrary, any owner that develops an affordable housing rental apartment complex, consisting in whole or part of multifamily dwelling units serving very low and/or low-income levels and meeting all requirements, and subject to all conditions, of this article shall be entitled to defer 100 percent of the impact fees applicable only to such rental multifamily dwelling units serving very low and/or low-income levels if: (i) all such deferred impact fees are paid on or before the end of ten years from the date such impact fees are deferred; and (ii) the, rental apartment development shall remain affordable housing qualified (under this article) for a minimum of 15 years.
- (l) *Subordination.* Impact fee deferrals for all owner-occupied dwelling units, will automatically be subordinate to the owner's first mortgage and/or any government funded affordable housing loan such as SAIL or HOME loan. Impact fee deferrals may also be similarly subordinated in the case of rental dwelling units, but only if the owner provides additional cash equivalent financial instruments

which will yield the full amount of the deferred impact fees when they may become due and payable. This provision requiring additional security is not applicable to community workforce housing innovation pilot program (CWHIP) projects.

- (m) *Timing of payment.* Any units meeting the requirements of this subsection that are sold below the maximum home sales price in Collier County for Florida Housing Finance Corporation Programs, or qualify for and enter into an approved deferral agreement shall not be required to pay the impact fees applicable for the unit or building any sooner than issuance of a certificate of occupancy or certificate of completion for the building permit for construction or as may otherwise be set forth in such waiver or deferral agreement. In order to obtain a certificate of adequate public facilities concurrently with the issuance of the final site development plan or plat, the applicant shall first enter into an approved deferral agreement with Collier County or provide a notarized affidavit to the county manager, which must include the following:
 - (1) Name of project, legal description and number assigned by Collier County to the development order;
 - (2) Name of applicant and owner, if different;
 - (3) Number of dwelling units;
 - (4) Statement of intent that the subject dwelling unit sales price will meet the affordability guidelines of the Florida Housing Finance Corporation for Collier County.
- (n) *Certificate of occupancy requirements on filing of affidavit.* Prior to the issuance of a certificate of occupancy for individual dwelling units which have provided the foregoing affidavit instead of entering into a deferral agreement with Collier County, the applicant must also provide a copy of the executed sales contract to the county manager demonstrating a qualifying sales price. A copy of the closing statement demonstrating a qualifying sales price will be provided to the county manager within ten days of the closing of the sale of each qualifying dwelling unit.
- (o) *Violations.* Failure to adhere to the requirements set forth by this section may result in the impact fees becoming immediately due and payable and payment being considered delinquent from the date of the notarized affidavit and then becoming subject to the collection provisions provided for in article V, section 74-501, including payment of delinquency fees and interest.
- (p) *Transitional provisions.* The following provisions apply to any impact fee deferrals or reimbursements that were granted prior to August 1, 2005:
 - (1) Any deferral agreement that was executed prior to August 1, 2005, shall continue in effect in accordance with its terms consistent with the requirements in effect at the time that the deferral agreement was executed.
 - (2) If reimbursement is required pursuant to an impact fee deferral or waiver that was paid with State Housing Initiatives Partnership (SHIP) Program funds, payment will be made to the county affordable housing trust fund.

(Ord. No. 01-13, § 1, 3-13-01; Ord. No. 02-34, § 2, 6-25-02; Ord. No. 02-58, § 1, 11-5-02; Ord. No. 03-25, §§ 2, 3, 5-27-03; Ord. No. 2005-40, § 4; Ord. No. 2006-40, § 4; Ord. No. 07-84, § 1; Ord. No. 2014-04, § 6; Ord. No. 2016-18, § 2; Ord. No. 2016-30, § 1)

Sec. 74-402. - Affordable housing definitions.

The following sets forth the applicable definitions for affordable housing dwelling units.

- (a) *"Very, very low income families"* means families whose incomes do not exceed 35 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.

- (b) *"Very low income families"* means families whose incomes do not exceed 50 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.
- (c) *"Low income families"* means families whose incomes are more than 50 percent but do not exceed 80 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.
- (d) *"Moderate income families"* means families whose incomes are more than 80 percent but do not exceed 120 percent of the median income for the area as determined by the Secretary of the U.S. Department of Housing and Urban Development.

(Ord. No. 01-13, § 1, 3-13-01; Ord. No. 02-34, § 3, 6-25-02; Ord. No. 2005-40, § 4)

Secs. 74-403—74-500. - Reserved.

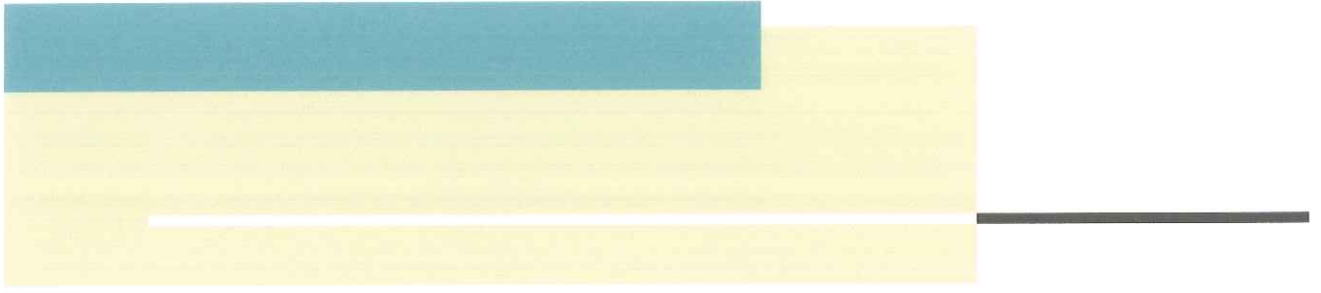


Affordable Workforce Housing Workshop

Board of County Commissioners
Chambers

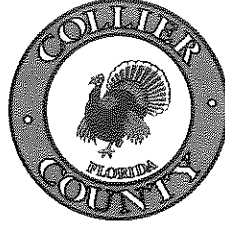
March 1, 2016
9:00 a.m.





AGENDA

COLLIER COUNTY
Board of County Commissioners



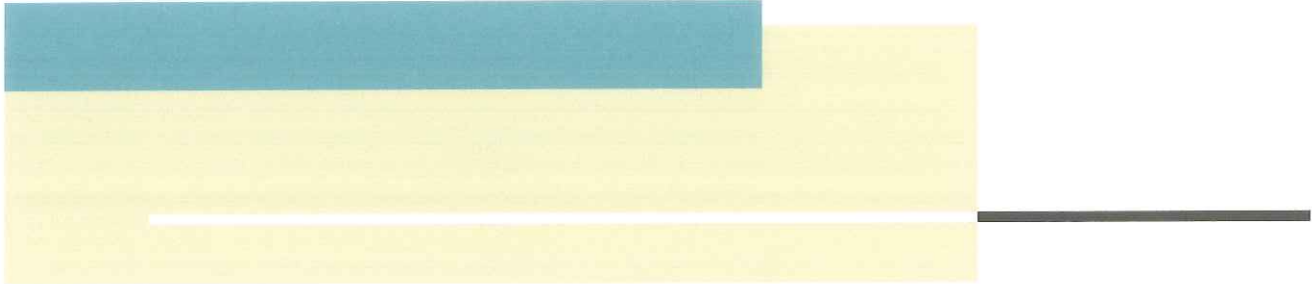
WORKSHOP AGENDA
Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples FL 34112

March 1, 2016
9:00 A.M.

Commissioner Donna Fiala, District 1 – BCC Chair
Commissioner Tim Nance, District 5 – BCC Vice-Chair; CRAB Chair
Commissioner Georgia Hiller, District 2 – Community & Economic Development Chair
Commissioner Tom Henning, District 3 – PSCC Representative
Commissioner Penny Taylor, District 4 – CRAB Vice-Chair; TDC Chair

1. Pledge of Allegiance
2. Affordable Workforce Housing Presentation
3. Public Comments and Community Dialogue
4. BCC Guidance on Affordable Workforce Housing
5. BCC guidance on SHIP Purchase Assistance Limits
6. Adjourn

Notice: All persons wishing to speak must turn in a speaker slip. Each speaker will receive no more than three (3) minutes. Collier County Ordinance No. 2003-53 as amended by Ordinance 2004-05 and 2007-24, requires that all lobbyists shall, before engaging in any lobbying activities (including but not limited to, addressing the Board of County Commissioners), register with the Clerk to the Board at the Board Minutes and Records Department.



SPEAKER BIOS

Housing Workshop March 1, 2016 – Speaker Bios

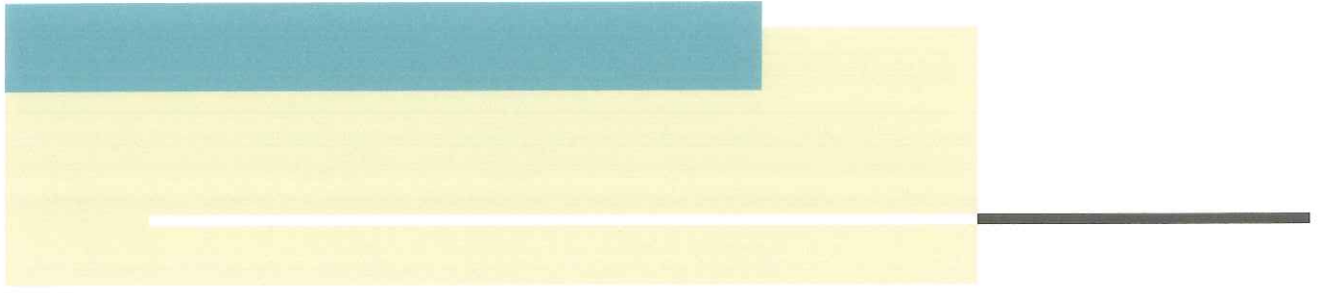
Stephen Hruby is a Founding Principal of Architects Unlimited, a 34-year old architectural, urban design and town-planning firm. Mr. Hruby has more than 40 years experience in architectural design, community revitalization and development consulting. Mr. Hruby is nationally recognized for his work with affordable housing, mixed income communities and community revitalization. Mr. Hruby is active in community and professional affairs in Naples Florida, where he has resided for the past 18 years. He serves on the board of directors of the Naples Zoo, AIA Florida Southwest and AIA Florida. He is chairman of the Collier County Affordable Housing Advisory Committee and is a member of the Design Review Board of the City of Naples. Both AIA Florida and AIA Florida Southwest have awarded him the designation of Citizen Architect in recognition of his community service.

Jaimie A. Ross is the President and CEO of the Florida Housing Coalition. Prior to joining the Florida Housing Coalition as CEO, Ms. Ross served as the Affordable Housing Director at 1000 Friends of Florida, a statewide nonprofit smart growth organization, from 1991- 2015. Prior to her tenure at 1000 Friends of Florida, Ross was a land use and real property lawyer representing for profit and nonprofit developers and financial institutions with a law firm in Orlando.

In 1991, Ross initiated the broad-based coalition that successfully advocated the passage of the William E. Sadowski Affordable Housing Act, providing a dedicated revenue source for affordable housing in Florida. She continues to facilitate the Sadowski Act Coalition to ensure funding for Florida's state and local housing programs. Her work includes all forms of legislative and administrative advocacy and education related to the planning and financing of affordable housing. She authored "Creating Inclusive Communities in Florida: a Guidebook for Local Elected Officials and Staff on Avoiding and Overcoming the NIMBY Syndrome". With funding from the Rockefeller Foundation, Ross produced "Creating Inclusive Communities", a macro-media flash presentation on best practices for inclusionary housing programs.

Nationally, she serves on the Boards of Grounded Solutions, the Innovative Housing Institute, and the BBVA Compass Advisory Council. Ross is the founder of the Florida Community Land Trust Institute and past Chair of the Affordable Housing Committee of the Real Property Probate & Trust Law Section of the Florida Bar.

Kim Grant is the Community and Human Services Division Director for Collier County Government. This Division oversees a wide variety of grant and social service programs serving our community; and also has responsibility for affordable housing planning and monitoring. She and her staff work closely with the Affordable Housing Advisory Committee on affordable/workforce housing related topics. Kim has been with Collier County since 2005, focusing on process improvement and strategic planning before moving to her current position in 2011.



PRESENTATION

COLLIER COUNTY Housing

PURPOSE

- Develop a local housing strategy
- Identify housing needs
- Coordinate with other agencies
- Provide guidance and support

QUESTIONS

- How do we measure success?
- What are the goals?
- What are the challenges?
- What are the opportunities?
- What are the risks?
- What are the next steps?

AGENDA

- 1. Introduction
- 2. Housing Needs
- 3. Housing Strategy
- 4. Housing Action Plan
- 5. Housing Implementation
- 6. Housing Evaluation

GUIDANCE

- 1. Housing Needs
- 2. Housing Strategy
- 3. Housing Action Plan
- 4. Housing Implementation
- 5. Housing Evaluation

SUMMARY

ACTION

1. Develop a local housing strategy

2. Identify housing needs

3. Coordinate with other agencies

4. Provide guidance and support

5. Monitor and evaluate progress

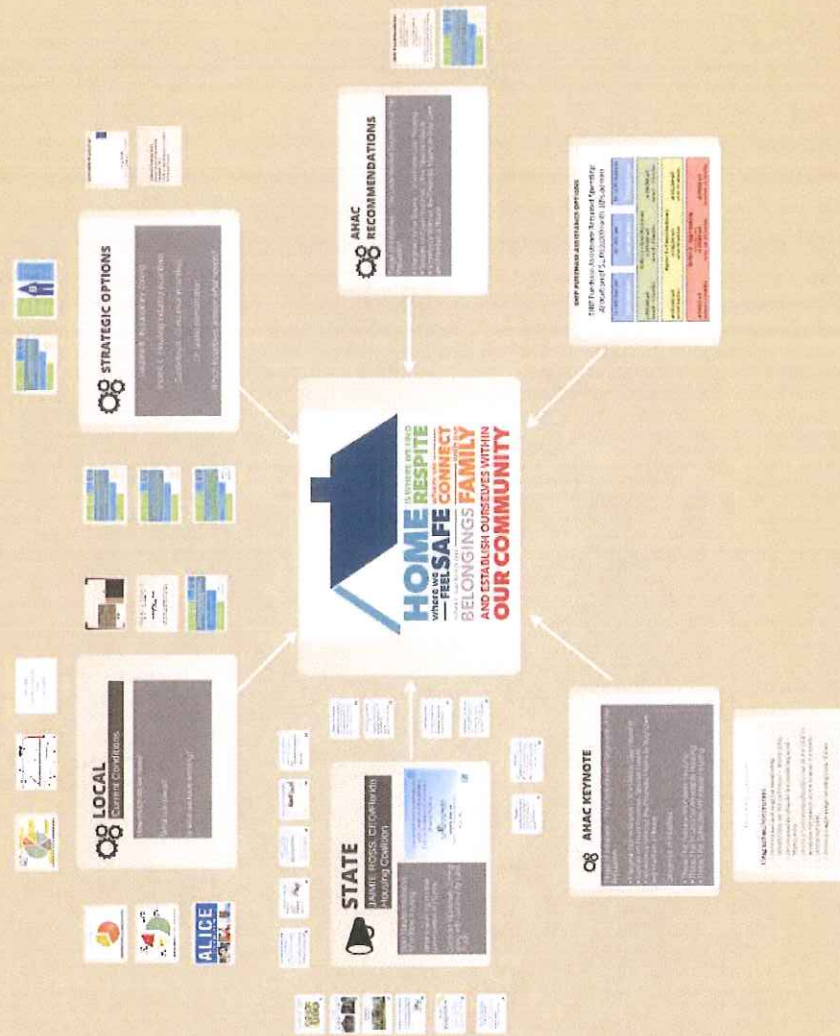
6. Report progress to the community

7. Update the housing strategy

8. Review and revise the housing strategy

9. Celebrate success

10. End of the project



COLLIER COUNTY

Housing

QUESTIONS

- How would you like to live?
- What are your needs and preferences?
- What are your budget and financial goals?
- What are your transportation needs?
- What are your social and community needs?
- What are your safety and security needs?
- What are your accessibility needs?

AGENDA

- Identify the housing needs and preferences of the community.
- Develop a housing strategy that addresses the needs and preferences of the community.
- Implement the housing strategy.
- Evaluate the progress of the housing strategy.

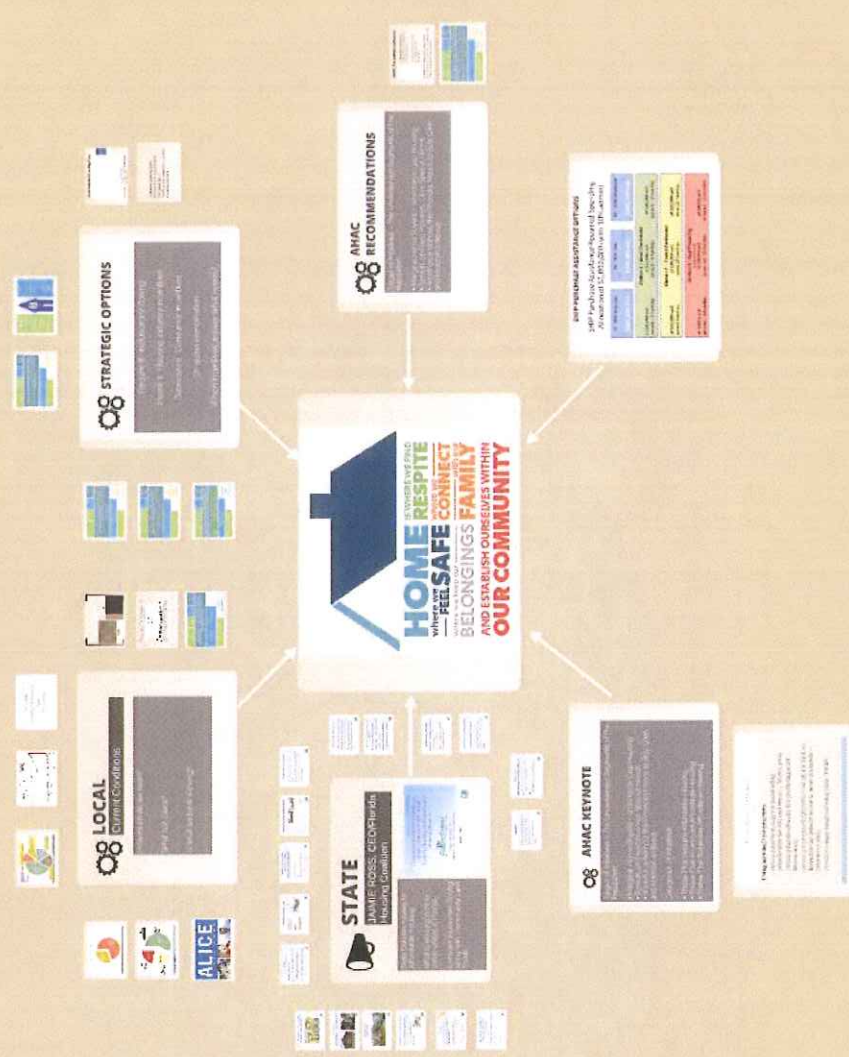
GUIDANCE

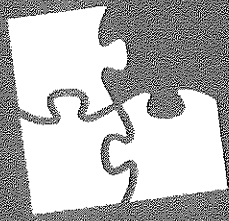
- Work with the community to identify the housing needs and preferences.
- Develop a housing strategy that addresses the needs and preferences of the community.
- Implement the housing strategy.
- Evaluate the progress of the housing strategy.

SUMMARY

Develop a housing strategy that addresses the needs and preferences of the community.

ACTION	Y	N
Identify the housing needs and preferences of the community.		
Develop a housing strategy that addresses the needs and preferences of the community.		
Implement the housing strategy.		
Evaluate the progress of the housing strategy.		

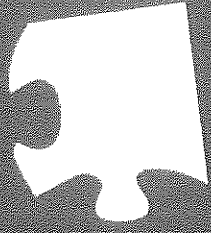




PURPOSE

and Introductions

- Dialogue
- Inform and Explore Options
- Obtain direction on housing incentives, plans and options



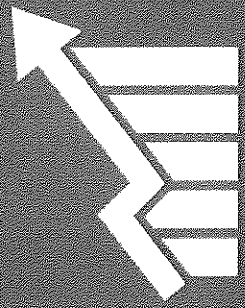
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QUESTIONS

- How much do we need?
- Should we let the market handle?
- Which incentives will be best?
- Do current incentives bring results?
- What role should government play?
- Incentivize housing industry or buyers/renters? Both?
- What has worked in other communities?

Every partner and every funding source in this community effort — **public, private, and nonprofit** — is an essential piece of the puzzle.





AGENDA

Short and Long Term Housing Approach

AHAC Keynote

State Perspective

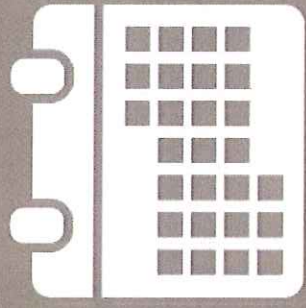
Local Perspective and Incentives

AHAC Recommendations

Public Speakers/Dialogue

BCC Guidance

SHIP Purchase Assistance Guidance

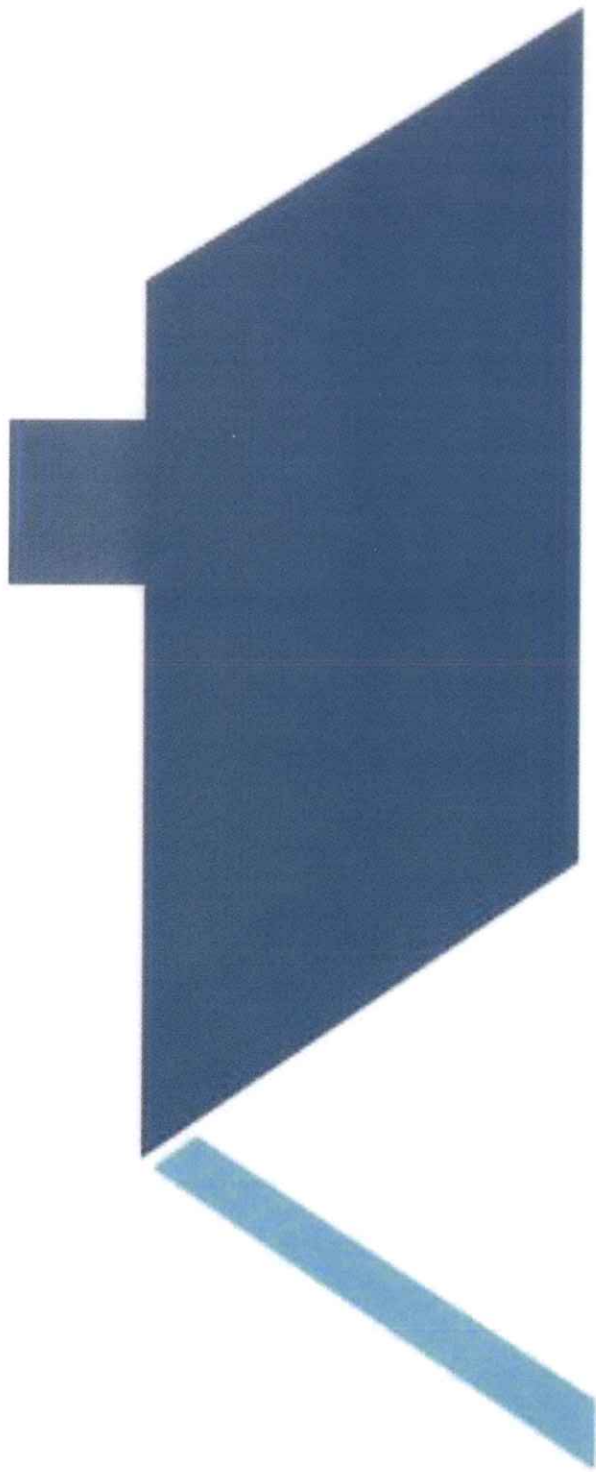


GUIDANCE

Requested

- Which incentives to pursue
- Housing Plan - Y/N
- SHIP Purchase Assistance



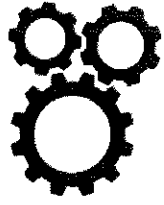


HOME IS WHERE WE FIND
RESPIRE

where we **— FEEL SAFE** where we **— CONNECT**

where we keep our **— BELONGINGS** with our **FAMILY**

**AND ESTABLISH OURSELVES WITHIN
OUR COMMUNITY**



AHAC KEYNOTE

Target of Initiatives – The Underserved Segments of the Population

- Marginal Home Buyers – Workforce/Gap Housing
- Seniors on Fixed Incomes, Special Needs
- Workforce Without the Financial Means to Buy, Own and Maintain a House

Categories of Initiatives:

- Those That Require Affordable Housing
- Those That Incentivize Affordable Housing
- Those That Subsidize Affordable Housing

Proactive Approach

1

Using national best practices

- Develop methodology for monitoring affordability for HO and rental – March 2015
- Develop metrics/model for predicting need – March 2015
- Develop best practice/flexible tool kit for BCC to incentive the private sector to meet the needs – December 2015
- Develop longer range housing plan - future



STATE

JAIMIE ROSS, CEO/Florida
Housing Coalition

State Statutes related to
Affordable Housing

What is working in other
communities in Florida

Consider Inclusionary Zoning
along with Community Land
Trusts

Conversation with Elected Officials,
AHAC, Staff and Public about
Tools for Meeting the Continuum of
Housing Needs in



Prepared by Jaimie Ross
President/CEO, Florida Housing Coalition

March 1, 2016



Role of Local Government in Producing and Preserving Affordable Housing

- Statutory Framework:
 - (1) Legal Requirements (2) Legal Foundations
- Government Resources:
 - (1) Planning (2) Financing
- Partnership between Government and Private Sector



State Law



- Every jurisdiction has the obligation to provide for housing its entire current and anticipated population, including the most vulnerable, such as those with special needs and farmworkers.

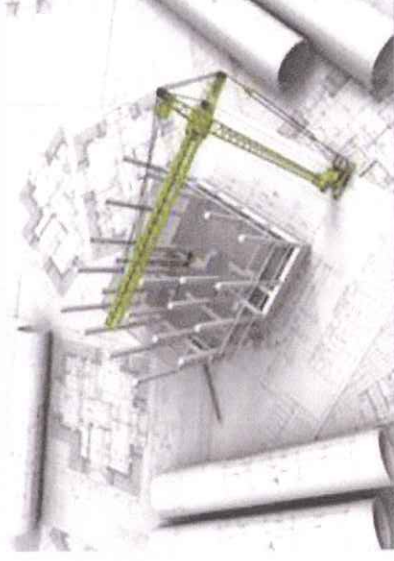
Chapter 163.3177 (6)(f)

- Does not mean government has to build it
 - Means local government should use its police powers (*to carry out laws for the health and safety of its residents*), its land use authority, and its compliance with the spirit and intent of fair housing and affordable housing laws **to create an environment in which affordable housing will be provided by the private sector. (Via Housing Element)**



How Housing is Made Affordable?

- Financing (Subsidy to Development or to consumer) Long Term Affordability Assurances
- Local land use planning and zoning codes can **Break or Make** affordable housing
- Some examples



The Bungalows Davidson, NC

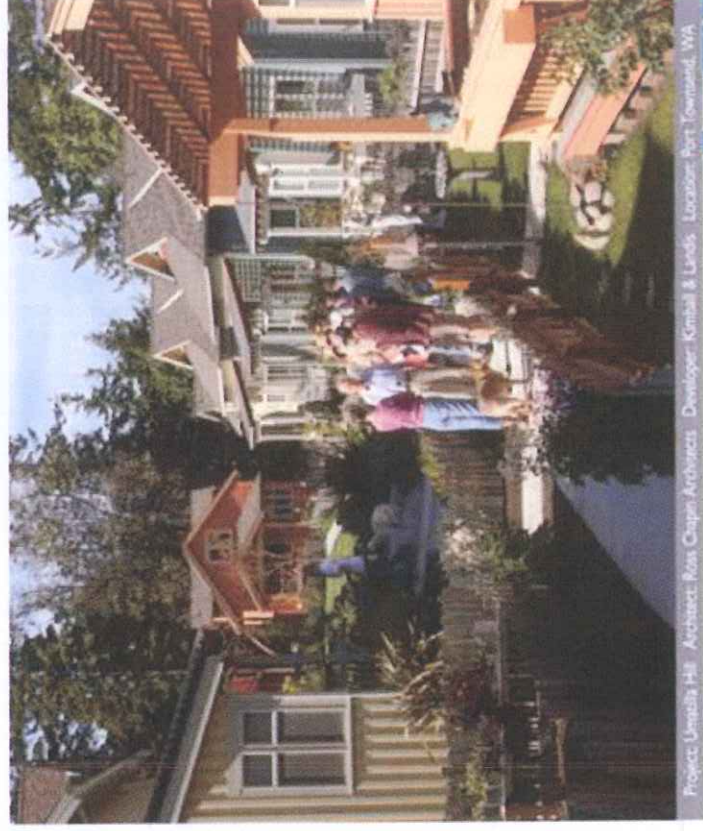


Alternatives

Triplex architecturally similar to single-family homes on the street



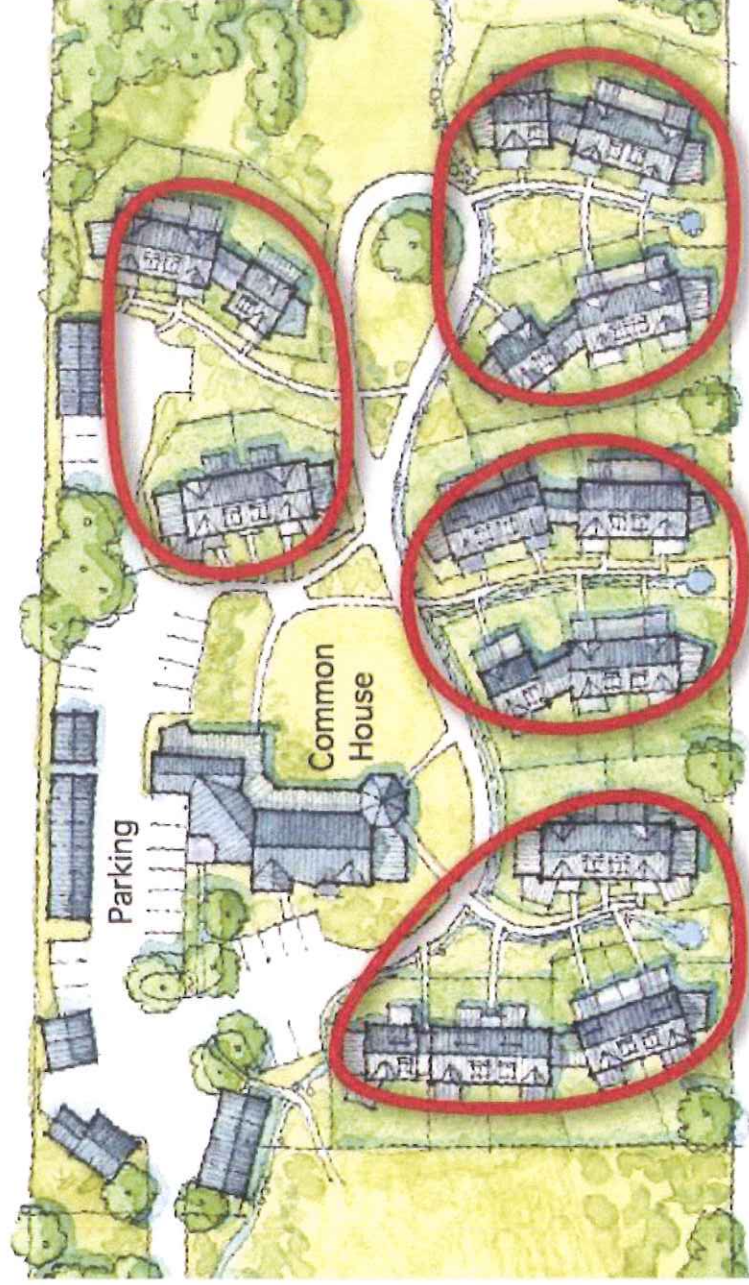
Micro Housing/Tiny Homes Pocket Neighborhood Zoning



Project: Unsubtle Hill Architect: Ross Chapin Architects Developer: Knibball & Leeds Location: Port Townsend, WA



Pocket Neighborhood Accommodate Tiny Homes and Co-housing



Land Use Planning that Promotes Affordable Housing: Accessory Dwelling Units

- **Florida State Statute 163.31771-**

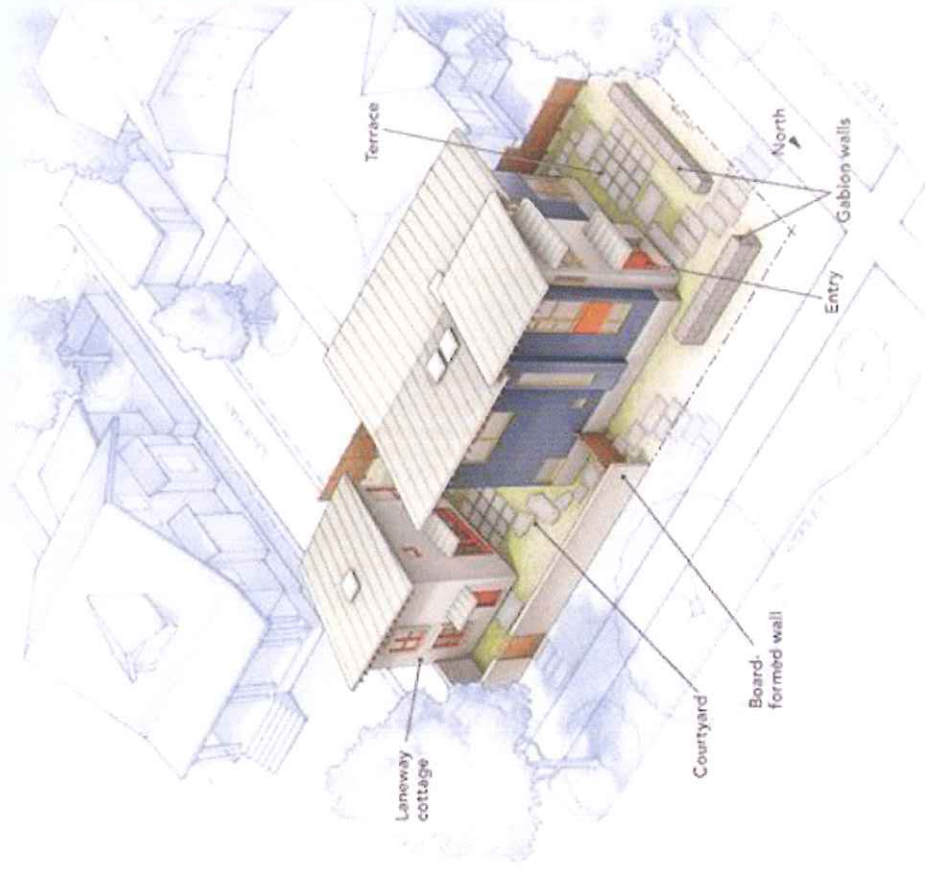
(1) ... This shortage of affordable rentals constitutes a threat to the health, safety, and welfare of the residents of the state.

Therefore, the Legislature finds that it serves an important public purpose to encourage the permitting of accessory dwelling units in single-family residential areas in order to increase the availability of affordable rentals for extremely-low-income, very-low-income, low-income, or moderate-income persons.



Accessory Dwelling Units

- Allowing accessory dwelling units in all residential zones (encouraged by state statute **163.31771**)
- Inclusionary housing policies (specifically permitted by Florida Statute 125.01055)



Supported in State Statute – Inclusionary Zoning

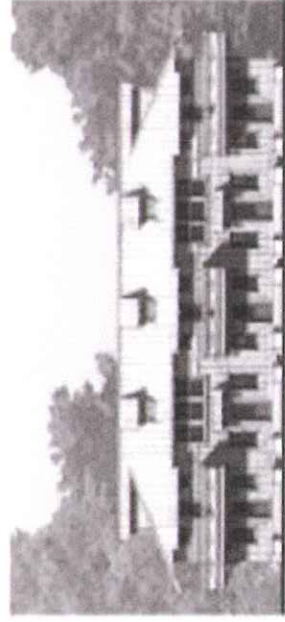
- **Section 125.01055 (166.0415) Affordable Housing- ...a**
county (municipality) may adopt and maintain in effect any law, ordinance, rule, or other measure that is adopted for the purpose of increasing the supply of affordable housing using land use mechanisms such as inclusionary housing ordinances.
- Typically
 - A local land use regulation (planning tool) that requires the market rate housing developer to include a percentage of affordable housing within the market rate development
 - To get units into the very low income range, public subsidy is also needed- good example of where planning department and housing department (finance) can work together



Inclusionary Housing-flexibility

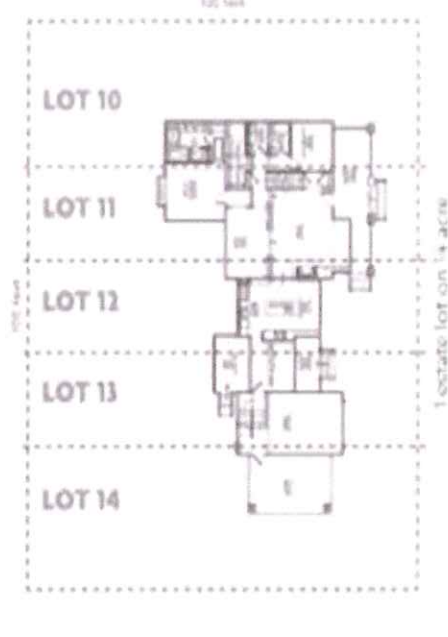
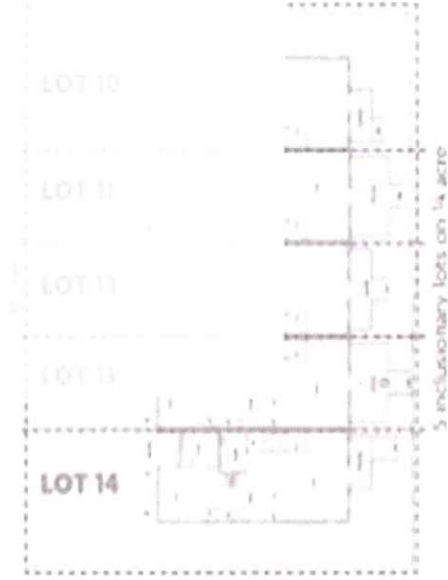
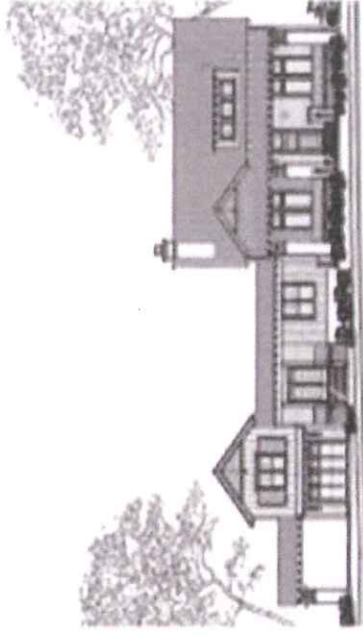
- Needs to have long term or perpetual affordability
- Should create as little burden on market rate developer as possible- local government should provide income compliance assistance
- Use a CLT to provide pipeline of homebuyers or renters as well as to provide stewardship

INCLUSIONARY HOUSING



CLT INCLUSIONARY HOUSING
COMMUNITY DEVELOPMENT

ESTATE HOME



Community Land Trusts

- Separates the land from the building
- Mission based nonprofit retains ownership of the land
- 99 year ground lease to homeowner with right to repurchase; can also be used for rental
- Retains affordable housing and the public subsidy in perpetuity



Linkage Fee Ordinances

- Complementary to an Inclusionary ordinance
- Collects \$ from commercial development to be placed in housing trust fund for others to use to produce/preserve affordable housing
- Ordinance needs to address who pays, how much, and what the funds will be used for
- Akin to an impact fee (ideal to have nexus study)



Low Income Housing Tax Credits (LIHTC)

- Most important financing for affordable housing apartments- Program of US Treasury
- Housing Credits (HC) administered by Florida Housing Finance Corporation (FHFC)
- Competitive applications
- Developers come to local government for contributions
- Apartments are monitored and affordable long term



Local Housing Trust Funds

- Ideas others have considered to raise funds at the local level- e.g. recording fees, increase sales tax, linkage fees
- Pros and Cons discussion
- General Revenue at local level- as property values rise, property taxes rise. Consider adjustment in local mileage rate?



Florida's Dedicated Revenue Source

- Increased the documentary stamp tax and dedicated to state and local housing trust funds.
- Approximately 70% goes to LGTF: SHIP- distributed on population based formula.
- Approximately 30% goes to SHTF: SAIL (State Apartment Incentive Loan program) and other programs.



“Takeaways”

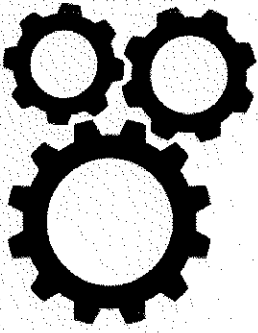
- ✓ Local government has a robust role in producing and preserving affordable housing in Florida. The two main functions are (1) Planning; and (2) Financing
- ✓ Local Government is not in the business of building affordable housing, it does whatever it can to help the private sector to meet the need.
- ✓ There are many land use and financing tools available to local governments to meet the continuum of housing needs in partnership with the private sector.



Thank you

- The Florida Housing Coalition is a statewide nonprofit that provides trainings and technical assistance to local governments and their nonprofit partners through the Catalyst Program for Training and Technical Assistance administered by the FHFC.
- Contact ross@flhousing.org for more information.





LOCAL

Current Conditions

How much do we need?

What is in place?

Is what we have working?

ALLICE™

ASSET LIMITED, INCOME CONSTRAINED, EMPLOYED



Cost Burdened

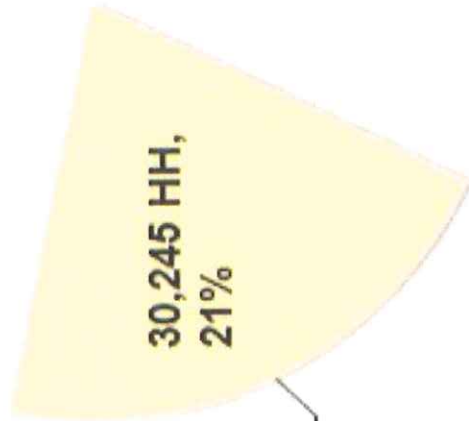
Spend more than 50%



Spend 30% or less



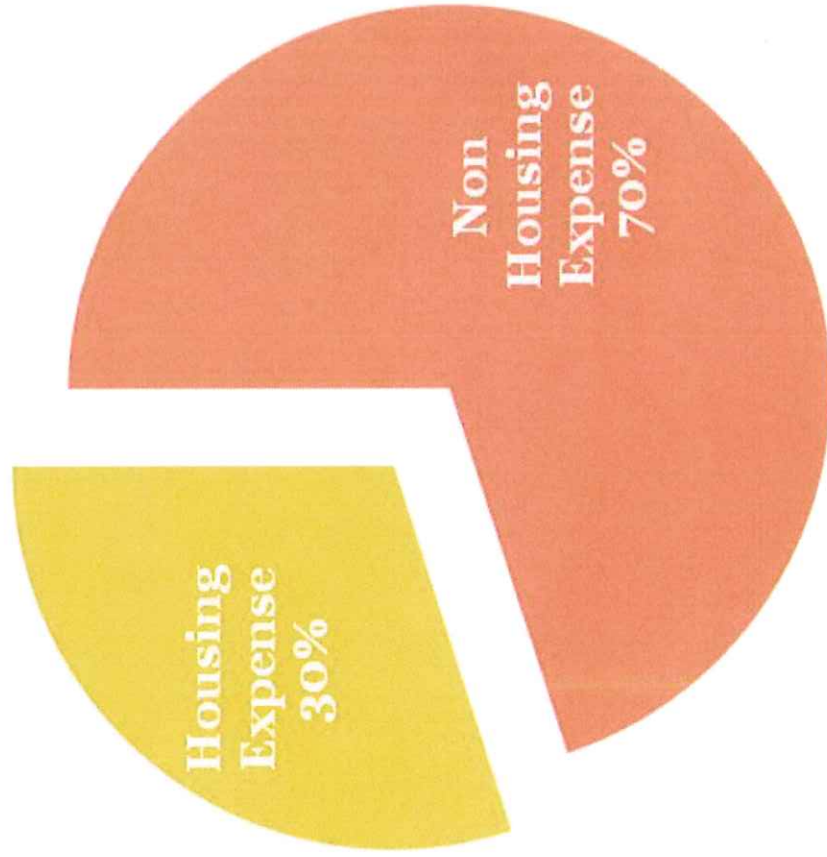
Spend 30.1-50%



*Schimberg 2015 HH projections

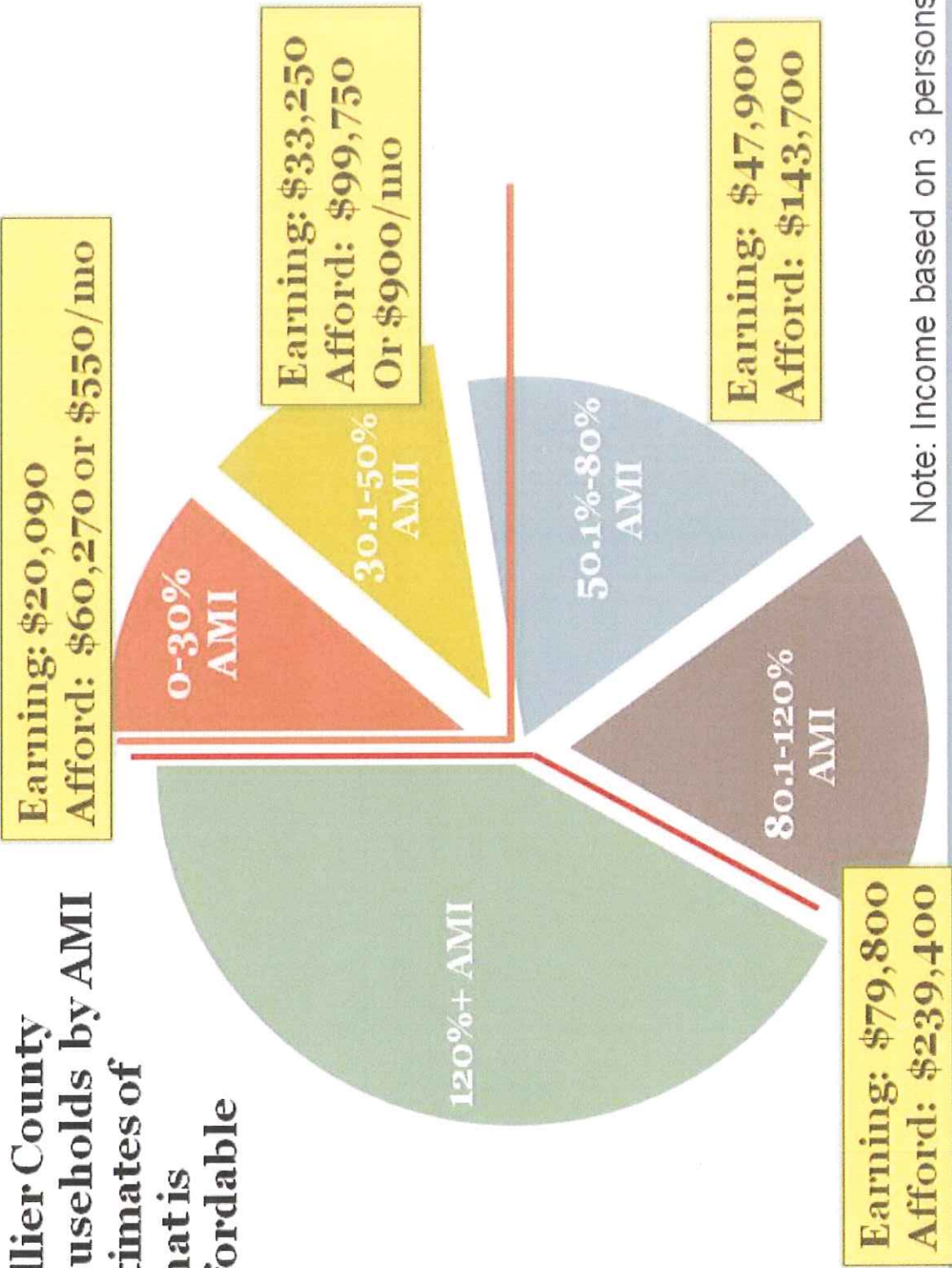
What is affordable/workforce housing

5



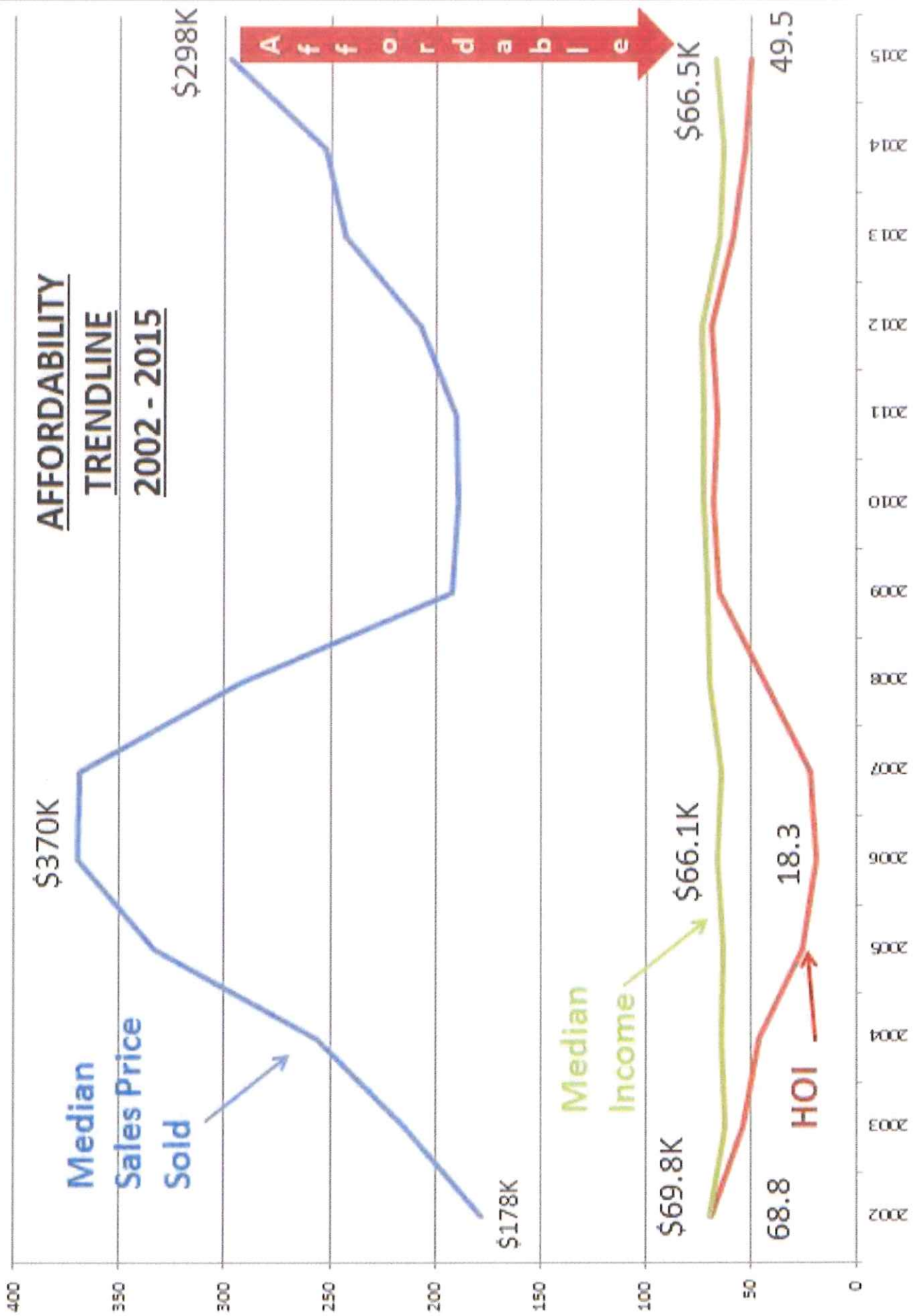
Includes mortgage, taxes and utilities; or rent and utilities

Collier County Households by AMI Estimates of What is Affordable



Note: Income based on 3 persons per household county average

**AFFORDABILITY
TRENDLINE
2002 - 2015**



97 - 98%

Overall Occupancy

Rate

For rentals

Projection of Need Based on Population Growth - 2016



274

0



Regulatory Framework

COLLIER COUNTY/CITY OF NAPLES COMPREHENSIVE PLAN

HOUSING ELEMENT

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
&
NAPLES CITY COUNCIL

GOAL 1:

TO CREATE AN ADEQUATE SUPPLY OF DECENT, SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL RESIDENTS OF COLLIER COUNTY.

LDC: Section 74-401 Impact Fee Deferral
LDC: 2.06 Affordable Housing Density Bonus

encourage, no plan

0 - 50

Very Low

50 - 80

Low

80 - 120

Moderate

120-150

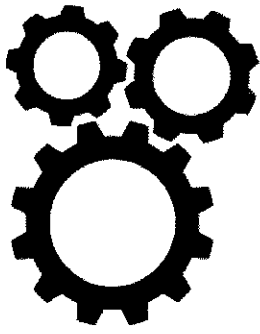
"Gap"

Density Bonuses, Expedited Permitting, Parking and Setbacks, Flexible Lot Configs, Street Requirements, Land Bank Inventory, Proximity

SHIP (limited), Impact Fee Deferrals

Federal Grants, SHIP

*Current
Incentives*



STRATEGIC OPTIONS

Require it: Inclusionary Zoning

Incent it: Housing Industry incentives

Subsidize it: Consumer incentives

Or, some combination

Which incentives answer what needs?

0 – 50

Very Low

50 – 80

Low

80 – 120

Moderate

120-150

“Gap”

Density Bonuses, Expedited Permitting, Parking and Setbacks, Flexible Lot Configs, Street Requirements, Land Bank Inventory, Proximity, Assist for Elderly, Inclusionary Zoning, Preserve Existing (also in CRA's), Sustain level of mobile homes, Enhanced TDR's, Reserve Infrastructure, Housing Trust Fund with appropriate sources and uses

SHIP (limited), Impact Fee Deferrals,
Micro-housing

Federal Grants, SHIP

Current

and

Proposed

0 – 50
Very Low

50 – 80
Low

80 - 120
Moderate

120-150
“Gap”

Density Bonuses, Expedited Permitting, Parking and Setbacks, Flexible Lot Configs, Street Requirements, Land Bank Inventory, Proximity, **Assist for Elderly, Inclusionary Zoning**, Preserve Existing (also in CRA’s), Sustain level of mobile homes, Enhanced TDR’s, Reserve Infrastructure, **Housing Trust Fund with appropriate sources and uses**

SHIP (limited), **Impact Fee Deferrals**, Micro-housing

Federal Grants, SHIP

Best match for GAP Housing

0 – 50

Very Low

50 – 80

Low

80 – 120

Moderate

120-150

“Gap”

Density Bonuses, Expedited Permitting, Parking and Setbacks, Flexible Lot Configs, Street Requirements, Land Bank Inventory, Proximity, **Assist for Elderly, Inclusionary Zoning**, Preserve Existing (also in CRA's), Sustain level of mobile homes, Enhanced TDR's, Reserve Infrastructure, **Housing Trust Fund** with appropriate sources and uses

SHIP (limited), Impact Fee Deferrals, Micro-housing

Federal Grants, SHIP

Best match for Senior Housing

0-50
Very Low

50-80
Low

80-120
Moderate

120-150
"Gap"

Density Bonuses, Expedited Permitting, Parking and Setbacks, Flexible Lot Configs, Street Requirements, Land Bank Inventory, Proximity, Assist for Elderly, **Inclusionary Zoning**, Preserve Existing (also in CRA's), Sustain level of mobile homes, Enhanced TDR's, Reserve Infrastructure, **Housing Trust Fund** with appropriate sources and uses

SHIP (limited), Impact Fee Deferrals, Micro-housing

Federal Grants, SHIP

Best match for Rental

Sources

Affordable Housing

Impact Fee

Future commercial and residential development assessed for impact to need for AH

Dedicated Funding

General Fund or other dedicated source

Linkage Fee

Similar to AHIF, but only for commercial new and expanding

Fees paid in lieu of

Other



Uses

Down Payment

Rental Assistance

Subsidize Land

Construction Loans

Community Land Trust

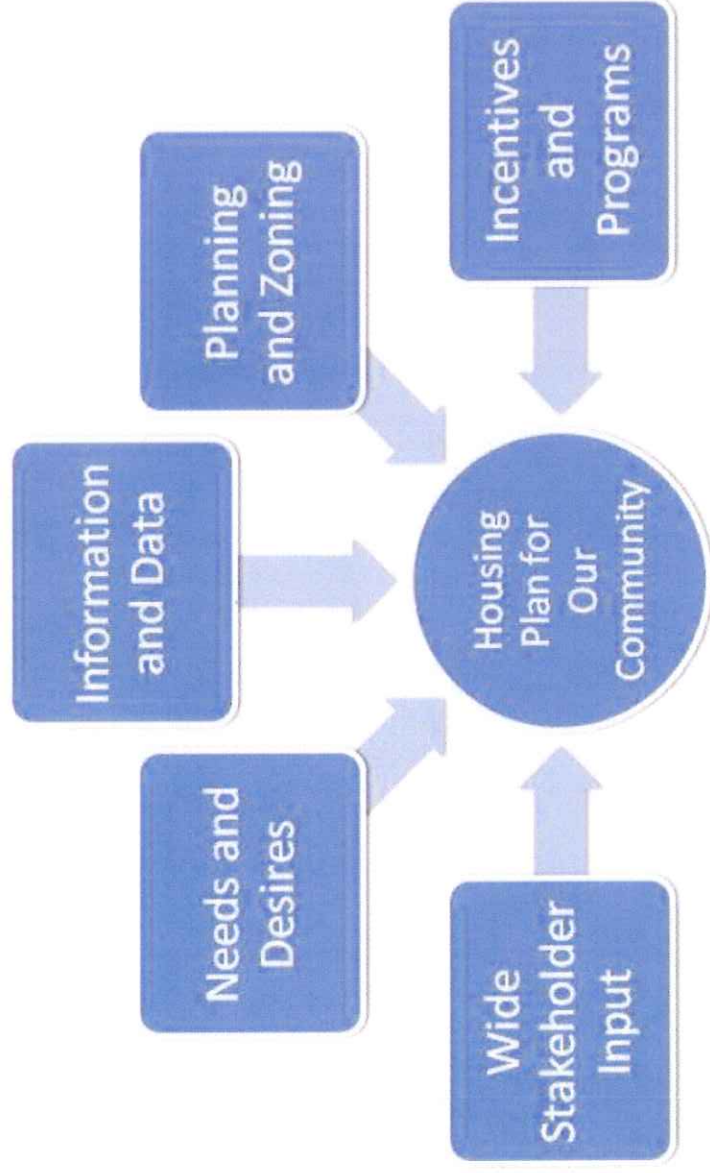
Homebuyer Education

Disaster Recovery or Mitigation

Rehabilitation

Community Housing Plan

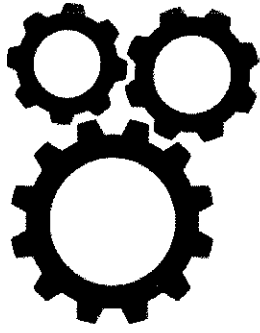
Community Housing Plan



Be purposeful, Be inclusive
A plan can relieve overburdening
any geographical area, and best use available resources to meet
agreed upon needs



- **Accessory Dwelling Units**
- **Reservation of Infrastructure**
- **Increased TDR's**
- **Non housing related for essential services personnel**



AHAC RECOMMENDATIONS

Target of Initiatives – The Underserved Segments of the Population

- Marginal Home Buyers – Workforce/Gap Housing
- Seniors on Fixed Incomes; other Special Needs
- Workforce Without the Financial Means to Buy, Own and Maintain a House

0 – 50

Very Low

50 – 80

Low

80 – 120

Moderate

120-150

“Gap”

Density Bonuses, Expedited Permitting, Parking and Setbacks, Flexible Lot Configs, Street Requirements, Land Bank Inventory, Proximity, **Assist for Elderly, Inclusionary Zoning**, Preserve Existing (also in CRA's), Sustain level of mobile homes, Enhanced TDR's, Reserve Infrastructure, **Housing Trust Fund** with appropriate sources and uses

SHIP (limited), Impact Fee Deferrals,
Micro-housing

Federal Grants, SHIP

Bold White letters are already in effect

New-Best
match to
3 highest
needs

AHAC Recommendations

1 - Re-establish Housing Trust Fund and analyze best funding options



2 - Begin Implementation of Recommended Incentives



3 - Authorize selection of a consulting firm to assist in development of a housing plan, to include all stakeholders

- AHAC Recommendations
- Public Speakers/Dialogue
- BCC Guidance
- SHIP Purchase Assistance Guidance

SUMMARY

Move forward!

ACTION	Y	N
Elderly: Developers targeting over 55 get additional density, or possibly reduced/subsidized impact fees		
Elderly: At senior living facilities, any request for beds above the base .45 FAR would require a certain percentage of affordable beds		
Inclusionary Zoning for all		
Inclusionary Zoning for Elderly Housing		
Inclusionary Zoning for Gap		
Inclusionary Zoning for Other		
Micro-Housing		
Re-establish the Housing Trust Fund, recommend best funding sources		
Develop Housing Plan		
Review expansion opportunities for existing incentives and bring back with housing plan		



ACTION

Y N

Elderly: Developers targeting over 55 get additional density, or possibly reduced/subsidized impact fees

Elderly: At senior living facilities, any request for beds above the base .45 FAR would require a certain percentage of affordable beds

Inclusionary Zoning for all

Inclusionary Zoning for Elderly Housing

Inclusionary Zoning for Gap

Inclusionary Zoning for Other

Micro-Housing

Re-establish the Housing Trust Fund, recommend best funding sources

Develop Housing Plan

Review expansion opportunities for existing incentives and bring back with housing plan

COLLIER COUNTY

Housing

PURPOSE and Objectives

- Clarify
- Inform and Communicate
- Provide direction
- Provide information

QUESTIONS

- What are the needs?
- What are the goals?
- How are we going to get there?
- What are the risks?

AGENDA

- State of the County
- Countywide
- Countywide
- Countywide
- Countywide

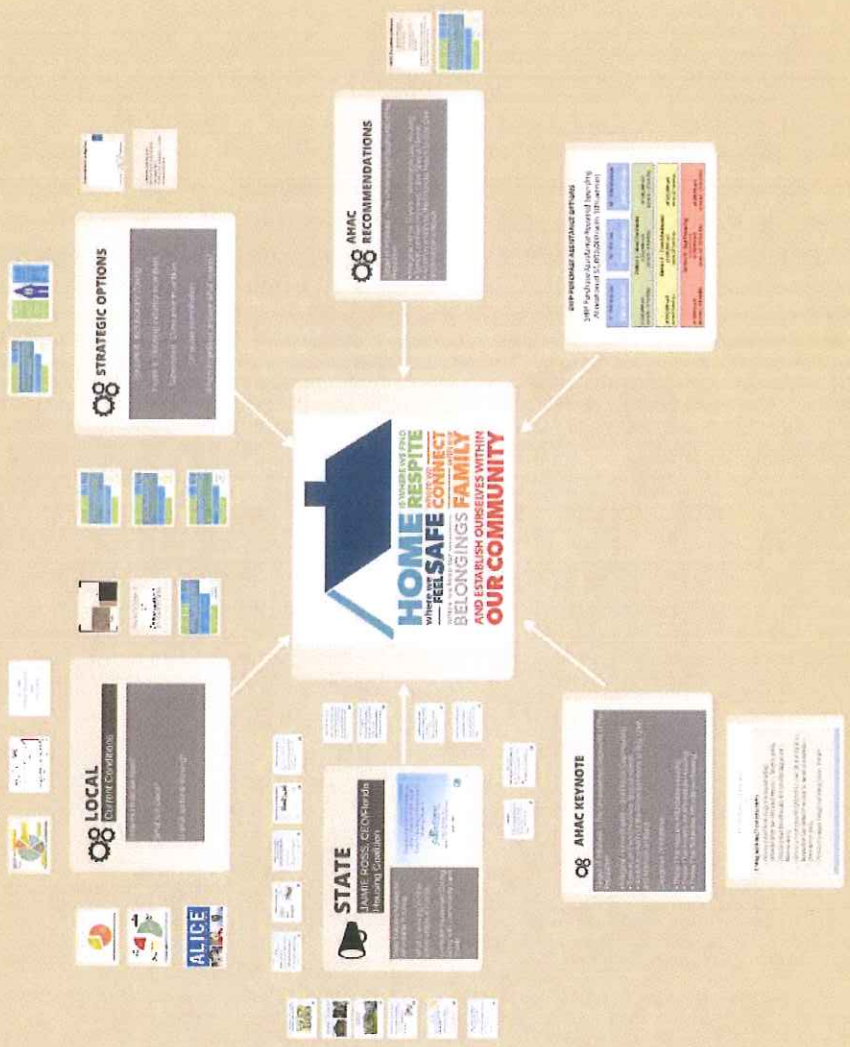
GUIDANCE

- What are the goals?
- What are the objectives?
- What are the strategies?
- What are the actions?

SUMMARY

Through Summary

ACTION	
1. Develop a housing strategy	Y
2. Identify housing needs	N
3. Develop housing goals	Y
4. Develop housing objectives	Y
5. Develop housing strategies	Y
6. Develop housing actions	Y



SHIP PURCHASE ASSISTANCE OPTIONS

SHIP Purchase Assistance Required Spending
Allocation of \$1,000,000 (with 10% admin)

0 – 50% Very Low \$300,000 min	50 – 80% Low \$300,000 min	80 – 120% Moderate \$300,000 max	
Option 1 – Level Assistance at \$35,000 will serve 8 – 9 Families	Option 1 – Level Assistance at \$35,000 will serve 8 – 9 Families	at \$35,000 will serve 8 – 9 Families	
at \$50,000 will serve 6 Families	Option 2 – Tiered Assistance at \$30,000 will serve 10 Families	at \$20,000 will serve 15 Families	
at \$NEED will serve est. 6 Families	Option 3 – Gap Financing (what each needs) at \$NEED will serve est. 10 Families		at \$NEED will serve est. 15 Families



INCENTIVE REVIEW REPORT

2015

BCC Collier County

Affordable Housing Advisory
Committee
Community and Human Services
Division

**[2015 INCENTIVE REVIEW AND
RECOMMENDATION REPORT]**
STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)

DECEMBER 8, 2015

2015 Incentive Review and Recommendation Report

Required to be Reviewed per FI Statute 420.9076(4) and Recommended for Adoption at 12/8/2015 BCC Meeting (without enhancements)

	<u>Page</u>
Expedited Permitting - The processing of approvals of development orders or permits, as defined in Sec. 163.3164(7) and (8), F.S. for affordable housing projects is expedited to a greater degree than other projects (See Senate Bill 2011 – SB 176)	4
Impact Fee Waivers or Modifications – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing	4
Density Flexibility – The allowance of flexibility in densities for affordable housing	5
Parking and Setbacks - The reduction of parking and setback requirements for affordable housing	5
Flexible Lot Configurations – The allowance of flexible lot configurations, including zero-lot-line, for affordable housing	5
Street Requirements – The modification of street requirements for affordable housing	6
Oversight (Ongoing) – The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing	6
Land Bank Inventory – The preparation of a printed inventory of locally owned public lands suitable for affordable housing	6
Proximity - The support of development near transportation hubs and major employment centers and mixed-use developments (activity centers and density bands)	6
Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons	7
Accessory Dwelling Units - The allowance of affordable residential units in residential zoning districts	7

Additional Items to be Considered at 2016 Proposed Workshop

Goal: More units and Preserve Units

NEW – Additional Incentives for Elderly Housing Units	8
NEW – Require a certain level of affordable housing in all new developments that previously would have been covered under Development of Regional Impact (DRI) regulations	8
NEW: Preservation of Existing Affordable Housing – The establishment of efforts to preserve or elongate timeframes for units designated as affordable in order to reduce the need for additional units to come on-line	8
NEW – Sustain levels of affordable housing in existing CRA’s	8
NEW - Sustain levels of mobile home housing	9
NEW – Transfer Development Rights (TDR) for affordable workforce housing	9
NEW – Assist all essential services personnel by reducing non-housing costs	9
NEW - Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons; utilize TCMA/TCEA mitigation opportunities to further AH objectives	9
NEW – Inclusionary Zoning – require a certain percentage of affordable workforce housing with all new residential developments, with mitigation options	10
NEW – Micro Housing – Create local development codes to suit small single family units	10
<u>Goal: Less Development Cost</u>	
NEW (revisited) - Utilize Funding from the Affordable Housing Trust Fund (AHTF) to defray development costs for affordable workforce housing	10

*=Some incentives are recommended for expansion. The expansion will be discussed at the workshop. At this meeting, only re-adopting what is currently in place.

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016 Proposed Workshop

Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at Workshop

NEW: Impact Fees for AH – Designate a specific impact fee for use towards affordable housing initiatives for residential and commercial development, intended to be in an amount similar to a jail or library impact fee	11
NEW – Dedicate funding annually to the Affordable Housing Trust Fund , or generate by other means	11
NEW: Linkage Fees – Fees paid by new commercial businesses based on their specific need for generation of new affordable housing	11
NEW – Target County grant funds toward the development or preservation of affordable housing as a high priority	11
NEW - Fees paid “in lieu of” related to inclusionary zoning option	10

2015 Incentive Review and Recommendation Report

Priority	Active	Incentive Description	Incentives and AHAC Review Comments	AHAC Recommendation
Required to be Reviewed: Existing and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements				
A	Y	<p>Expedited Permitting – The processing of approvals of development orders or permits, as defined in Sec. 163.3164(7) and (8), F.S. for affordable housing projects is expedited to a greater degree than other projects (See Senate Bill 2011 – SB 176)</p>	<p>In accordance with F.S. 553.791(7)(9), no more than 30 business days after receipt of a permit application, the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections.</p> <p>In 2010, the Growth Management Department refined the building permit process and performance measures, developing an expedited review procedure for all building permits, not to exceed 5 business days for one and two family dwelling permits, or 15 business days for any commercial permit application. In 2012 the Board approved a staff augmentation contract with a private provider to assist building division staff during times of elevated permitting requests. As a result of this updated process and a staffing contract, all development projects are given priority and developers in the community are aware of the permit volume and review times through public meetings.</p> <p>The committee concluded that the current Expedited Permitting process is sufficient and is adequately expediting the review of development orders and permits for affordable housing projects.</p>	<p style="text-align: center;"><u>Maintain current incentive, plus NEW</u></p> <p>(1) Expand scope of program to include expedited review for multi-family, senior housing, and Medicaid assisted housing permits using state or federal funds receive the same 15 business day priority within the existing approved Growth Management Department procedures.</p>
A	Y	<p>Impact Fee Waivers or Modifications – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing</p>	<p>Individuals or organizations constructing new affordable housing units to benefit very low- and low-income persons and households are eligible for the deferral of impact fees per LDC Sec 74-401.</p> <p>Collier County Resolution No. 2008-97, provided Board of County Commissioner direction on restricting the use of the remaining funds for deferral of County Impact Fee for single family homeowners who occupied affordable housing units. The County had suspended the program for use with single family development. On June 23, 2015 the BCC accepted a recommendation to reinstate the impact fee deferral program for single family residences, so it is now available for single and multi family residences.</p>	<p style="text-align: center;"><u>Maintain Current Incentive plus NEW:</u></p> <p>(1) Explore options to establish a funding source. Such fund may be used for future deferred impact fees for owner occupied dwelling units. (2) Extend future impact deferral to include Multi-family, senior housing, and Medicaid assisted housing. (3) Explore options to be able to retain existing AH units to prevent a decrease of AH units over time by renewing or extending incentives, in exchange for the AH unit remain affordable under the requirements and obligations of AH agreements. (4) Consider an impact fee reduction based on locality of activity centers; must be accompanied by determination of a funding source to cover the reduction (5) Consider increasing the length of the deferral (currently 10 years) to maintain affordability of units for a longer period of time</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC and ordinance changes.</i></p>

2015 Incentive Review and Recommendation Report

Required to be Reviewed: Existing and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements				
A	Y	<p>Density Flexibility – The allowance of flexibility in densities for affordable housing</p>	<p>The developer may request increased density when including a affordable housing in the proposed development via the Affordable Housing Density Bonus Program, codified by Ordinance No. 04-41, as Land Development Code (LDC) 2.06.00 et seq, which density bonus can only be granted by the Commission and utilized by the Developer in accordance with the strict limitations and applicability of said provisions.</p> <p>The County currently has processes and procedures that allow for the Developers to have additional input and feedback for projects, early in the process, including a NIM meeting to allow for public contribution and involvement, to be able to address possible issues and/or concerns. This increases certainty of the outcome.</p>	<p style="text-align: center;"><u>Maintain current incentive plus NEW:</u></p> <p>(1) Find a way for this to be coupled with the density bands to incent more affordable housing in the density bands</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC changes.</i></p>
A	Y	<p>Parking and Setbacks – The reduction of parking and setback requirements for affordable housing</p>	<p>The county has several procedures in place whereby developers may request reduction of parking and setback requirements for all uses, including affordable housing.</p> <p>In the case of redevelopment projects, deviations are allowed when applied through the site development plan (SDP) review. For projects that use a rezone process such as a Planned Unit Development (PUD), deviations are allowed as part of that process. In addition, there are special deviations allowed within the Immokalee Urban area that both reduce parking and setbacks, many of which are administrative.</p> <p>Besides the deviation process, certain variances allowed. Staff has the ability to apply administrative variances to certain thresholds and above staff thresholds the standard variance process is available.</p> <p>The County currently has an interim deviation available for Immokalee.</p>	<p><u>Maintain current incentive</u></p>
A	Y	<p>Flexible Lot Configurations – The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing</p>	<p>Zero lot configuration allowed as use in PUD's and as Conditional Use elsewhere per 4.02.04 of the LDC under cluster housing.</p>	<p><u>Maintain current incentive</u></p>

2015 Incentive Review and Recommendation Report

Required to be Reviewed: Existing				
and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements				
A	Y	<p>Street Requirements – The modification of street requirements for affordable housing</p>	<p>Street requirements for affordable housing are considered as deviations in the PUD approval process and variances in the conventional zoning process, on a case by case basis.</p> <p>Cross-section widths can be modified by the County Engineer administratively per 6.06.01.N of the LDC.</p>	<u>Maintain current incentive</u>
A	Y	<p>Oversight (Ongoing) – The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing</p>	<p>An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption is in place. Collier County requires all items which have the potential to increase the cost of housing to be prepared and presented to the Collier County Board of County Commissioners with the amount of the increase or decrease mentioned in the executive summary under fiscal impact. The County regularly utilizes the existing entities and processes undertaken by the AHAC, the Planning Commission, the Development Services Advisory Committee to review and examine impacts to the cost of housing.</p>	<p style="text-align: center;"><u>Maintain current incentive, plus NEW</u></p> <p>(1) On a case by case basis add a Fiscal Impact to Affordable Housing section to specifically discuss impact of cost on affordable housing</p>
A	Y	<p>Land Bank Inventory – The preparation of a printed inventory of locally owned public lands suitable for affordable housing</p>	<p>Florida Statute 125.379, Disposition of County property for affordable housing, requires the preparation of a printed inventory of locally owned public lands suitable for affordable housing. Collier County has completed this process and maintains a list of locally owned properties.</p> <p>Resolution 2007-172 and Resolution 2010 -123 directs the use of surplus land and directs those funds derived from the sale of such property be placed in the Affordable Housing Trust Fund.</p>	<p style="text-align: center;"><u>Maintain current incentive plus NEW:</u></p> <p>(1) Broadening this to other public entities such as the school system, the City of Naples and the City of Marco Island (2) Utilize the funds in the affordable housing trust fund to consider purchase land suitable for affordable housing.</p> <p><i>Implementation requires: Confirmation of other jurisdictions to participate, revision of Resolution to revise uses of funds in the Affordable Housing Trust Fund</i></p>
A	Y	<p>Proximity – The support of development near transportation hubs and major employment centers and mixed-use developments (activity centers and density bands)</p>	<p>The County currently addresses this incentive through additional density offered in designated density bands and activity centers. It is noted that while this exists, the development community has not advantaged this for affordable housing.</p>	<p style="text-align: center;"><u>Maintain current incentive plus NEW:</u></p> <p>(1) Recommend further incentives to develop AH units in specific locations throughout the County that are located within Activity Centers and Density Bands. (mention of less impact to infrastructure, transportation...) (2) Possibly layer more incentives into these areas (3) Bolster the AHDB program in these areas (4) Consider these incentives for those up to 120% AMI with greater incentive levels for lower than 80% AMI (5) Review compatibility of design to provide further assurances to the Development Community</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC changes.</i></p>

2015 Incentive Review and Recommendation Report

Required to be Reviewed: Not In Use Not Recommended for Adoption at 12/8/2015 BCC Meeting		
N	Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons	Not a current incentive.
		<u>Do not adopt. See Additional Items for a Potential Expansion.</u>
N	Accessory Dwelling Units- The allowance of affordable residential units in residential zoning districts	Not a current incentive. The use of these units, sometimes referred to as mother-in-law suites, already exists in the code under the term “guest cottage”. Deterrents include: Increases full time dwelling units not included in density calculations (potentially doubles density in neighborhoods), adds additional impacts on infrastructure not previously allocated for this additional density, rental units are regulated and thus would increase regulatory costs to monitor, regulatory fees associated with dwelling units have not been collected (i.e.: impact fees). The committee views this as having a low impact in return for the effort to allow these additional dwelling units that have not been planned for in the greater community planning efforts that support our current community.
		<u>Maintain current guest house code, only</u>

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016 Proposed Workshop

Goal: More Units and Preserve Units

N	NEW – Additional Incentives for Elderly Housing Units	The committee discussed several possible options for new incentives in this arena.	<p style="text-align: center;">NEW</p> <p>(1) Any developer targeting 55 and over, gets additional density for affordable units or possibly reduced or deferred impact fees</p> <p>(2) At senior living facilities, any request for additional beds above the base .45 FAR would require a certain percentage of affordable beds</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>
N	NEW – Require a certain level of affordable housing in all new developments that previously would have been covered under Development of Regional Impact (DRI) regulations	<p>The committee discussed the Rural Lands West development currently underway as an example of a large volume of housing stock being developed with no current plans for affordable housing.</p> <p>With the changes to the DRI (Developments of Regional Impact) regulations at the state level, some large projects will not have to address the housing issues previously required by state DRI review. The committee discussed the need to assure that affordable housing is a required component of all large projects.</p>	<p style="text-align: center;">NEW</p> <p>(1) The committee recommends further study and analysis</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>
N	NEW: Preservation of Existing Affordable Housing – The establishment of efforts to preserve or elongate timeframes for units designated as affordable in order to reduce the need for additional units to come on-line	<p>Most owned units designated as affordable have up to a 15 year affordability period. This is recommended to be maintained.</p> <p>This could take on the form of extending the term of affordability for future rental units beyond the typical 15 years to a 30 year term.</p> <p>This could also take on the form of funds or programs to rehabilitate or otherwise develop affordable housing already in the housing stock.</p>	<p style="text-align: center;">NEW</p> <p>(1) Extend the period of affordability to 30 years for all new affordable rental</p> <p>(2) Extend the term of impact fee deferrals beyond the 10 years if the unit remains affordable, and pay the impact fee from the affordable housing trust fund</p> <p>(3) Direct funds from the AHTF to pay for rehabilitation of existing affordable housing stock</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>
N	NEW – Sustain levels of affordable housing in existing CRA's	The committee discussed the potential to partner with the CRA's on redevelopment in order to avoid displacement of affordable housing.	<p style="text-align: center;">NEW</p> <p>(1) Find ways to partner with the CRA's to incentivize more affordable workforce housing in the CRA's</p> <p>(2) Consider leveraging of future TIF funds with other available funding sources such as grants or the affordable housing trust fund</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016 Proposed Workshop

Goal: More Units and Preserve Units

N	NEW - Sustain levels of mobile home housing	The committee also discussed the issue of mobile homes in our community as a viable source of affordable housing, and the need for a method to allow replacement units and other upgrades under the current code. It is the committees understanding that the Growth Management Department is currently pursuing such alternatives.	<u>NEW</u>
			(1) Support existing work to find ways to support redevelopment and/or replacement of sub-standard mobile home housing in the community; specifically to establish a set of standards to enhance or support mobile home preservation.
N	NEW – Transfer Development Rights (TDR) for affordable workforce housing	The committee discussed the option to provide for enhanced Transfer Development Rights when affordable housing in general or specifically for the elderly is to be constructed. One option may be to allow for additional units for the same price, if the additional units are affordable.	<u>NEW</u>
			(1) The committee recommends the County pursue further study to develop a rationally supported basis for enhanced TDR's for the purpose of affordable workforce housing. Specifically a tiered scale is recommended similar to that in the affordable housing density bonus program. <i>Implementation Requires: Further study and analysis to develop firm parameters, followed by implementation.</i>
N	NEW – Assist all essential services personnel by reducing non-housing costs	The committee discussed that those employed as essential services personnel in the community are the target market for the affordable workforce housing. Many employers currently provide some form of subsidy such as supplying affordable housing, subsidizing day care, paying a portion of transportation costs.	<u>NEW</u>
			(1) During the approval process for new construction where essential services personnel will be employed, require a form of subsidy from the employer. <i>Implementation Requires: Further study and analysis to develop firm parameters, followed by approval.</i>
N	NEW - Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons; utilize TCMA/TCEA mitigation opportunities to further AH objectives	The committee identified an opportunity to link affordable housing to transportation concurrency exception and management areas (TCMA and TCEA). For example, if there is a failed road system based on the concurrency review, the applicant/developer may mitigate such failure by taking action that positively impacts the cost of affordable housing or defrays others costs incurred. Such options may include an employer providing bus passes to employees, for example.	<u>NEW</u>
			(1) As such developments come through the process, seek mitigation strategies that further the objectives of providing housing that is affordable to the residents of the County. <i>Implementation requires: Staff and planning commission working with applicants to identify valuable and palatable options to present to the Board.</i>

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016 Proposed Workshop

Goal: More Units and Preserve Units

N	<p>NEW – Inclusionary Zoning – require a certain percentage of affordable workforce housing with all new residential developments, with mitigation options</p>	<p>The committee and the community are split on this option. Most would only consider this if there were also an “in lieu of” option such as a payment to the affordable housing trust fund, or an option to build units in another location. Others felt this was the only way to ensure affordable workforce units are built.</p> <p>After further discussion, the committee recommends this option be further studied for its’ financial and economic impact to determine real benefit. It is recognized that there is only a small percentage of land still available for building in the County, and there is concern over inappropriate concentration as an outcome.</p> <p>The committee discussed the option to add an additional requirement to require inclusionary zoning in density bands and activity centers.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) Prior to making a determination, study the economic impact of placement or mitigation of affordable units to determine whether benefits are substantial enough to warrant implementation and administration.</p> <p>(2) Consider this for encouragement of GAP housing (80-150% AMI)</p> <p><i>If considered, Implementation Requires: Further study and analysis to develop economic impact as well as firm parameters, possibly followed by GMP and LDC changes.</i></p>
N	<p>NEW – Micro Housing – Create local development codes to suit small single family units</p>	<p>The committee sees the appeal of this option, though it raises significant concerns in terms of impact to the infrastructure of the community. Significant research and work would be required to assess all changes in current codes, fees, etc. even to assess feasibility.</p> <p>This type of housing could suit young professionals, seasonal workers, and possibly young couples with no children.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) Study full impact and effects of allowing for smaller units, including but not limited to LDC and GMP impacts, impact fee impacts, and future land use element impacts.</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>

Goal: Less Development Cost

Y	<p>NEW (revisited) - Utilize Funding from the Affordable Housing Trust Fund (AHTF) to defray development costs for affordable workforce housing</p>	<p>Per Resolution 2007-203, the County does have an affordable housing trust fund (AHTF) that could be modified to recognize various revenue streams. The Resolution provides for uses of the funds for Down Payment assistance, Impact Fee Relief, Land Acquisition, Construction Loans, Community Land Trust, Homebuyer Education and Counseling, Disaster Recovery and Mitigation, and administration.</p> <p>The committee views the funds available in the AHTF as a key ongoing element to sustain and further develop affordable workforce units in the County.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) Once funding sources are determined, bring forth a revised resolution that specifies funding sources and uses of the funds for BCC approval and implementation.</p>
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2015 Incentive Review and Recommendation Report

Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at 2016 Proposed Workshop

N	<p>NEW: Impact Fees for AH – Designate a specific impact fee for use towards affordable housing initiatives for residential and commercial development, intended to be in an amount similar to a jail or library impact fee</p>	<p>The committee considered the topic of an Impact Fee for the express purpose of funding affordable housing in Collier County. The committee, after receiving public input, considers this a viable option to address the on-going issue of meeting affordable workforce housing needs in our community.</p> <p>The overall goal is to establish a reliable, locally managed, funding source for use to incent or develop affordable workforce housing. The concept is to spread out the economic impact for affordable housing such that everyone pays a small amount rather than some [developers] paying larger amounts that may result if other incentives or programs were implemented.</p> <p>One appeal of this approach is that the local government maintains control over spending plans and therefore can be responsive to the current market and other economic conditions. Impact fee revenue would be placed in the affordable housing trust fund and disbursed according to a BCC approved plan of action.</p>	<p style="text-align: center;">NEW</p> <p>(1) The committee recommends the County pursue the requisite study to develop a rationally supported impact fee for the purpose of affordable workforce housing. It is recognized this may be a lengthy process, but if adopted could provide a long term and flexible solution to the County</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by adoption of the new impact fee.</i></p>
N	<p>NEW – Dedicate funding annually to the Affordable Housing Trust Fund, or generate by other means</p>	<p>Not a current incentive, though via Resolution 2007-203, the County does have an affordable housing trust fund (AHTF).</p> <p>The essence of this concept is to develop funding streams for a dedicated fund with a local plan to fund affordable workforce housing in some manner. Mitigation buyouts of other required incentives is one optional revenue stream; general funding is one, impact fees dedicated to affordable housing is another, increase or additional tourist tax is a consideration; others can be developed. The local government would establish rules and regulations as to how the funding may be collected and allocation. Some of the advantages are that this becomes all local decision making and therefore can be market and economic flexible.</p>	<p style="text-align: center;">NEW</p> <p>(1) The committee, after receiving public input, recommends pursuit of this option. The public reaction to date was very strong in favor of this option.</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>
N	<p>NEW: Linkage Fees – Fees paid by new commercial businesses based on their specific need for generation of new affordable housing</p>	<p>As the County continues its efforts to recruit new businesses, it could consider a linkage fee whereby an assessment for each business would be made based on the number of affordable units their workforce would need.</p> <p>This has the effect of employers having a part in the solution set.</p>	<p style="text-align: center;">NEW</p> <p>(1) Consider development of an affordable housing linkage fee.</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by adoption of the new impact fee.</i></p>

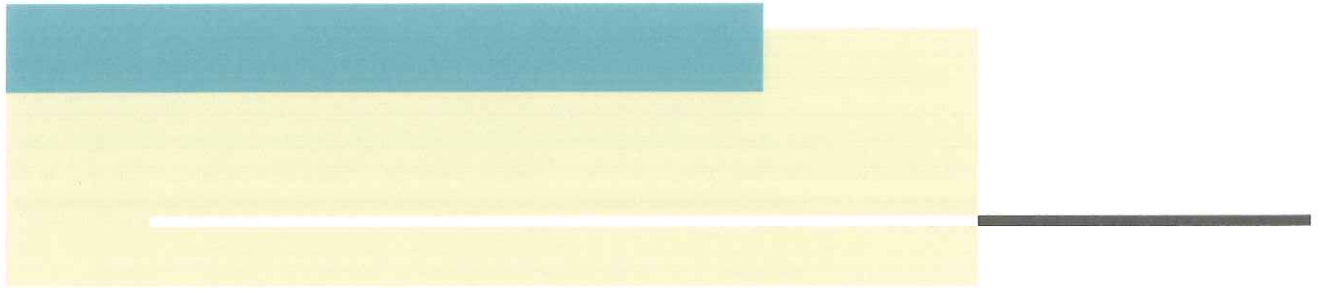
Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at 2016 Proposed Workshop

N	<p>NEW – Target County grant funds toward the development or preservation of affordable housing as a high priority</p>	<p>The committee recognizes the County receives and distributes between \$2M and \$3M annually in entitlement funding. The CHS staff is presently beginning the planning process to develop a five year plan for allocation priorities.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) The committee recommends that affordable housing be identified as a high priority in the plan, as long as the planning process supports this.</p> <p>(2) Consider specifying a percentage of grant funds to be allocated for affordable workforce housing</p> <p><i>Implementation Requires: Input to the planning process showing the needs in the community, and eventual BCC approval of the plan and priorities in May or June 2016.</i></p>
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2015 Incentive Review and Recommendation Report

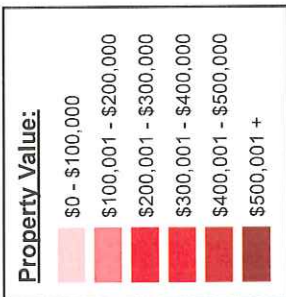
Not considered viable in, or applicable to our community at this time

N	<p>NEW – Discounted AH GAP Impact Fees and a GAP Housing Trust Fund</p>	<p>Not a current incentive.</p> <p>The committee considered the topic of a Discounted Affordable Housing (GAP) Impact Fees and a GAP Housing Fund for the purpose of assuring additional Gap affordable housing is constructed in Collier County. The essence of this concept is to tax higher end real estate transactions, only, and use that revenue to backfill the required impact fees; thereby reducing the impact fee and increasing the profit to the Gap housing developer.</p>	<p style="text-align: center;"><u>Do not activate an incentive</u></p> <p>The committee, after receiving public input, does not recommend this incentive option. The public reaction to date is a lack of interest or uncertainty about the potential for this option.</p>
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MAPS & INVENTORY

NUMBER OF DWELLING UNITS PER PRICE IN COLLIER COUNTY

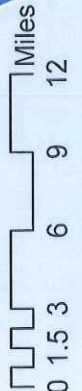
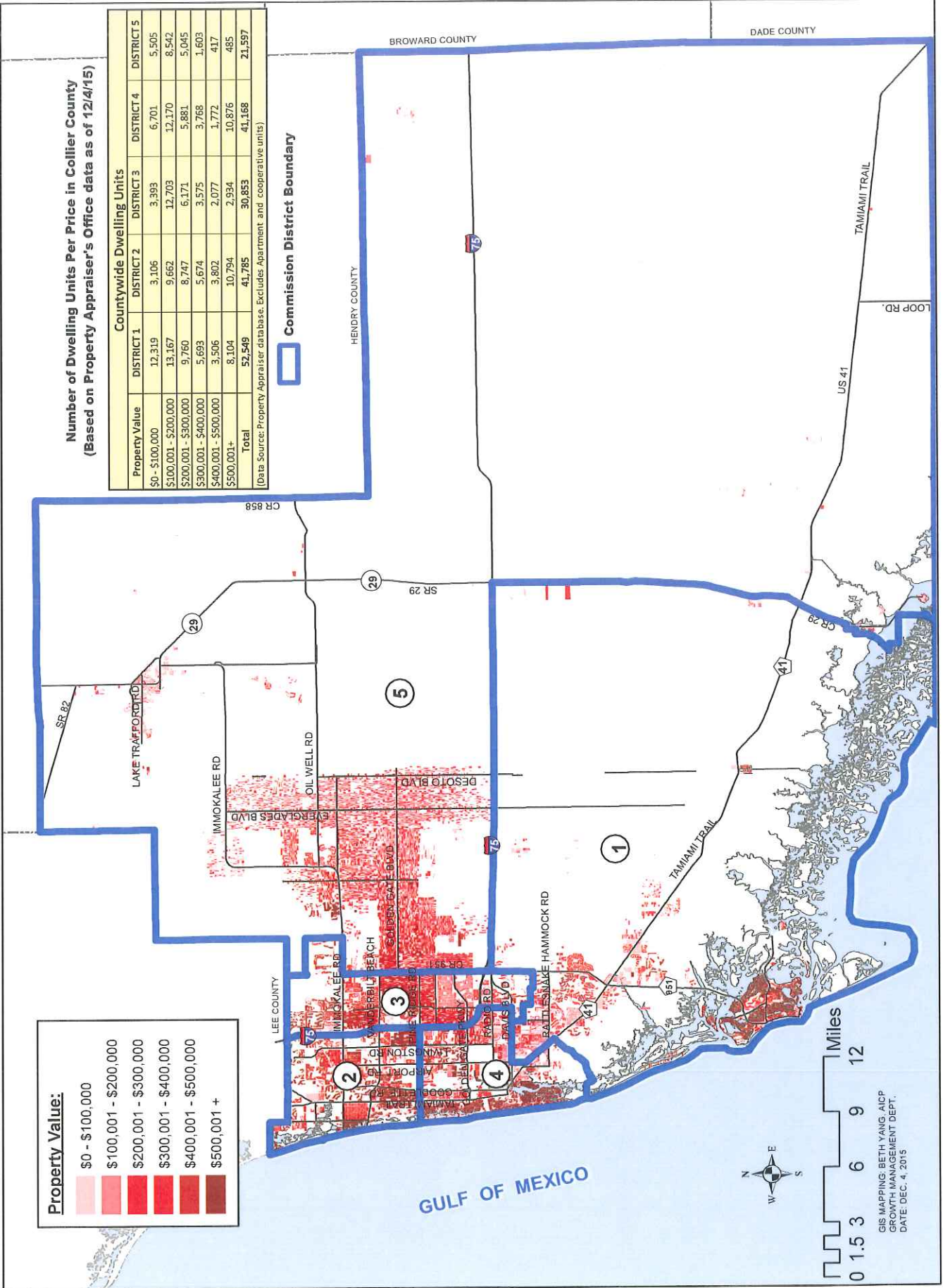


**Number of Dwelling Units Per Price in Collier County
(Based on Property Appraiser's Office data as of 12/4/15)**

Property Value	Countywide Dwelling Units				
	DISTRICT 1	DISTRICT 2	DISTRICT 3	DISTRICT 4	DISTRICT 5
\$0 - \$100,000	12,319	3,106	3,393	6,701	5,505
\$100,001 - \$200,000	13,167	9,662	12,703	12,170	8,542
\$200,001 - \$300,000	9,760	8,747	6,171	5,881	5,045
\$300,001 - \$400,000	5,693	5,674	3,575	3,768	1,603
\$400,001 - \$500,000	3,506	3,802	2,077	1,772	417
\$500,001+	8,104	10,794	2,934	10,876	485
Total	52,549	41,785	30,853	41,168	21,597

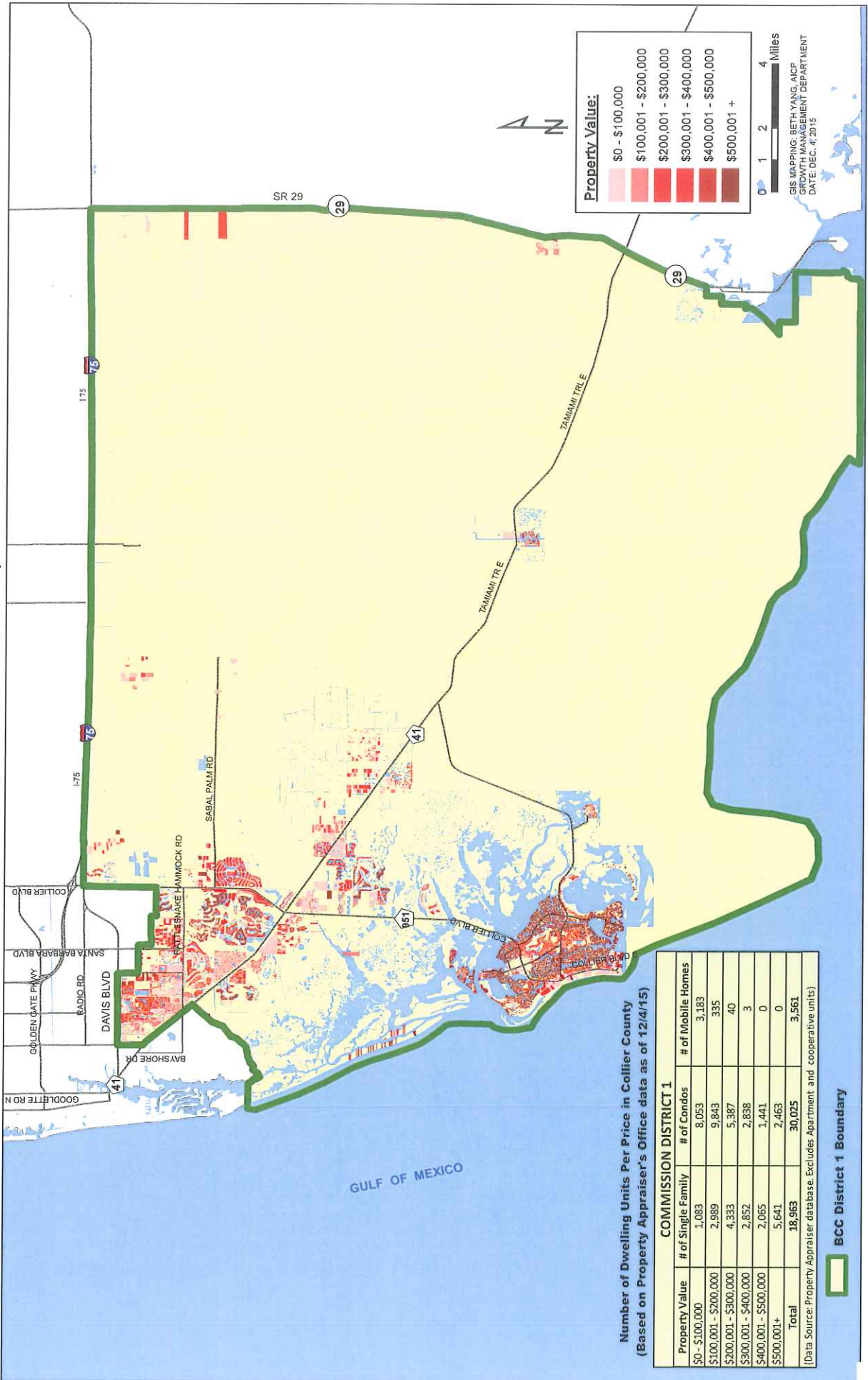
(Data Source: Property Appraiser database. Excludes Apartment and cooperative units)

Commission District Boundary



GIS MAPPING: BETH YANG AICP
GROWTH MANAGEMENT DEPT.
DATE: DEC. 4, 2015

NUMBER OF DWELLING UNITS PER PRICE IN COLLIER COUNTY (BCC DISTRICT 1)



Property Value:

- \$0 - \$100,000
- \$100,001 - \$200,000
- \$200,001 - \$300,000
- \$300,001 - \$400,000
- \$400,001 - \$500,000
- \$500,001 +

0 1 2 4 Miles

GIS MAPPING: BETH YANG, AICP
COLLIER COUNTY PLANNING AND ZONING DEPARTMENT
DATE: DEC. 4, 2016

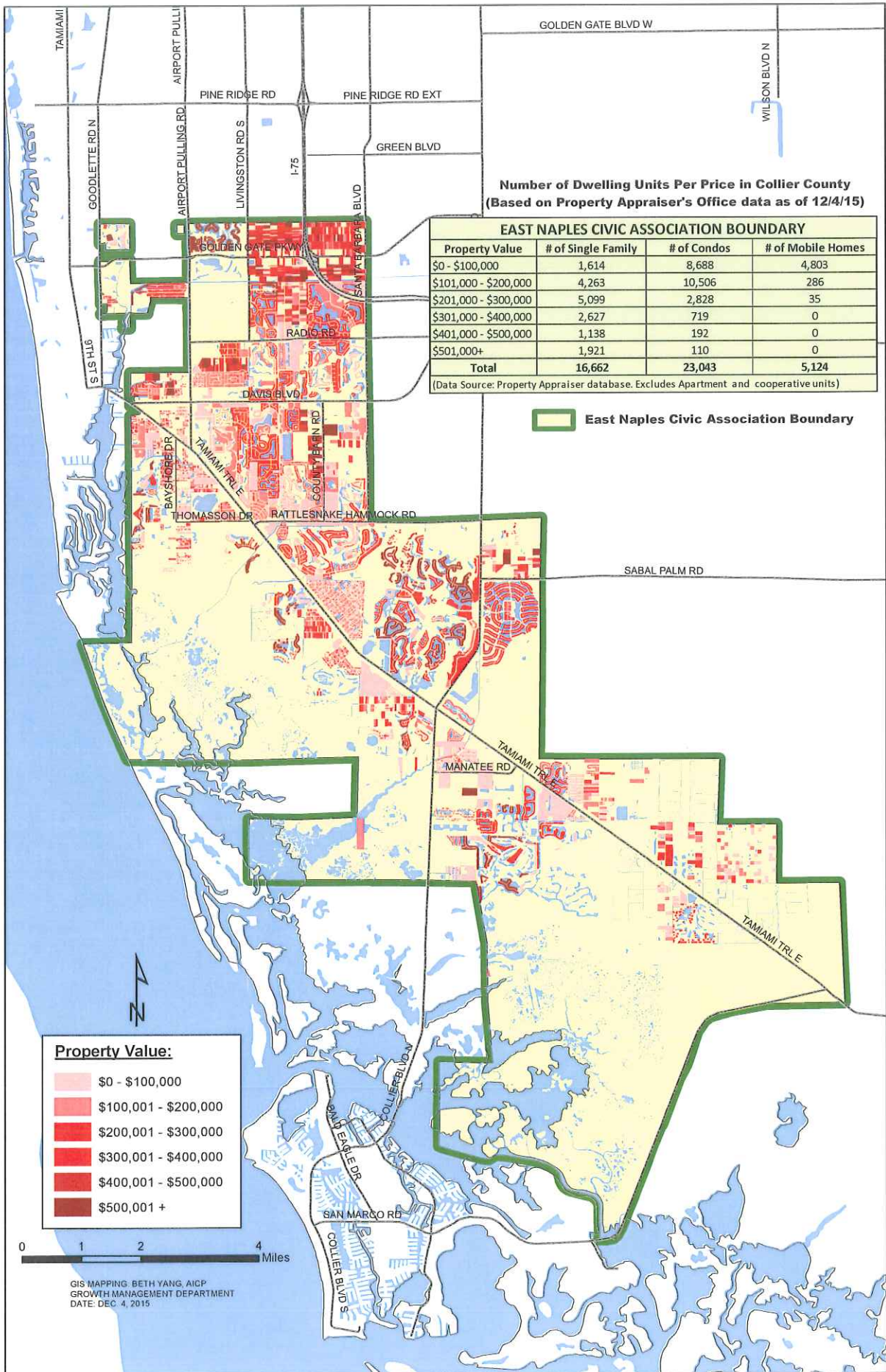
**Number of Dwelling Units Per Price in Collier County
(Based on Property Appraiser's Office data as of 12/4/15)**

COMMISSION DISTRICT 1		
Property Value	# of Single Family	# of Mobile Homes
\$0 - \$100,000	1,083	8,053
\$100,001 - \$200,000	2,989	9,843
\$200,001 - \$300,000	4,333	5,387
\$300,001 - \$400,000	2,852	2,838
\$400,001 - \$500,000	2,065	1,441
\$500,001+	5,641	2,463
Total	18,963	30,025

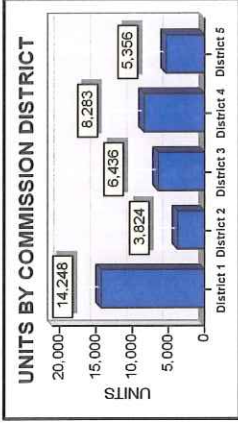
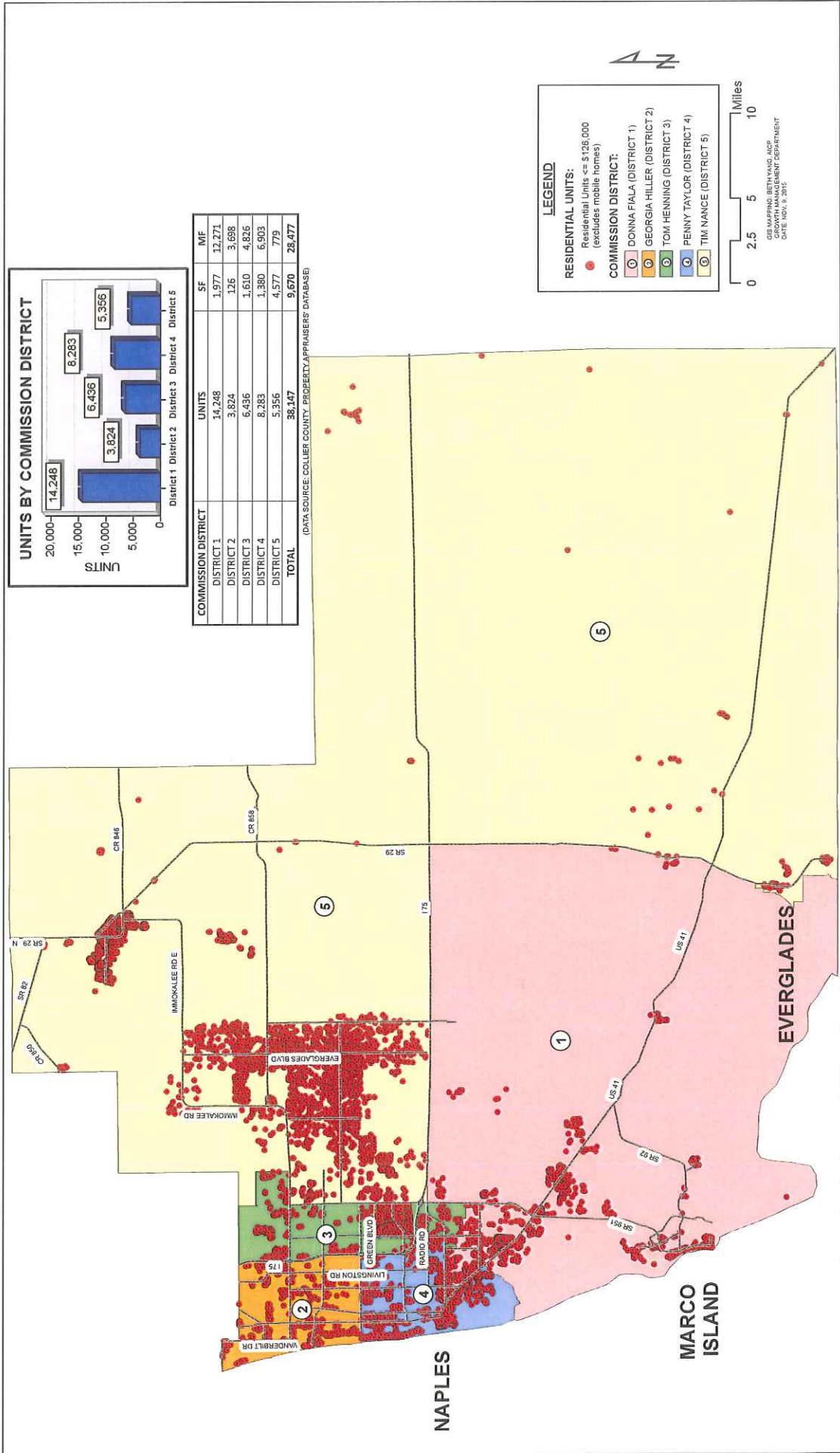
(Data Source: Property Appraiser database. Excludes Apartment and cooperative units)

BCC District 1 Boundary

NUMBER OF DWELLING UNITS PER PRICE IN COLLIER COUNTY (EAST NAPLES CIVIC ASSOCIATION BOUNDARY)



2015 RESIDENTIAL DWELLING UNITS UNDER \$126,000 BY COMMISSION DISTRICT



COMMISSION DISTRICT	UNITS	SF	MF
DISTRICT 1	14,248	1,977	12,271
DISTRICT 2	3,824	126	3,698
DISTRICT 3	6,436	1,610	4,826
DISTRICT 4	8,283	1,380	6,903
DISTRICT 5	5,356	4,577	779
TOTAL	38,147	9,670	28,477

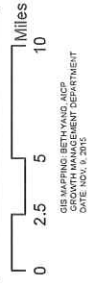
(DATA SOURCE: COLLIER COUNTY PROPERTY APPRAISERS' DATABASE)

LEGEND

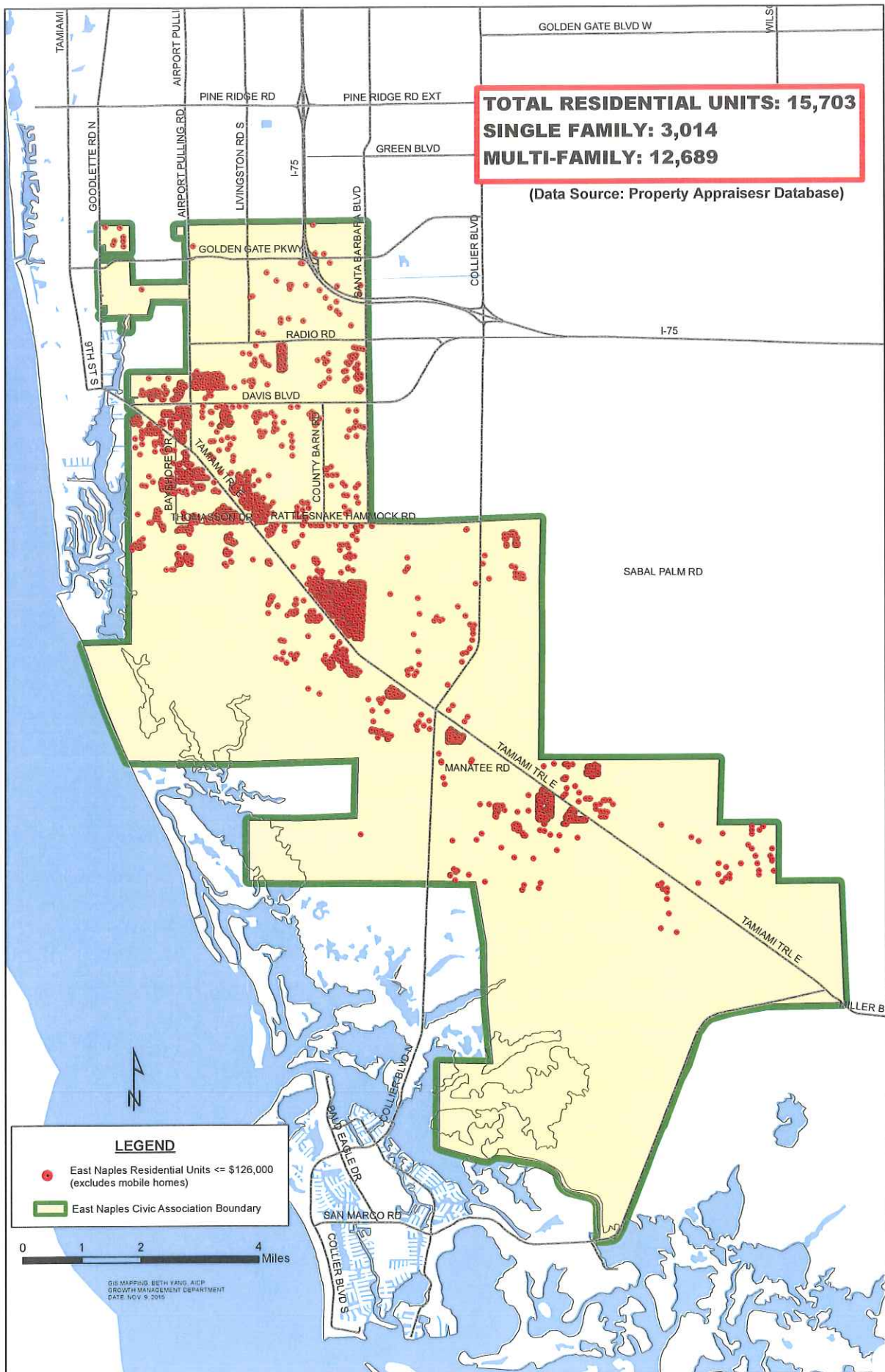
RESIDENTIAL UNITS:
Residential Units <= \$126,000
(excludes mobile homes)

COMMISSION DISTRICT:

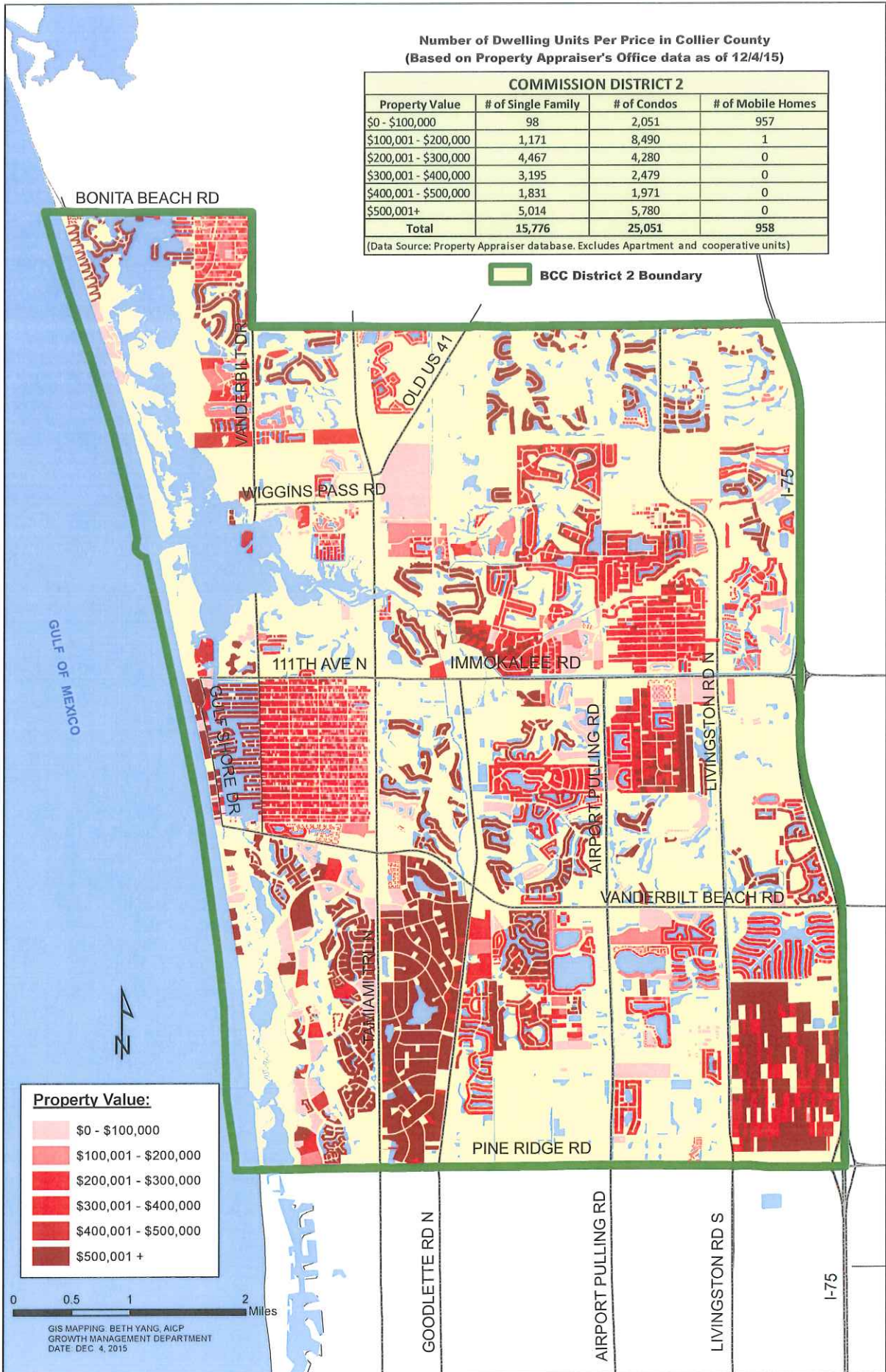
- ① DONNA FIALA (DISTRICT 1)
- ② GEORGIA HILLER (DISTRICT 2)
- ③ TOM HENNING (DISTRICT 3)
- ④ PENNY TAYLOR (DISTRICT 4)
- ⑤ TIM NANCE (DISTRICT 5)



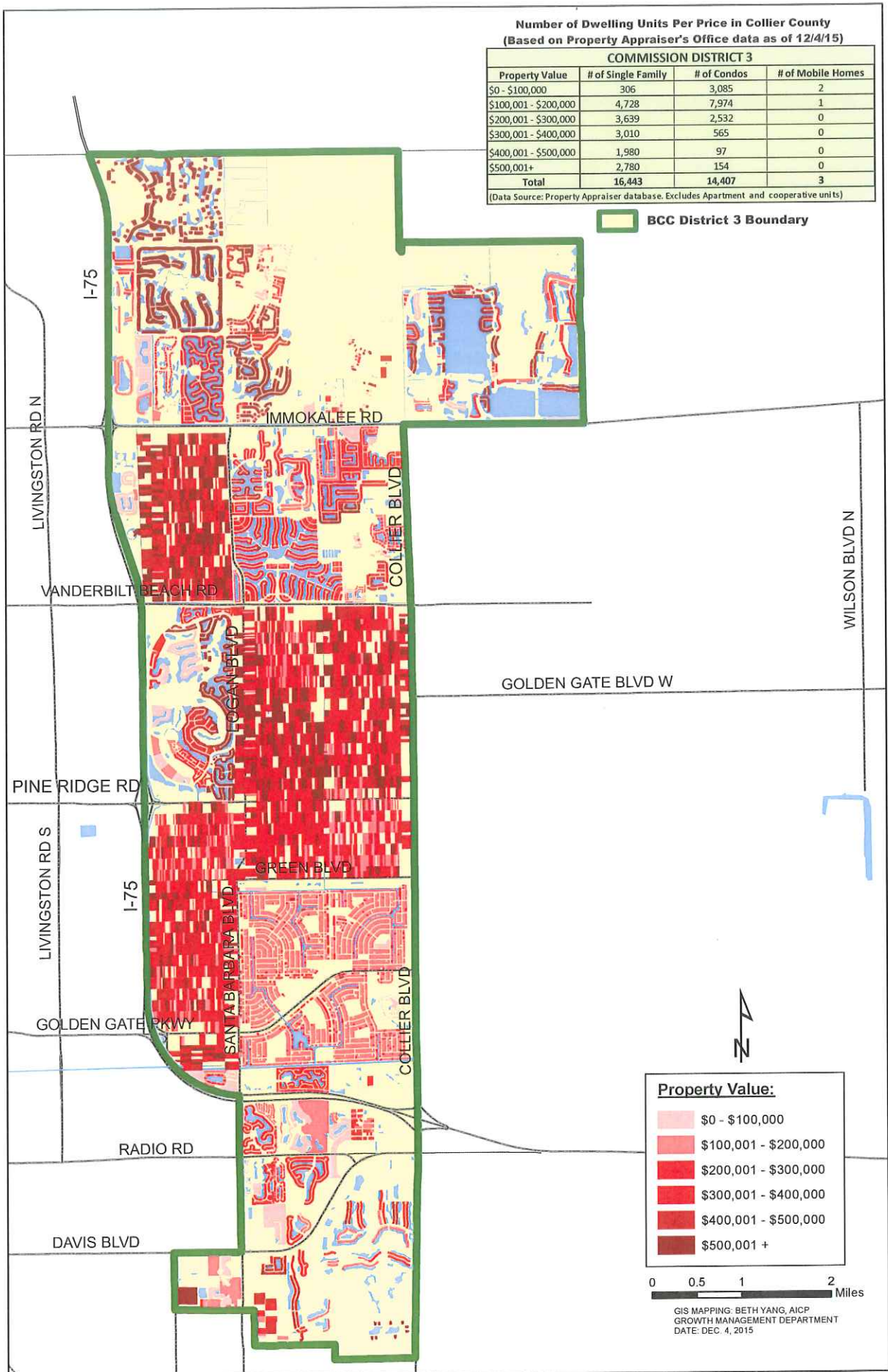
2015 RESIDENTIAL DWELLING UNITS UNDER \$126,000 (EAST NAPLES)



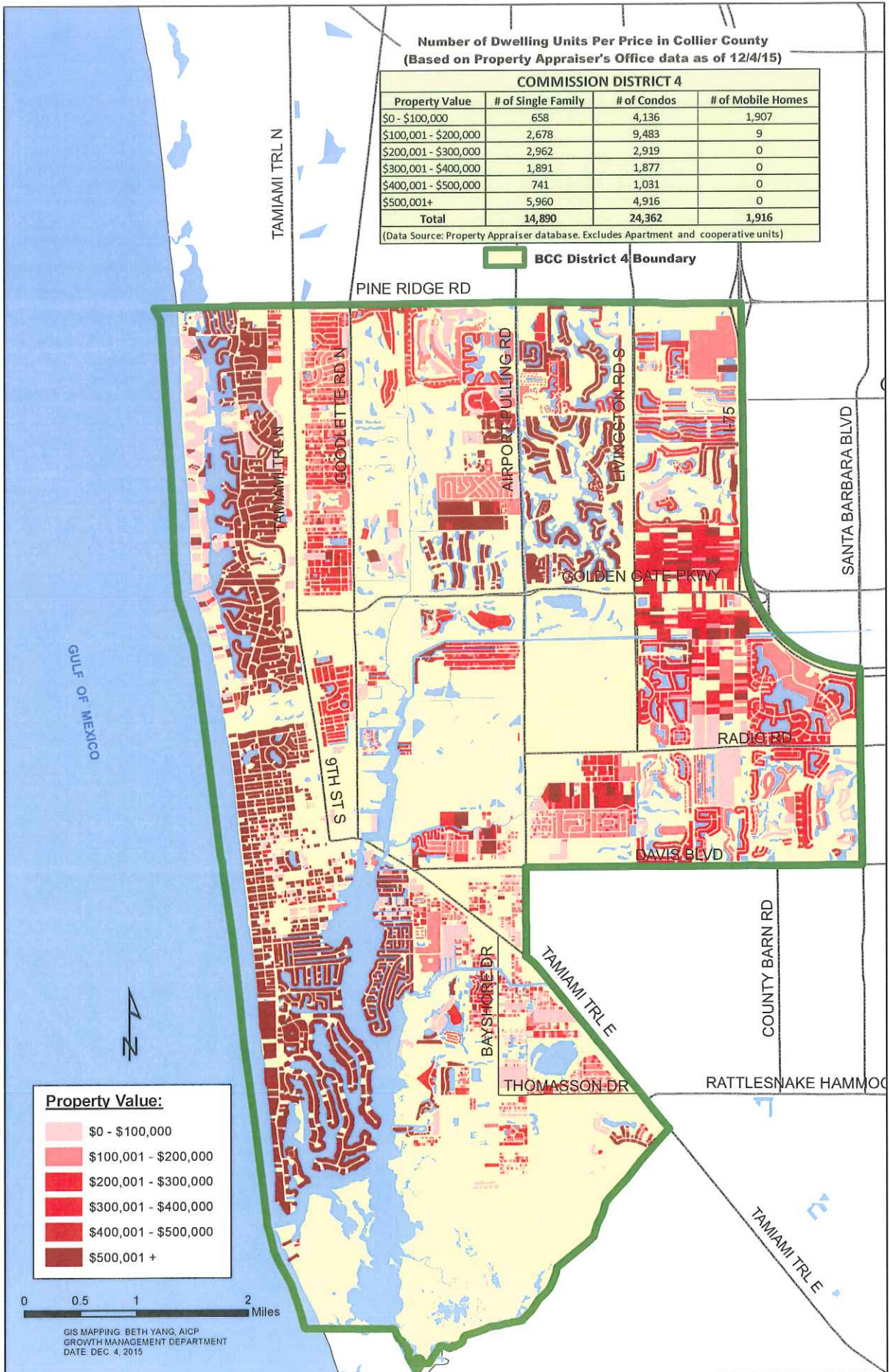
NUMBER OF DWELLING UNITS PER PRICE IN COLLIER COUNTY (BCC DISTRICT 2)



NUMBER OF DWELLING UNITS PER PRICE IN COLLIER COUNTY (BCC DISTRICT 3)



NUMBER OF DWELLING UNITS PER PRICE IN COLLIER COUNTY (BCC DISTRICT 4)



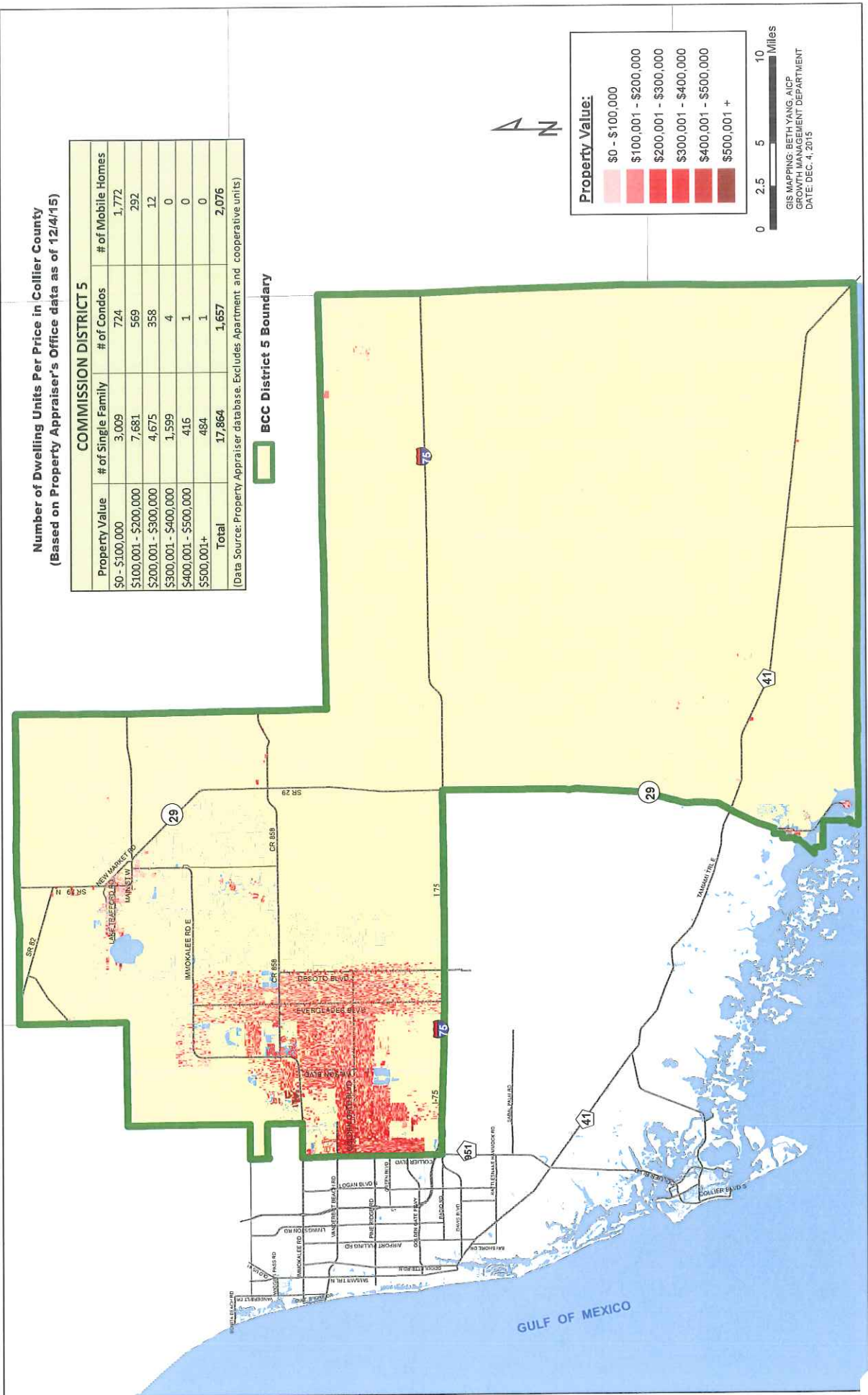
NUMBER OF DWELLING UNITS PER PRICE IN COLLIER COUNTY (BCC DISTRICT 5)

Number of Dwelling Units Per Price in Collier County
(Based on Property Appraiser's Office data as of 12/4/15)

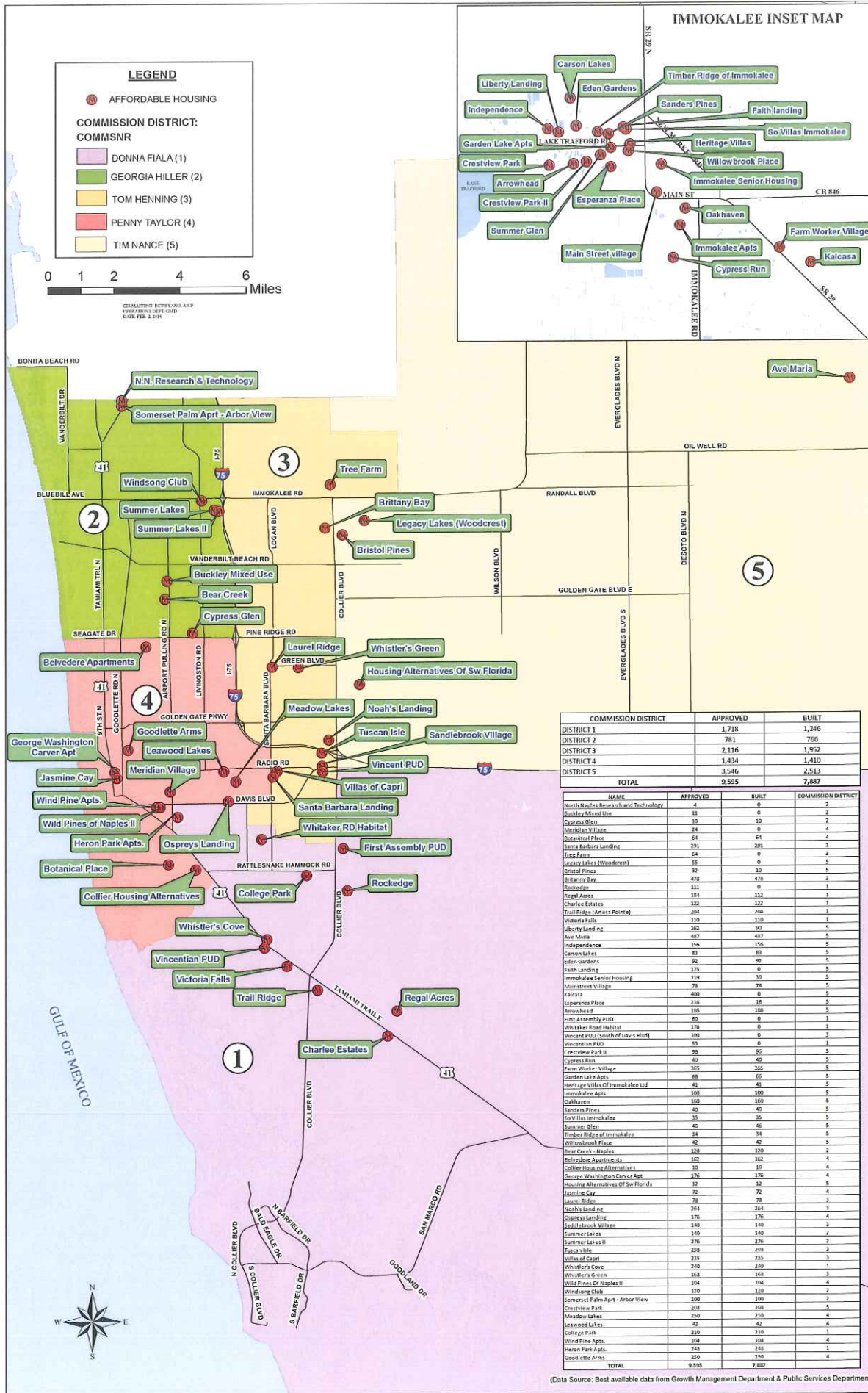
COMMISSION DISTRICT 5			
Property Value	# of Single Family	# of Condos	# of Mobile Homes
\$0 - \$100,000	3,009	724	1,772
\$100,001 - \$200,000	7,681	569	292
\$200,001 - \$300,000	4,675	358	12
\$300,001 - \$400,000	1,599	4	0
\$400,001 - \$500,000	416	1	0
\$500,001+	484	1	0
Total	17,864	1,657	2,076

(Data Source: Property Appraiser database. Excludes Apartment and cooperative units)

BCC District 5 Boundary



COLLIER COUNTY AFFORDABLE HOUSING LOCATION MAP BY COMMISSION DISTRICTS



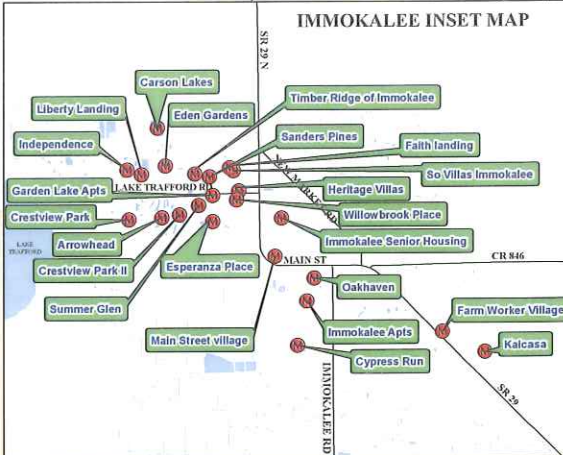
LEGEND

● AFFORDABLE HOUSING

COMMISSION DISTRICT:

COMMSNR

- DONNA FIALA (1)
- GEORGIA HILLER (2)
- TOM HENNING (3)
- PENNY TAYLOR (4)
- TIM NANCE (5)



COMMISSION DISTRICT	APPROVED	BUILT
DISTRICT 1	3,718	1,246
DISTRICT 2	781	766
DISTRICT 3	2,116	1,952
DISTRICT 4	1,434	1,410
DISTRICT 5	3,546	2,513
TOTAL	9,595	7,887

NAME	APPROVED	BUILT	COMMISSION DISTRICT
North Naples Research and Technology	11	0	2
Buckley Mixed Use	10	10	2
Cypress Glen	24	0	4
Meridian Village	64	64	4
Botanical Place	291	291	3
Santa Barbara Landing	64	0	3
Tree Farm	32	30	5
Legacy Lakes (Woodcrest)	175	0	5
Bristol Pines	32	30	5
Brittany Bay	478	478	3
Rockledge	111	0	1
Regal Acres	104	112	1
Charles Estates	122	122	1
Trail Ridge (Antea Pointe)	204	204	1
Vincent PUD	110	110	1
Liberty Landing	362	90	5
Ave Maria	487	487	5
Independence	178	156	5
Carson Lakes	83	83	5
Edén Gardens	92	92	5
Faith Landing	173	0	5
Immokalee Senior Housing	119	10	5
Main Street Village	78	78	5
Kalcasa	405	0	5
Heritage Villas of Immokalee Ltd	41	41	5
Immokalee Apts	100	100	5
Oakhaven	100	100	5
Sanders Pines	40	40	5
So Villas Immokalee	35	35	5
Summer Glen	46	46	5
Timber Ridge of Immokalee	18	14	5
Willowbrook Place	42	42	5
Bear Creek - Naples	120	120	2
Belvedere Apartments	162	162	4
Collier Housing Alternatives	30	10	4
George Washington Carver Apt	176	176	4
Housing Alternatives Of Sw Florida	12	12	5
Summer Glen	72	72	4
Laurel Ridge	78	78	3
Noah's Landing	264	264	4
Cypress Landing	176	176	3
Sandlebrook Village	140	140	3
Summer Lakes	140	140	2
Summer Lakes II	276	276	2
Tuscan Isle	288	288	3
Villas of Capri	235	235	3
Whistler's Cove	240	240	1
Whistler's Green	168	168	3
Wild Pines of Naples II	104	104	4
Windsong Club	120	120	2
Somerset Palm Apt - Arbor View	100	100	4
Collier Park	208	208	5
Meadow Lakes	250	250	4
Leawood Lakes	42	42	4
Collier Park	210	210	1
Wind Pine Apts	104	104	1
Heron Park Apts	248	248	1
Goodlette Arms	250	250	4
TOTAL	9,598	7,887	

(Data Source: Best available data from Growth Management Department & Public Services Department)

Available Collier County Housing Inventory UNDER 200K as of January 31, 2016

Inventory 01/31/2016	
Condo	Count
\$0-\$100K	37
\$100K-\$150K	136
\$150K-\$200K	278
	451

Locations	Count
Naples Beach	12
North Naples	69
Central Naples	143
South Naples	153
East Naples	55
Immokalee & Ave Maria	2
Marco	17

Inventory 01/31/2016	
Single Family	Count
\$0-\$100K	40
\$100K-\$150K	32
\$150K-\$200K	42
	114

Locations	Count
Naples Beach	2
North Naples	4
Central Naples	14
South Naples	31
East Naples	54
Immokalee & Ave Maria	4
Marco	1

Total Inventory UNDER \$200K (Condo & Single Family)	565
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For purposes of these geographic boundaries, we utilize the USPS Zip Codes as follows:

Legend

Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
North Naples:	34109, 34110, 34119
Central Naples:	34104, 34105, 34116
South Naples:	34112, 34113
East Naples:	34114, 34117, 34120, 34137
Marco:	34145, 34140, 34139, 34138
Immokalee & Ave Maria:	34142

Sources: NABOR
(Naples) and
MIAAOR (Marco)



AH PROGRAMS & RESULTS

Workforce and Affordable Housing Programs and Results

Inclusionary Zoning

Inclusionary housing (or zoning) refers to planning ordinances that require developers to “set aside” a portion of new housing construction as affordable to households at specified income levels.

- What it does – Addresses housing gaps from inflated housing prices and requires a percent of housing be provided at affordable levels.
- Positives –
 - Value of incentives is relative to the market
 - Addresses community workforce housing needs (i.e. ownership or rental)
- Negatives –
 - Limits the burden to new residential development
- Cities or Counties using – Boulder CO, Denver, Longmont CO, Montgomery County MD, Chicago, Davis CA, Petaluma CA, Burlington VT, and Chapel Hill, NC

Success Stories using Inclusionary Zoning

Boulder, CO

The City of Boulder has a median household income of nearly \$74,000 and a median home price of \$500,000. Boulder citizens and government officials are striving to keep the highly desirable city of 94,673 residents from becoming exclusionary to all but the very affluent. The city has little vacant land available, and most future development will likely be redevelopment and mixed-use. The Boulder City Council aspires to make 10% of the housing stock permanently affordable (4,500 units) by 2011. It has already achieved just over 50% of its goal.

In 2000, in response to rapidly raising housing costs and the ineffectiveness of the voluntary inclusionary housing program, Boulder passed a mandatory inclusionary housing ordinance. The new program required 20% of housing in new developments to be priced affordably for low-income households, which Boulder now defines as households earning less than 80% of the area median income. The comprehensive mandatory ordinance covers all residential developments regardless of size (with the exception of developments of a single lot with one owner and total floor area of less than 1,600 feet).

Results - since passage in 2000, housing development in Boulder has continued and the city has constructed 380 affordable homes. The majorities of these are condominiums, but also include approximately a dozen townhomes and single-family homes. While market-rate units in the developments continue to sell for between \$390,000 and \$430,000, the affordable units are priced between \$112,000 and \$185,000. Ninety-eight percent of people who have moved into the affordable units already lived or worked in Boulder, and they include teachers, nurses and other service sector workers. The city has collected \$1.5 million in fee-in-lieu payments from roughly 50 developments. These are deposited in an affordable housing fund, which has subsidized the creation of about 80 affordable units each year.

Boulder has created nearly 400 affordable homes under an inclusionary zoning ordinance:

Workforce and Affordable Housing Programs and Results

Boulder Ordinance

Applicability - All new residential developments (except condo conversions)

Set-Aside - 20%

Target Income Levels - Below 80% AMI

Period of Affordability - Permanent

Cost Offsets - None

In Lieu Alternatives - Fee of \$18,000 per unit or \$75 multiplied by 20% of the total floor area of a market rate unit (per unit); half of affordable units may be built off-site; land dedication option

Resale - Must be resold to an eligible household; resale price is the original affordable sales price plus an inflationary factor and some closing costs

Denver, CO

The City of Denver is home to 554,636 residents. It attracts nearly 10 million visitors who spend \$2.3 billion each year. In the beginning of 2004, the median resale home price rose to \$238,000, up from \$200,000 in the spring of 2001 and \$100,000 in 1990. A family needed to earn over \$65,000 to afford the average home. To address the growing affordability crisis, in 2002, the City of Denver passed an inclusionary housing ordinance. Results - the ordinance—coupled with the rezoning of large-scale redevelopments and proactive planning for affordable housing—have resulted in the creation of 3,395 affordable homes in Denver.

Longmont, CO

Inclusionary program, Density Bonus up to 20%, expedited review process; relaxed development standards; fee waivers or deferrals, marketing assistance. Results - the inclusionary program has produced 978 units and fee in-lieu funds have helped to build 334 affordable homes.

Montgomery County, MD (2011 Population: 989,794)

Montgomery County, Maryland was one of the first places to establish an Inclusionary housing program, and it is called the *Moderately Priced Dwelling Unit (MPDU)* program.

Their policy has a mandatory 12.5% to 15% affordable set aside for new subdivisions or high-rises that will have 20 or more units. (Subdivisions not served by county water/sewer service are exempt.) Rental units are required to remain affordable for 99 years, and ownership units for 30 years. In both cases, “affordable” is defined as $\leq 70\%$ AMI.

Developers get a density bonus as a cost off-set (up to 22% depending on number of affordable units produced).

The county can excuse a project from building the affordable units if the developer can make a convincing case. The following alternative options are possible in such instances. These options are granted on a case by case basis:

- The developer can transfer a piece of land to the county
- The developer can construct the affordable units on another site within the county (subject to approval)
- Or, the developer can pay a fee in-lieu of constructing the units.

Results - Montgomery County has generated over 13,475 affordable units during the life of the program. (That breaks down to 9,442 for sale units and 4,033 rental units.

Workforce and Affordable Housing Programs and Results

Results

- 13,475 affordable units generated (1976 – 2012)
- Affordable for 30 years ownership units, 99 years for rentals
- Affordability thresholds: ≤ 70% AMI for rental and ownership units

Chicago, IL

Chicago adopted its inclusionary housing policy in 2003 and expanded it in 2007. In Chicago, residential projects of 10 or more units that receive some kind of government assistance must produce affordable units. (Developments that do not receive specific government assistance do not require an affordable housing set aside.)

Developments built on land purchased from the city or that are subject to a density bonus or other zoning flexibility must set aside 10% of units as affordable. Developments receiving financial assistance such as *tax increment financing* (TIF) are required to do a 20% affordable set aside.

Affordable units must remain affordable for 30 years. Projects targeted for the *Chicago Community Land Trust* must remain affordable for 99 years. The affordability threshold is set at ≤ 60% AMI for rentals and ≤ 100% AMI for ownership.

Developers have the option to construct the affordable units themselves or pay a fee of \$100,000 per unit, which supports city affordable housing programs.

Since 2003, about 984 affordable units were generated with this program. Once the real estate market and economy get stronger, the program could generate as many as 1,000 affordable units per year.

Davis, CA

Davis, CA turned their inclusionary housing guidelines into mandatory law in 1990. Ownership projects of 5 or more units and rental projects of 5-19 units must make 25% of the units affordable. Rental projects of 20 or more require a 35% affordable set aside. These are among the highest required set asides in the country.

Affordable rental units are intended to remain permanently affordable. Davis has an aggressive program that aims to create more options for *low* and *very low* income households. The target income bands are tiered; a smaller set aside is required if units will be made affordable to households in lower income bands. For rental units the target AMU range is ≤40 to 80% AMI; and ≤80% to 120% for ownership units. Developers get a 1-for-1 density bonus, so every affordable unit they produce earns them the right to a bonus market rate unit. Developers have the option to dedicate land to the city instead of building the affordable units (1 acre minimum required, with designated zoning and infrastructure standards). Or, they can also propose an alternate plan to meet the affordability goals, which subject to city approval.

On a case by case basis, the City can allow the developer to pay a fee in lieu of constructing the affordable units if undue hardship or financial burden is demonstrated. The fee is \$23,727 per affordable unit not constructed for downtown projects with less than 15 units.

Results - Between 1990 and 2011, the policy has created 1,802 affordable units; and 976 of these are permanently affordable at very low and low-income rents.

Workforce and Affordable Housing Programs and Results

Petaluma, CA

Petaluma, CA's inclusionary zoning policy was adopted in 1984. They have exceeded their General Plan goal to provide 10-15% of all market rate units as affordable. Over the last fifteen years, 22.5% of new housing has been in the affordable range.

The Petaluma policy requires a mandatory 15% affordable set aside for residential projects 5 units or more. Available cost offsets include:

- Density bonuses (5%-35% depending on type of project and number of affordable units produced)
- Fee in lieu (\$2,400 to \$22,500 based on project size)
- Option to dedicate land to the city or nonprofit housing developer
- Exemption/relaxation of growth controls that limit amount or pace of residential development

Results - the policy has produced 1,336 units in the city. The affordability period is 30 years. For rental units "affordable" is defined at $\leq 50\%$ AMI. For ownership "affordable" is set at $\leq 80\%$ AMI.

Burlington, VT

Burlington, VT's inclusionary zoning policy includes a mandatory 15% to 25% affordable set aside (depending on target AMI) for projects 5 units or more. Incentives available include:

- Density bonus (15%-25% depending on area density; PUDs not eligible)
- Off-site construction (at city's discretion, must provide 50% more units)
- Fee in lieu (at city's discretion, must provide 50% more units; \$100,000/unit, indexed to inflation)
- 50% Parking reduction (at city's discretion)

50% Impact fee reduction (at city's discretion, undiscounted fee is \$2,500 per 1,000sf of living space) Units are to remain affordable for 99 years. For rental units, the affordability threshold is set at $\leq 65\%$ AMI. For ownership the threshold is set at $\leq 75\%$ AMI.

Results - between 1990 and 2006, Burlington has created 200 affordable units.

Chapel Hill, NC

Chapel Hill's inclusionary zoning policy includes a mandatory 10% (if downtown), otherwise 15% affordable set aside for single or duplex-family projects of 5 units or more. Partial units equivalent will be handled via payment in lieu of that is calculated each year. Current year is \$85,000/unit. Units are for low to moderate income families (less than 80% AMI), using 30% of their income for housing. Units remain affordable for 99 years.

The Inclusionary Zoning Ordinance allows the Town Council or Planning Board, as applicable, to approve alternatives to on-site development of affordable housing if it can be demonstrated to the appropriate body (such as the Planning Board or the Town Council) that one of the following criteria is met:

- (1) The alternative provides an equivalent amount of affordable dwelling units in a way that the Planning Board or Town Council determines better achieves the goals, objectives, and policies of the Comprehensive Plan than providing the units on-site; or
- (2) Providing on-site affordable dwelling units is not economically feasible and the alternative means of compliance:
 - (a) Will further affordable housing opportunities in the Town to an equivalent or greater extent than constructing affordable dwelling units on-site and

Workforce and Affordable Housing Programs and Results

- (b) Will not cause the Town to incur any net cost as a result of the alternative means of compliance; or
- (3) It would be impossible to provide the units on-site because of Federal or state law.

If the Planning Board or Town Council approves an alternative to development of on-site affordable housing, the ordinance provides the following four alternatives:

- (1) Land dedication;
- (2) Dedication of existing units;
- (3) Off-site construction; or
- (4) A payment-in-lieu of housing.

Other Incentive Programs for Affordable Workforce and GAP Housing

Impact Fees

San Francisco Bay Area Cities and Counties Impact Fees for Affordable Housing –

- Berkeley \$20,000 / unit
- Fremont \$17.55 - \$20.25 / sq. ft.
- San Carlos \$18,554 / unit
- Santa Rosa \$1,137 - \$1,911 / sq. ft.
- Walnut Creek \$1.60 - \$15 / sq. ft.
- Mountain View \$10 / sq. ft.
- Marin County \$0 - \$10 / sq. ft.
- Napa County \$1,738 / unit

Linkage Fees

Communities with **Commercial Linkage** (bonus density; fee waivers) –

- Vail, Aspen/Pitkin County, Telluride, CO, Park City, UT and Seattle, WA.
 - In Seattle, developers pay a fee per square foot in a range of \$5 - \$22 on any new residential or commercial buildings. The square foot assessment is based on the average housing price in the neighborhood to be built in. Results - \$48.5 million dollars have been added to the Workforce Fund. In Lieu Alternatives: None.

Communities with **Residential Linkage** (bonus density, fee waivers, expedited review, parking reduction, unit equivalency)

- Telluride, CO and Jackson/Teton County, WY and Seattle, WA.

Workforce and Affordable Housing Programs and Results

Incentivize Existing Density Bands

- Boston, MA Density Fee –
 - In Boston, there is a fee commercial developers pay into a city fund for the production of workforce housing. The fee applies to developers who choose not to build workforce housing on their market-rate site. Instead, they pay into the city's fund. The fee is \$380k for each workforce unit the city requires.
- Denver, CO Density Bonus of 10% –
 - \$5,000 to \$10,000 subsidy per unit (up to 50% of total units: parking reduction; expedited permit process. Results - of 2,840 units built, 940 (33.1%) were affordable (640 rented and 300 owner occupied). No fee in-lieu money was collected.

TDR's an incentive for Affordable Housing

- King County (Seattle), Palm Beach County (FL), and Portland, OR. In Portland, receiving sites can typically exceed base density by 50 percent.
- Seattle's Program Results (since initial adoption in 2001)
 - 120 affordable units built
 - 564 affordable units preserved through transfer
 - \$8,135,000 for Housing Fund
- Chicago TDR Affordable Housing Program Results (since adoption in 2004)
 - 38 applicable projects
 - 34 affordable units built
 - \$32,578,000 in fee-in-lieu payments (committed)
 - \$5.7 million largest committed for single project
 - \$9,198,000 in fee-in-lieu payments (received)

Affordable Housing Trust Funds

- Boulder, CO Affordable Housing Trust Fund –
 - Generates \$1MM each year. Nonprofits, developers, individuals, neighborhood groups and the local housing authority are eligible to receive funds. 7.5MM generated annually. In Lieu Alternatives 1: 8/10th of one percent of property tax and a housing excise tax (\$0.21 per square foot new residential and \$0.45 psf commercial construction). 20% of new housing stock is to be affordable.
 - Results - in four years 380 Affordable Homes were built. In Lieu Alternatives 2: Fee of \$18,000 per unit or \$75 multiplied by 20% of the total floor area of a market rate unit; half of affordable units may be built off-site; land dedication option. Boulder collected \$1.5 million in fee-in-lieu payments from 50 developments. This fund subsidized the creation of 80 affordable units each year.

Incentive Zoning

- Seattle, WA Incentive Zoning –

Workforce and Affordable Housing Programs and Results

- Developers can boost the size of any commercial or residential building by adding affordable units. Example: the building is 8 stories and the developer is willing to add 2 more floors bringing the development to 10 stories. If the floors to be added are "rent controlled" or workforce "priced" the development will be approved. Results - 700 Affordable Workforce Units have been built in the last 10 years. In Lieu Alternatives: None.

Community Land Trust

- Sarasota, FL Community Land Trust –
 - A dedicated housing fund receives funding from dedicated sources such as taxes, fees and loan repayments, which create or rehabilitate Affordable Housing. Results - 608 Affordable Rental units have been built and 145 single family units in the period of 2005 through 2010. In Lieu Alternatives: None.

Housing Levy

- Seattle, WA Housing Levy –
 - Seattle has a dedicated property tax to fund affordable housing. Its first voter-approved housing levy in 1981, Seattle has funded 4 additional bonds and/or levies for these purposes. In 2009, the City passed its fifth, a 7-year dedicated property tax mill of approximately 0.17 to fund \$145 million for affordable housing opportunities for low-income residents. Results - Seattle has funded more than 10,000 affordable apartments as provided loans to more than 600 first-time homebuyers and rental assistance to more than 4,000 households. In Lieu Alternatives: None.
- Aspen, CO Housing Levy –
 - Aspen had in place a .2 percent sales tax and a 1 percent real estate transfer tax (RETT) assessed on all real estate sales above \$100,000. The sales tax generates \$1 million per year and the RETT (real estate transfer tax) \$6 million. Results – **From 2008–2012 Aspen’s average annual tax revenue for its housing program was \$7 million.**

Sources – Available upon request

Collier County Housing Plan
Project and Stakeholder Charter

Version 1.0
June 14, 2016

VERSION HISTORY

Version #	Implemented By	Revision Date	Approved By	Approval Date	Reason
1.0	Kim Grant	6/14/2016	BCC	6/14/16	Initial Charter



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Introduction

Purpose of Project Charter

The Collier County Housing Plan project and stakeholder definition documents and tracks the necessary information required by decision maker(s) to approve the Housing Plan. The project charter includes the needs, scope, justification, and resource commitment as well as the project's sponsor(s) decision to proceed or not to proceed with the project.

The intended audience of the Collier County Housing Plan project charter is the stakeholder committee, senior county leadership and the Board of County Commissioners.

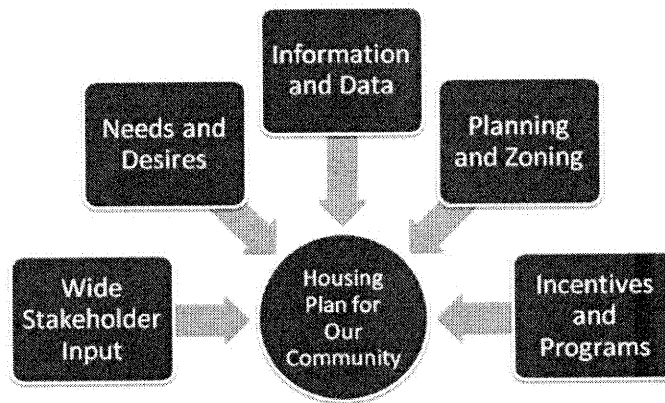
Project Overview

At the March 1, 2016 BCC workshop on Affordable Housing, the BCC gave direction to staff to begin development of a request for proposal (RFP) to hire a partner/consulting firm to assist in the development of a County Wide Housing Plan, and to include wide ranging community partners in the development of the plan.

The funding for this plan development is to come from the remaining funds in the Marco Island Trust fund which has been cleared to be used for affordable housing efforts. The budget required will be developed as part of the responses to the RFP.

The goal is to complete the plan development through approval within eighteen (18) months, or by September 2017. Below is a representation of the approach that will be taken.

Community Housing Plan



Justification

Business Need

Significant data exists on the need for housing in Collier County. As well, the land development codes and growth management plan provide a basis for development of affordable housing. The County

approved a methodology for predicting the need for future affordable housing in 2015, and a slate of additional incentives for affordable workforce housing was presented in December 2015 to the BCC, and again in March 2016. In parallel there are various community efforts underway by the United Way of Collier County, the Collier County Chamber of Commerce, and others, to develop a means to meet the demand for housing for all residents of the County.

All of this information notwithstanding, there is not a cohesive, inclusive and rational plan in place to meet short and longer term housing needs in our community. It has been directed by the BCC to develop such a plan.

For a compilation of the existing resources and data, contact the Community and Human Services Division of Collier County at 239-252-2273.

Strategic Alignment

Goal	Project Response Rank	Comments
<i>Scale: H – High, M- Medium, L – Low, N/A – Not Applicable</i>		
State of Florida Statutes:		
Chapter 163.3177	H	Obligation to provide for housing, and allowable options
Florida Statute 125.01055 (incl. 166.0415)	H	Allows inclusionary zoning
Collier County Strategic Goals:		
To responsibly plan and manage community growth, development, redevelopment, and protect the natural environment.	H	
To improve the quality of life and promote personal self-reliance and independence.	H	
Growth Management Plan Housing Element Goals:		
Reference Appendix A to view goals in the Housing Element	H	

Scope

Objectives

Develop a community wide housing plan.

High-Level Requirements

The following table presents the requirements that the project's product, service or result must meet in order for the project objectives to be satisfied.

Req. #	Requirement Description
1	Community Engagement
2	Consistency with Growth Management Plans (as may be amended to incorporate changes resulting from the plan outcomes)
3	Consistency with Land Development Codes (as may be amended to incorporate changes resulting from the plan outcomes)
4	Stakeholder Committee Approval
5	Affordable Housing Advisory Committee Approval
6	Board of County Commissioners Approval

Major Deliverables

The following table presents the major deliverables the project must meet in order for the project objectives to be satisfied.

Major Deliverable	Deliverable Description
Stakeholder Committee	BCC approval of membership
Request for Proposal	Stakeholder Committee and AHAC approval of the Solicitation Document
Partner/Consultant Selected	Stakeholder Committee, AHAC and BCC approval of partner/consultant
Plan Developed	Stakeholder, AHAC and BCC approval of Plan

Boundaries

The project will likely result in local level regulatory changes, and will not likely result in a need for regulatory changes outside of county control. The project outcome may result in development of additional funding strategies to support housing needs in the community.

Duration

Task	Responsible	Target
Develop a draft charter and draft membership for a housing stakeholder committee to oversee housing plan development	Kim Grant (KG)	May 1 for internal review and input
BCC adopts charter and appoints stakeholder committee consisting of representatives from all key community constituencies	KG	June 14 BCC meeting
Develop an RFP to solicit a partner/consultant to develop the housing plan	KG/Purchasing	Early May
AHAC and stakeholder committee approve RFP	KG/AHAC/Stakeholder Committee	July 31, 2016
RFP Selection to BCC	KG, Purchasing, Selection Committee	Sept 2016
Plan Development and Acceptance	All	September 2017 (depending on schedule set with firm awarded the contract)

Budget Estimate

There are funds available in fund 116 that are designated for efforts associated with affordable housing. An estimate of \$250,000 has been developed for this project for the partner/consulting firm, based on expenditures for similar initiatives around the country.

Assumptions, Constraints And Risks

Assumptions

This section identifies the statements believed to be true and from which a conclusion was drawn to define this project charter.

1. There is a shared view that short and long term solutions are needed to address the demand for affordable workforce housing in our community
2. All stakeholders and community participants will participate cooperatively and commit to a successful conclusion



3. The Affordable Housing Advisory Committee will act as the advisory board to the BCC during this process
4. All data will be substantiated
5. The process will be highly inclusive
6. The outcomes will include public and private sector solutions and actions
7. The plan will be sustainable and address periods of economic upturns and downturns

Constraints

This section identifies any limitations that must be taken into consideration prior to the initiation of the project.

1. The project will be done by September 2017
2. Without further allocation, the funds available will be constrained by the available balance of funds allocated to affordable housing activities
3. Any outcomes that require regulatory changes may take fairly long durations to implement

Risks

Risk	Mitigation
Inability to reach consensus	Hire experienced, seasoned partner/consultant firm
An affected element of the community is not involved in the process	Obtain input on the charter document and entities to participate in the stakeholder group; also hold advertised public meetings for input; engage the news media to inform citizens of the process
After the development of the plan, it is not approved or accepted	Ensure broad and thorough community and staff input; develop checkpoints to report to the BCC on progress to confirm direction, or to redirect; address early any significant issues that may arise including seeking alternative courses of action if need be; ensure clear and broad communication about developed data and strategies; ensure accuracy in data development; minimize assumptions; make the plan as simple as possible; make sure the plan has discrete deliverables that can readily be determine to have been met, or not



Risk	Mitigation
Resources required to implement the plan will not materialize	Since there is funding set aside, the main resource of concern is time from the stakeholders and staff, as well as community members. Development of this plan is one strategy as it clarifies roles, responsibilities and time commitments; communicate this plan and obtain agreement from all involved; maintain contact with all stakeholder groups; utilize the Communication Manager and project manager roles to “corral” people and teams on assignments and tasks.

Project Organization

Roles and Responsibilities

This section describes the key roles supporting the project.

Name & Organization	Project Role	Project Responsibilities
Collier County Government BCC	Project Sponsor	Responsible for acting as the project’s champion and providing direction and support to the team. In the context of this document, this entity approves the request for funding, approves the project scope represented in this document, and sets the priority of the project.
Members TBD – See Section 8.2 below	Time Limited Ad Hoc Stakeholder Committee	Responsible to provide high level guidance of the process to ensure comprehensive and practical solutions are identified, assign a staff level designee to represent designated community or governmental sector at all related meetings, workshops, gatherings related to this initiative, attend all stakeholder meetings (anticipated one/quarter), communicate with the AHAC, staff and other Stakeholder Committee members. Responsibilities are ad hoc and time limited and end when the plan is approved by the BCC. Estimate total effort is 20 - 50 hours.
Kim Grant Community and Human Services	Government Monitor	Government employee who provides the interface between the project team and the project sponsor. Additionally, they will serve as the single focal point of contact for the Project Manager to manage the day-to-day interests. This person has adequate business and project knowledge in order to make informed decisions.
TBD	Contracting Partner	Person/entity who has the expertise to assist in development of the plan. This person bears the legal responsibility for the contract for the contracted entity.
Affordable Housing Advisory Committee	AHAC Members	Advisory committee representatives responsible for technical and practical advisement as the process take effect. Majority of membership required to approve the plan before presentation to the BCC. Coordinate with community



Name & Organization	Project Role	Project Responsibilities
		stakeholder committee members.
TBD, Community and Human Services Division	Project Manager	Person who performs the day-to-day management of the project and has specific accountability for managing the project within the approved constraints of scope, quality, time and cost, to deliver the specified requirements, deliverables and customer satisfaction.
TBD	Communication Manager	Person who maintains all contact information, ensures all stakeholders are informed, communicates with the media, develops outreach material and web presence, assists in conducting public sessions, ensures on-going and current communication with all involved. Maintains current versions of all documents.
Leo Ochs, Jr. County Manager	Business Steward	Person in management, who is responsible for the project in its entirety.

Time Limited Ad Hoc Stakeholder committee membership

The committee will be comprised of the following roles, and recommended individuals are identified as candidates:

Community Sector / Large Employer	Recommended Individual*
United Way of Collier County	Steve Sanderson, President and CEO
Greater Naples Chamber of Commerce	Michael Dalby, President and CEO
Immokalee Chamber of Commerce	Danny Gonzalez, President
Naples Community Hospital	Dr. Alan Weiss, M.D., President and CEO
Collier County School District	Kamela Patton, Superintendent of Schools
Collier County Government – as employer	Leo Ochs, Jr., County Manager
Arthrex	Reinhold Schmieding, President
Collier County Sheriff's Office	Sheriff Kevin Rambosk
Publix Supermarkets	Joe Faciane, or Trenton Thompson
Hotels/Restaurants	Clark Hill, Ritz Carlton
Not for profit housing developers	Nick Kouloheras, Habitat and Steve Kirk, Big Cypress
For profit affordable housing developers	Russell Budd, PBS Construction
Construction Industry: Collier Building Industry Association	Kathy Curatolo, Executive Vice President
Higher Education	Bill Kirk – Ave Maria University, Vice President for Legal Affairs and General Counsel
Community Development – Government – County	David Wilkison, Department Head
Community Development – Government – City of Naples	Robin Singer, Planning Director
Community Development – City of Marco Island	Tami Scott, Zoning Administrator
Homeless Prevention	Renee Givens, Executive Director, Housing and



	Homeless Coalition
Housing Counseling and Education	Michael Puchalla, Executive Director, Housing Education Lending Programs (HELP)
Southwest Florida Apartment Association	Holli Noell, Association Executive, SWFAA
Banking Industry	Barbara Melvin, First Florida Integrity Bank
Naples Area Board of Realtors	Mary Waller, Director, NABOR
Marco Island Association of Realtors	Shirley English, CEO
Seniors/Senior Housing	Nancy Pelotte-Cook – Lely Palm Retirement Community
Community – At Large (3 positions)	Lydia Galton – Community Activist/ Opportunity Naples or Alan Horton – Community Leader / Opportunity Naples, Ed Morton (Retired NCH)

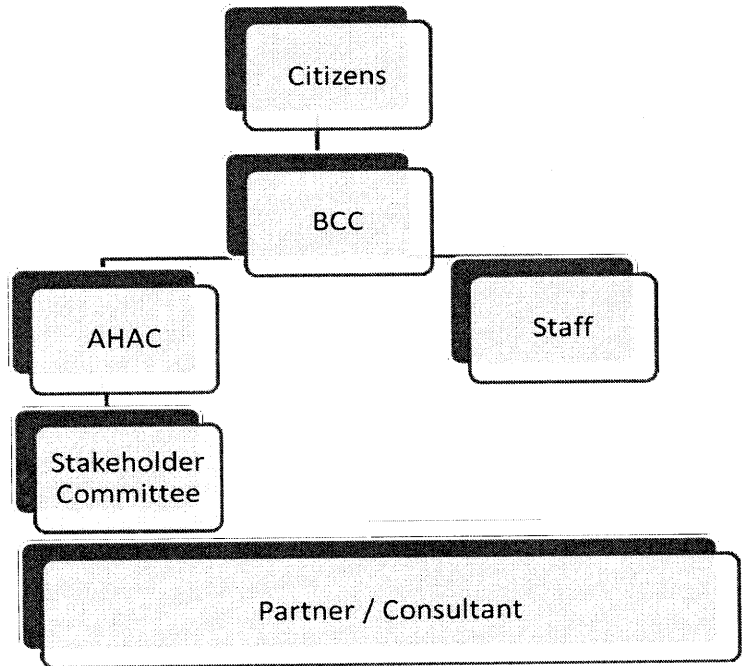
**As long as there is a representative from each of these organizations, the BCC will not be asked to approve a revision of this document. In other words, the Charter is still valid and does not require BCC re-approval in order to name/approve an individual not specifically named here.*

Please see above section for roles and responsibilities of stakeholder committee members.

Once assembled, the Stakeholder Committee will select a Chair, Co-Chair, and as needed, any sub-committee chairs; and will operate under Robert’s Rules of Order. The Chair or Co-Chair of the Stakeholder Committee will represent the Stakeholder Committee at regular meetings of the Affordable Housing Advisory Committee.

Organizational Chart

There will be extensive opportunity for members of the community from all sectors to participate in this process.



Project Charter approval

The undersigned acknowledge they have reviewed the project and stakeholder committee charter and authorize and fund the Collier County Housing Plan project. Changes to this project charter will be coordinated with and approved by the undersigned or their designated representatives.

Signature:

Date:

Donna Fiala, Chair

**ATTEST:
DWIGHT E. BROCK, Clerk**

By: _____

Signature:

Date:

Leo Ochs, Jr. County Manager

Approved as to form and legality



Assistant County Attorney

*dab
6/16/16*

APPENDIX A: REFERENCES

The following table summarizes the documents referenced in this document.

Document Name and Version	Description	Location
Florida Statute Chapter 163.3177	Obligation to provide for housing, and allowable options	http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3177.html
Florida Statute 125.01055 (incl. 166.0415)	Allows inclusionary zoning	http://www.flsenate.gov/Laws/Statutes/2010/125.01055
Collier County Strategic Goals	To responsibly plan and manage community growth, development, redevelopment, and protect the natural environment.	http://www.colliergov.net/home/showdocument?id=53138
	To improve the quality of life and promote personal self-reliance and independence.	http://www.colliergov.net/home/showdocument?id=53138
Growth Management Plan Housing Element Goals	Collier County has approved goals for Housing. Development of local goals for housing is required by the state.	http://www.colliergov.net/your-government/divisions-a-e/community-and-human-services/housing-programs/advisory-boards
Affordable/Workforce Housing Population Based Index Model Methodology	The BCC has approved a methodology for predicting the need for future affordable units based on the net population change year over year.	http://www.colliergov.net/your-government/divisions-a-e/community-and-human-services/housing-programs/advisory-boards
December 2015 Triennial Incentive	This report shows the current incentives in place, as well as	http://www.colliergov.net/your-government/divisions-a-



Review with Additional Options for Consideration	recommendations for future consideration.	e/community-and-human-services/housing-programs/advisory-boards
March 2, 2016 Affordable Workforce Housing Workshop Material	This material was reviewed at the workshop.	http://www.colliergov.net/your-government/divisions-and-community-and-human-services/housing-programs/advisory-boards

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Regional Economic
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Introduction: Regional and National Background

Southwest Florida's regional economy provided mixed signals during October. Positive trends included an 8-percent annual increase in seasonally-adjusted regional **taxable sales**, and a 17.8 percent year-to-year increase in **single family building permits**.

Seasonally-adjusted regional **unemployment rates** rose to 4.8 percent in September 2016 from 4.5 percent in August, still comparing favorably with the 5.1 percent figure of September 2015. The number of unemployed workers increased by 1,948 in our region, part of a statewide increase. Seasonally-adjusted regional employment increased by 13,496 from September 2015, and by 783 from August 2016. Charlotte, Collier, and Hendry Counties showed 2 percent increases in employment over September 2015, while Glades showed a 1 percent increase and Lee County showed a 3 percent increase over the same time span.

Data that became available during the month pointed to a 10-percent decline in **single family home sales by Realtors®** in September 2016 compared to September 2015.

Other highlights for this report include:

- The three coastal counties reported drops in **tourist tax revenue** in August 2016 compared to August 2015.
- Total **passenger activity** for the three Southwest Florida airports in August 2016 was down 2 percent from the year-earlier figure.
- The **Florida Consumer Sentiment Index** for October 2016 dropped 1.5 points to 90.0 following an increase in September 2016. The October number compares to 89.2 in October 2015.

The RERI staff extends its sincere thanks and appreciation to the dedicated individuals and organizations who contribute to this report. These include FGCU student workers affiliated with the RERI, the Southwest Florida Regional Planning Council, the Economic Development Organizations of Charlotte, Collier, and Lee counties, the Convention and Visitors Bureaus of Charlotte, Collier and Lee counties, the regional airport authorities, the Realtors® of Lee and Collier County, the University of Florida Survey Research Center, and the county and city permit offices.

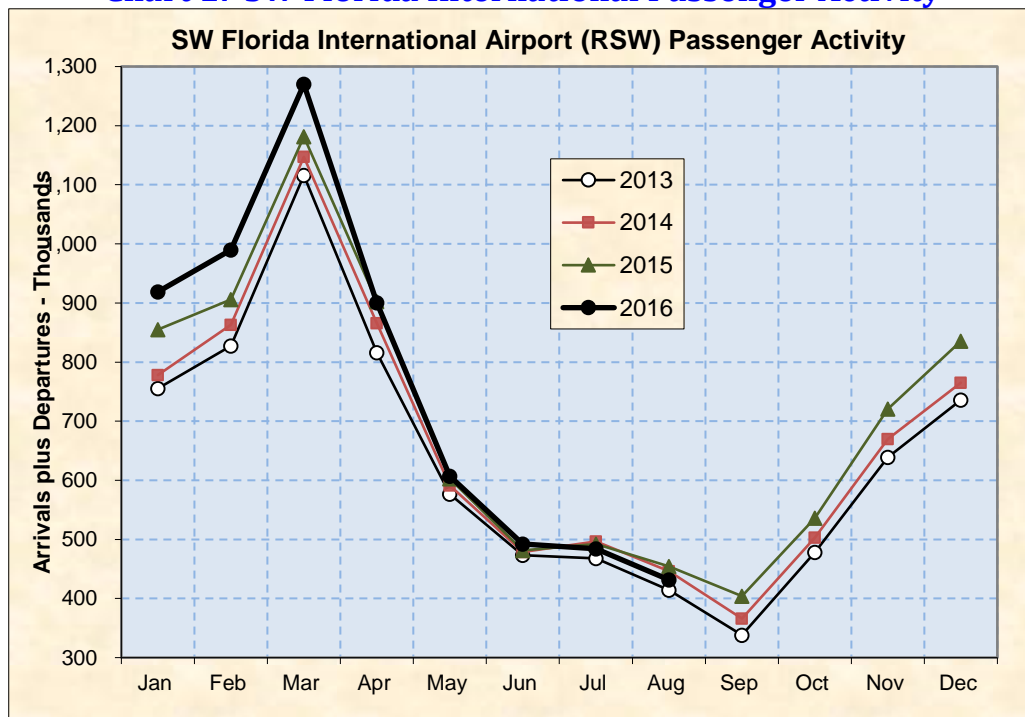
Airport Passenger Activity

Airport passenger activity is the sum of arrivals and departures for Southwest Florida International (RSW), Sarasota Bradenton International (SRQ), and Punta Gorda (PGD) airports. Peak seasonal activity occurs in February, March, and April, with significantly lower activity in the summer months. Charts 1, 2, and 3 illustrate this seasonality as well as the changes from year to year.

Total passenger activity for the three Southwest Florida airports declined to 586,024 in August, down 2 percent from August 2015, and down 12 percent from July 2016. RSW's activity reached 431,729 passengers in August 2016, down 5 percent from August 2015 and down 11 percent from July 2016, as depicted in Chart 1. Passenger activity in Punta Gorda rose to 81,800, an increase of 36 percent from August 2015, albeit 23 percent lower than July 2016 (Chart 2). Sarasota Bradenton activity dipped to 72,495, down 13 percent from August 2015, and 2 percent less than July 2016 (Chart 3).

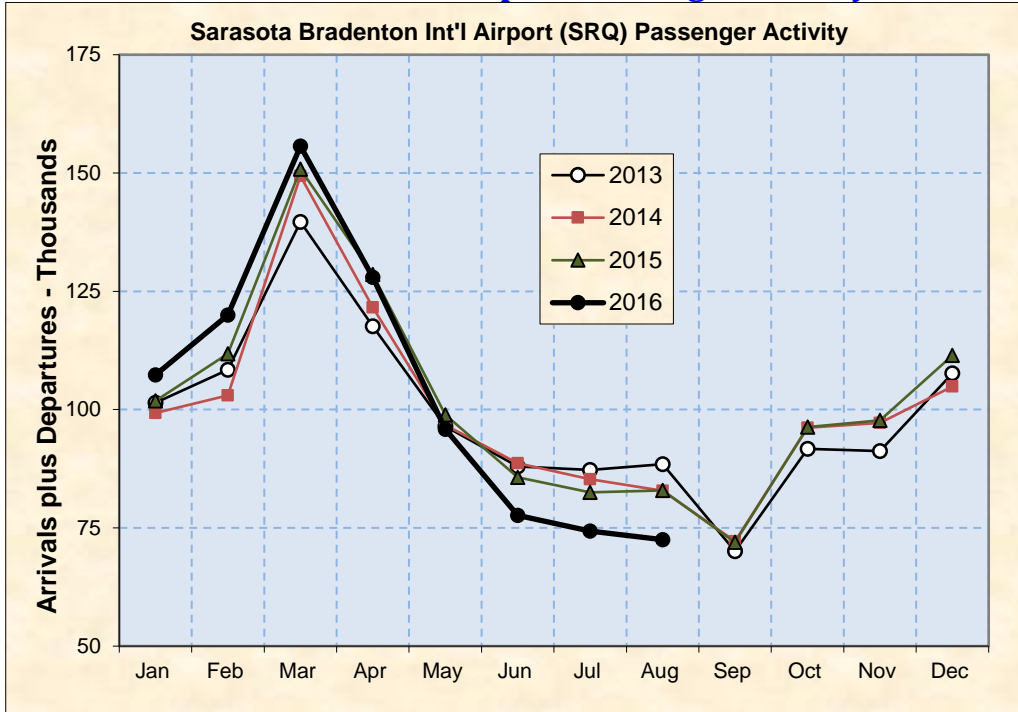
Commercial activity resumed at Naples Municipal Airport in February 2016, totaling 2,662 passengers through August 2016.

Chart 1: SW Florida International Passenger Activity



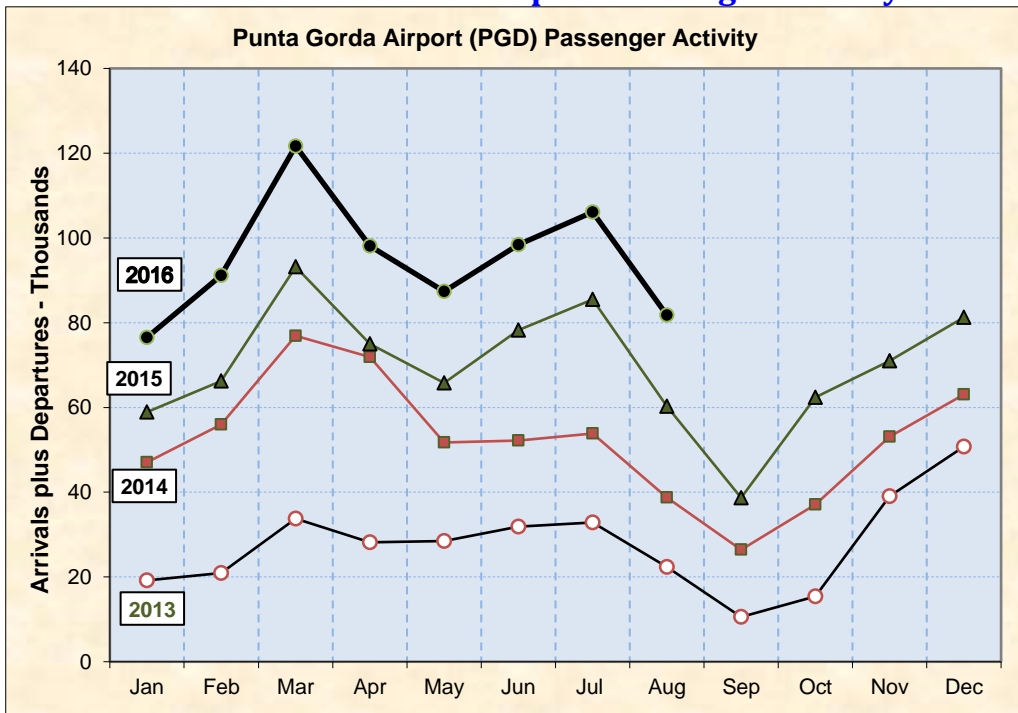
Source: Local Airport Authorities

Chart 2: Sarasota Airport Passenger Activity



Source: Local Airport Authorities

Chart 3: Punta Gorda Airport Passenger Activity



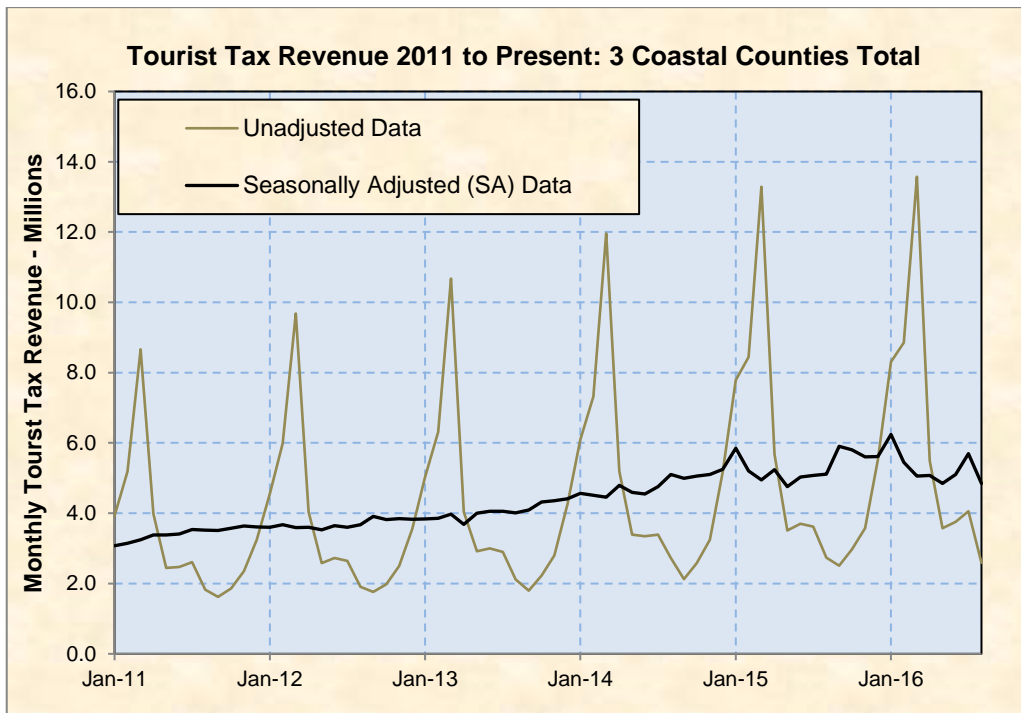
Source: Local Airport Authorities

Tourist Tax Revenues

Seasonally-adjusted tourist tax revenues for the three coastal counties, shown in Charts 4 and 5, are based on month of occupancy. Total seasonally-adjusted tourist tax revenues for Collier, Lee, and Charlotte counties dropped to \$4,848,078 in August 2016, a decline of 5 percent from August 2015 and 15 percent below the prior month of July 2016.

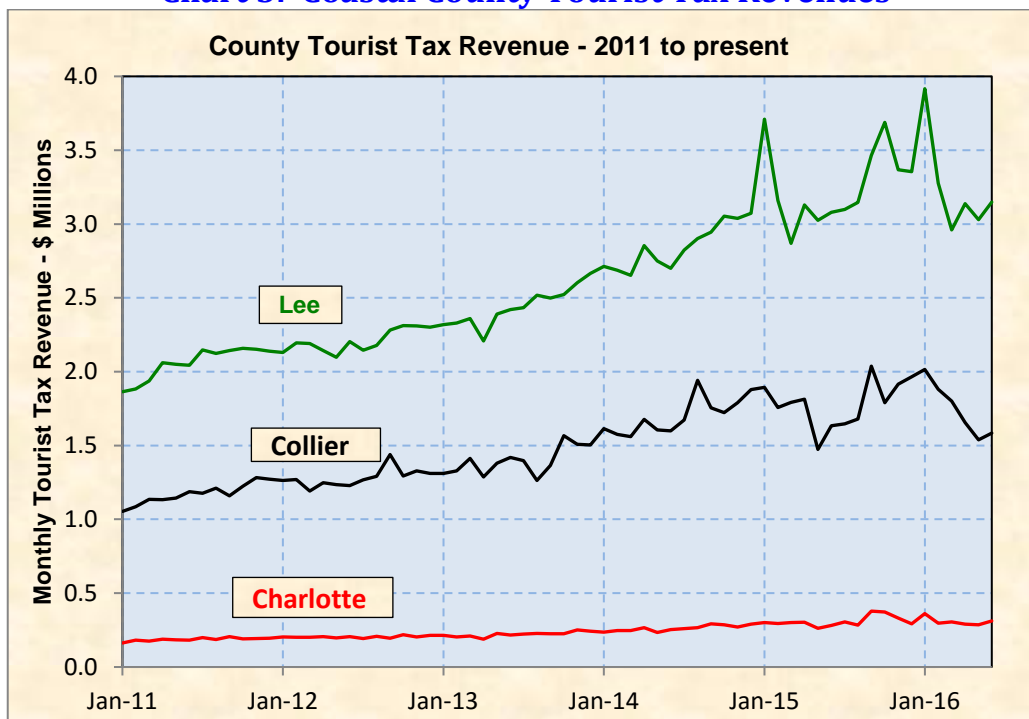
Collier County's August 2016 seasonally-adjusted tourist tax revenues amounted to \$1,565,547, a decline of 7 percent from August 2015 and of 15 percent from July 2016. Lee County saw a drop in revenues to \$3,005,443, off 4 percent from August 2015 and 14 percent from July 2016. Charlotte County's seasonally-adjusted revenues decreased to \$272,436 in August 2016, down 4 percent from August 2015 and 13 percent from July 2016.

Chart 4: Tourist Tax Revenues for the Coastal Counties



Source: Local County Tourism, Tax, and Economic Development Reports

Chart 5: Coastal County Tourist Tax Revenues



Source: Local County Tourism, Tax, and Economic Development Reports and seasonal adjustment by RERI

Taxable Sales

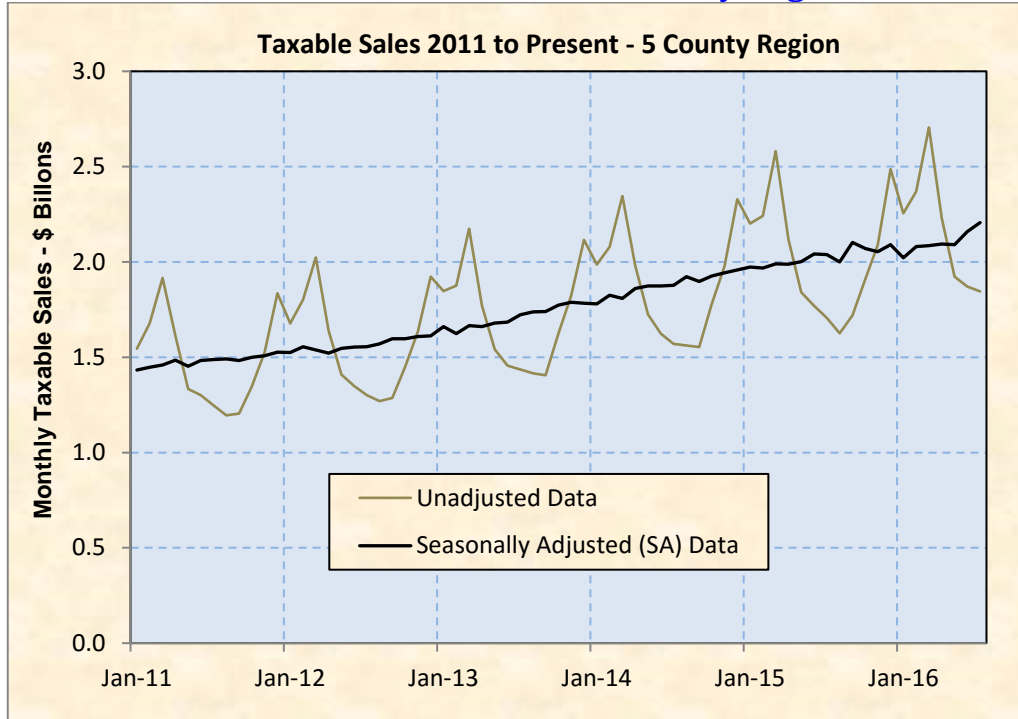
Taxable sales data track consumer spending based on the latest month of merchants' collections. This data is reported the following month prior to the reporting month issued by the Florida Department of Revenue.

Chart 6 shows both seasonally-adjusted and unadjusted taxable sales for the region. All five counties again showed increases over July 2015. Total seasonally-adjusted taxable sales for the five Southwest Florida counties were \$2.206 billion in July 2016, an 8-percent increase (or \$167 million) over July 2015, and 2 percent higher than June 2016.

Charts 7 and 8 show seasonally-adjusted taxable sales for the coastal and inland counties, respectively. Lee County's taxable sales rose from \$1.120 billion in July 2015 to \$1.193 billion in July 2016, an increase of 7 percent. Collier County's taxable sales increased from \$679.0 million in July 2015 to \$721.0 million in July 2016, up 6 percent. Taxable sales in Charlotte County grew by 22 percent, from \$206.9 million in July 2015 to \$251.6 million in July 2016.

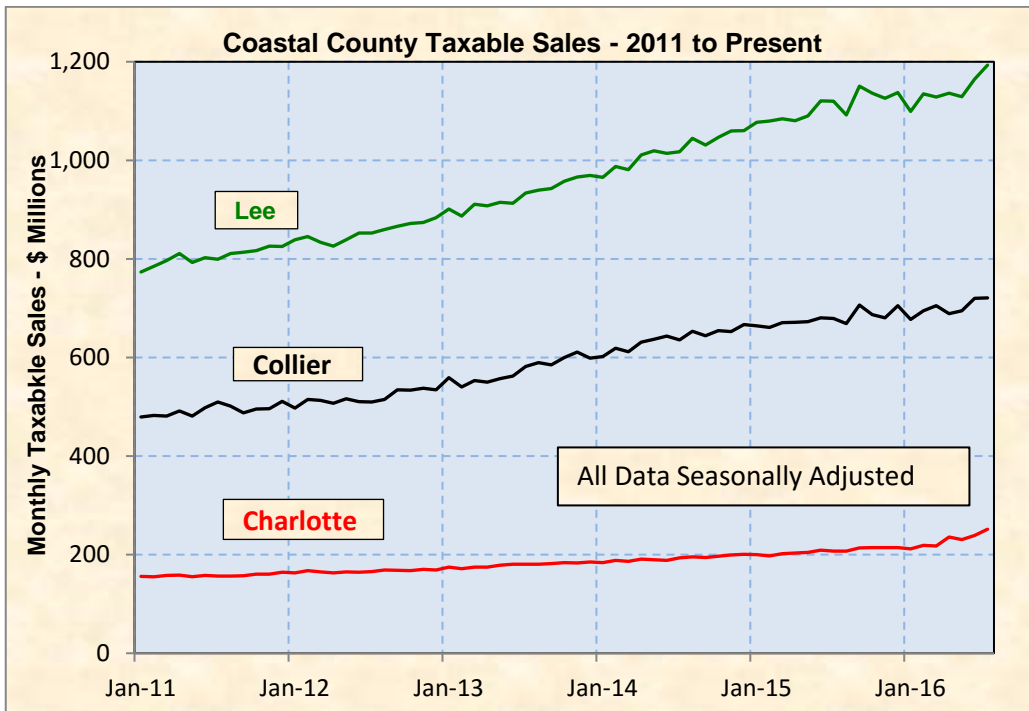
Hendry County's taxable sales rose by 20 percent from \$28.5 million in July 2015 to \$34.0 million in July 2016. Taxable sales in Glades County rose 7 percent, increasing from \$4.0 million in July 2015 to \$4.3 million in July 2016. All cited data are seasonally-adjusted.

Chart 6: Taxable Sales for 5 County Region



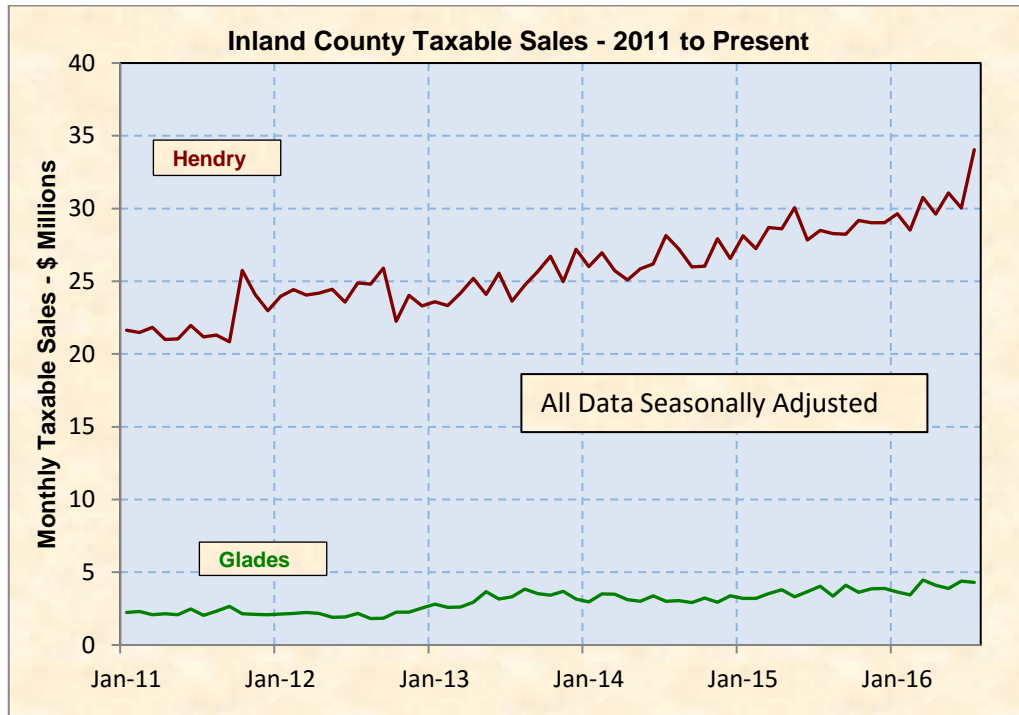
Source: Florida Department of Revenue, Office of Tax Research

Chart 7: Taxable Sales for Coastal Counties



Source: Florida Department of Revenue, Office of Tax Research

Chart 8: Taxable Sales for Inland Counties



Source: Florida Department of Revenue, Office of Tax Research

Workforce – Labor Force, Employment and Unemployment

Charts 9-13 show total persons employed and unemployed, and the unemployment rate, for each county from January 2005 through September 2016. These numbers are seasonally adjusted by the RERI.

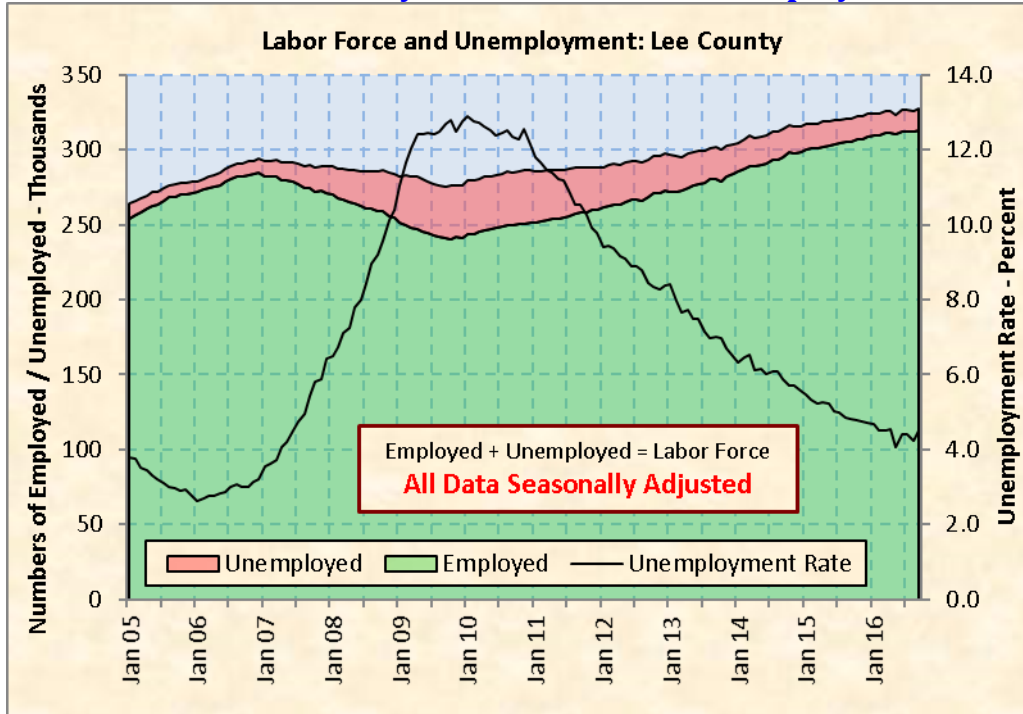
The unemployment rate for the five-county region rose to 4.8 percent in September, an increase of 0.3 points over August 2016, but a decrease of 0.3 points from September 2015. The increase was primarily driven by the 7 percent growth in the number of unemployed (1,948).

Lee County's unemployment rate increased to 4.5 percent in September 2016, up from 4.2 percent in August 2016, as depicted in Chart 9. Collier County's unemployment rate also rose, to 4.8 percent in September 2016, up from 4.4 percent in August 2016 (Chart 10). Unemployment in Charlotte County also increased to 5.3 percent in September 2016, compared to 4.9 percent in August 2016 (Chart 11).

Similar patterns were shown in Hendry and Glades Counties. Hendry's September 2016 unemployment rate was 9.2 percent, 0.6 points higher than August 2016 (Chart 12). The unemployment rate in Glades County rose to 6.4 percent in September 2016, compared to 5.9 percent in August 2016 (Chart 13).

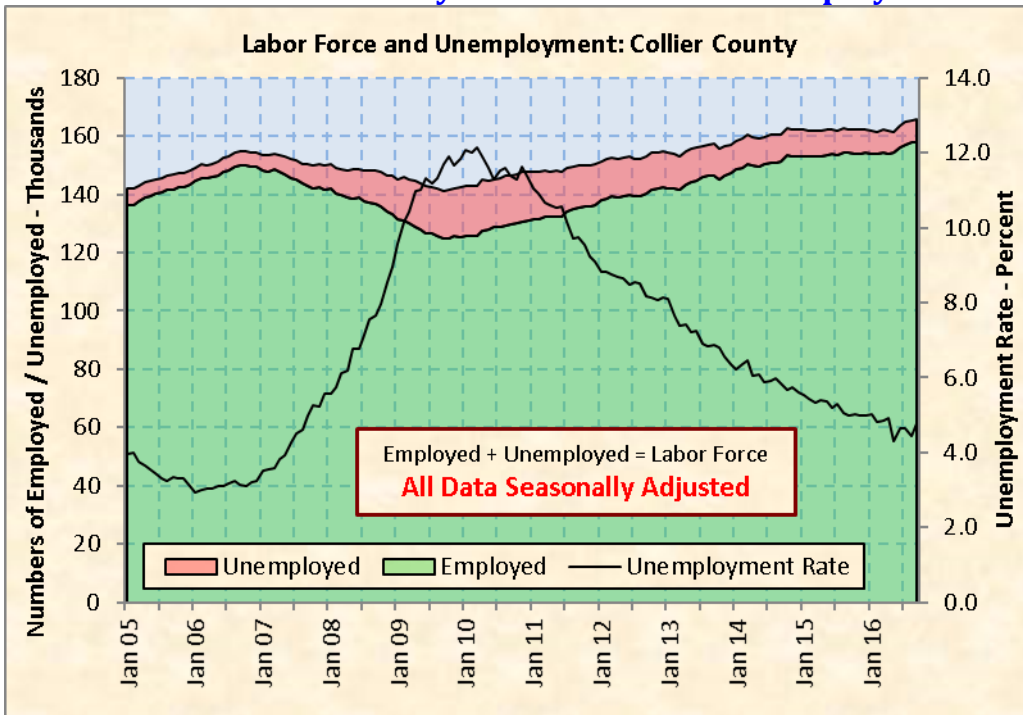
The unemployment rate for the state of Florida was 4.7 percent in September 2016, the same as the revised figure for August 2016; this was down from 5.1 percent in September 2015. The national unemployment rate inched up to 5.0 percent in September 2016 from 4.9 percent in August 2016, and 0.1 points below the figure for September 2015.

Chart 9: Lee County Labor Force and Unemployment



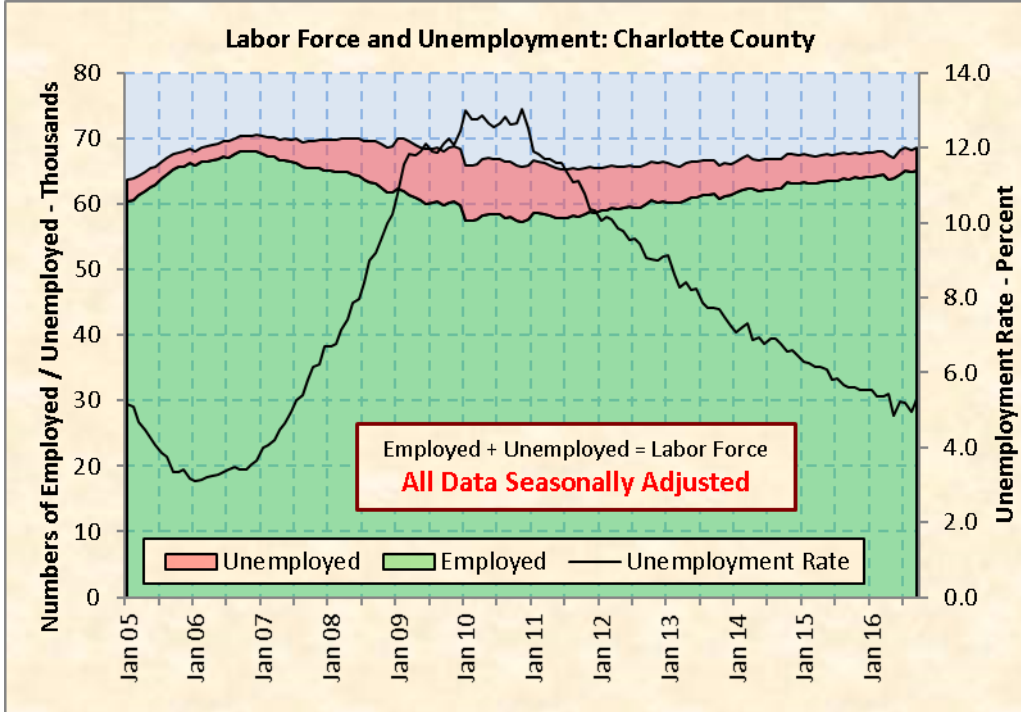
Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Chart 10: Collier County Labor Force and Unemployment



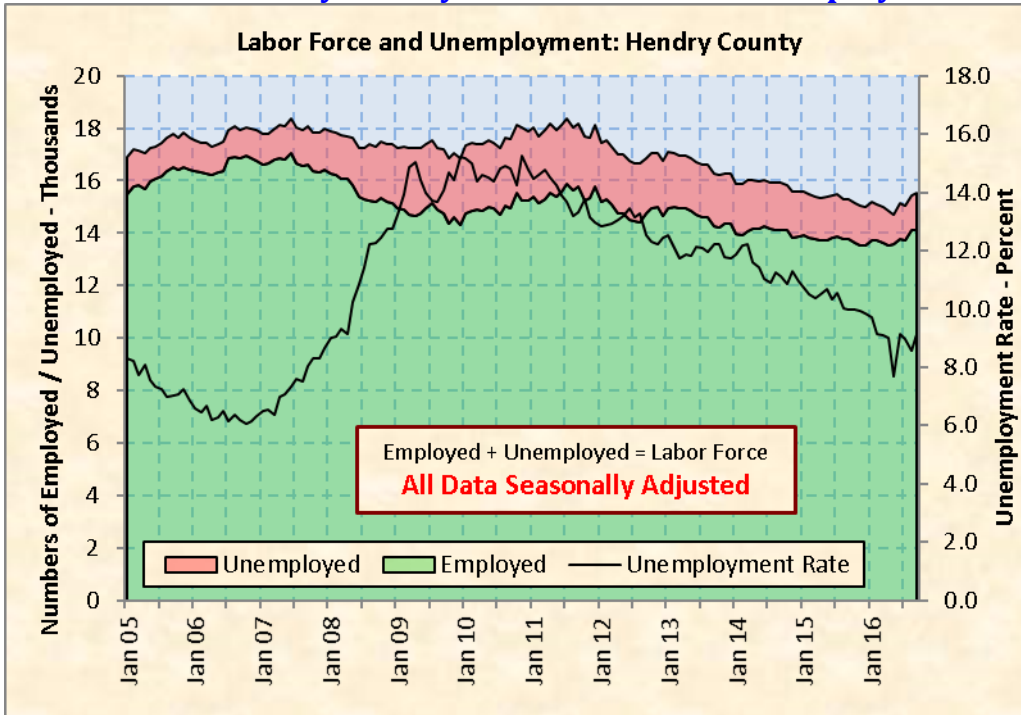
Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Chart 11: Charlotte County Labor Force and Unemployment



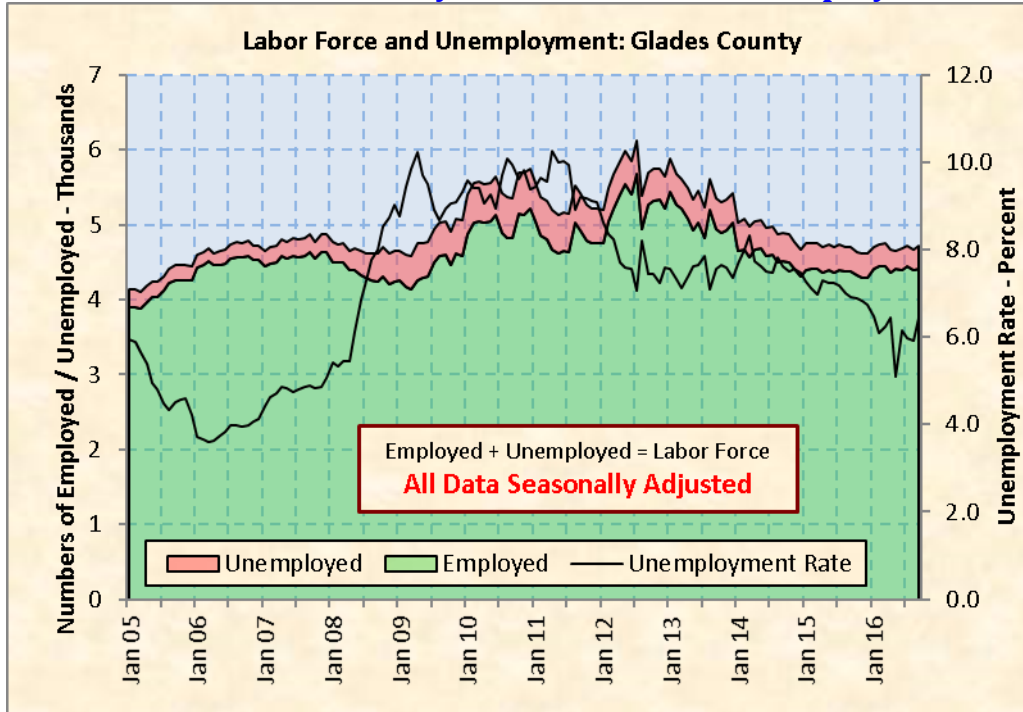
Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Chart 12: Hendry County Labor Force and Unemployment



Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Chart 13: Glades County Labor Force and Unemployment



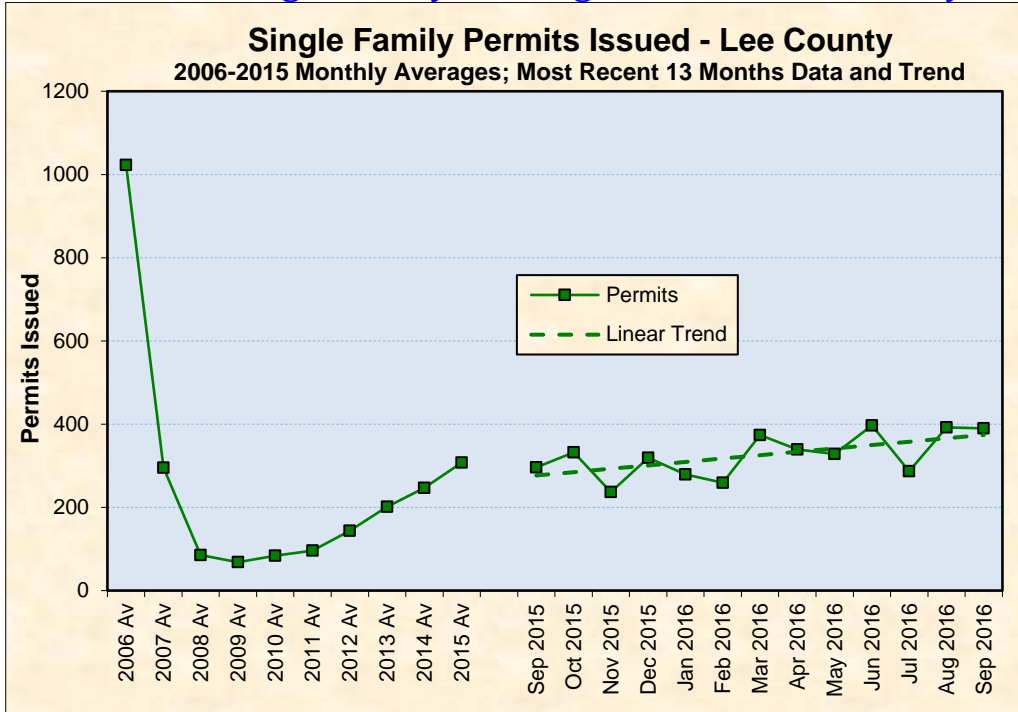
Source: Florida Department of Economic Opportunity and seasonal adjustment by RERI

Single-Family Building Permits

Single-family permit activity for September 2016 rose in all three coastal counties. Total activity amounted to 695 permits in September 2016, an increase of 105 over September 2015. Lee County issued 390 permits, up from 296 in September 2015 and nearly equal to the 392 figure in August 2016. Charlotte County issued 81 building permits in September 2016, 1 more than in September 2015, and 10 fewer than August 2016, as depicted in Chart 16. Collier County's total for September 2016 came to 224, an increase of 10 from September 2015 (Chart 15).

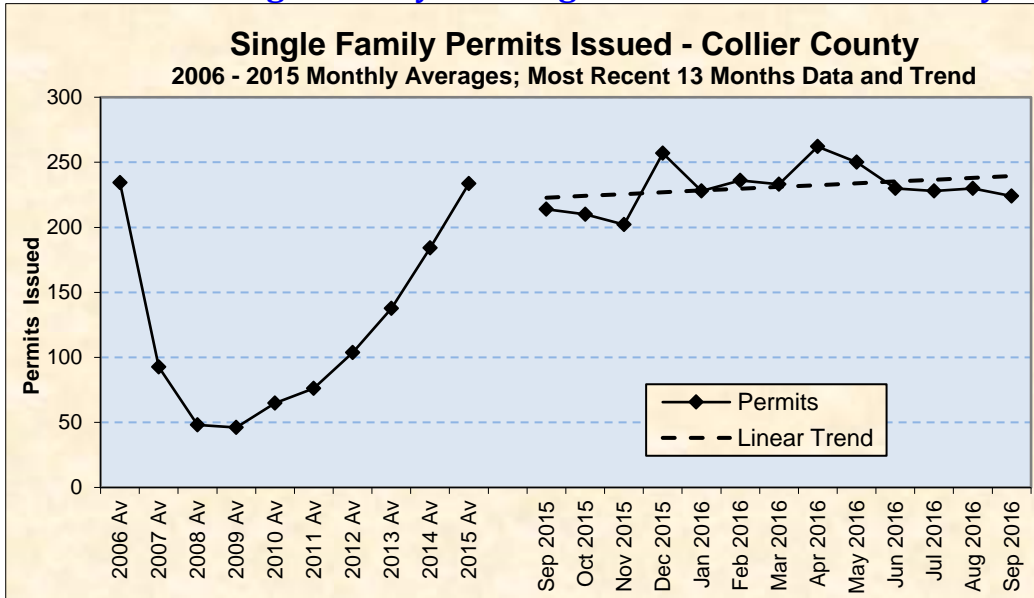
Hendry County has issued 43 permits through September 2016, a nearly threefold increase over the 15 issued through the first nine months of 2015.

Chart 14: Single-Family Building Permits for Lee County



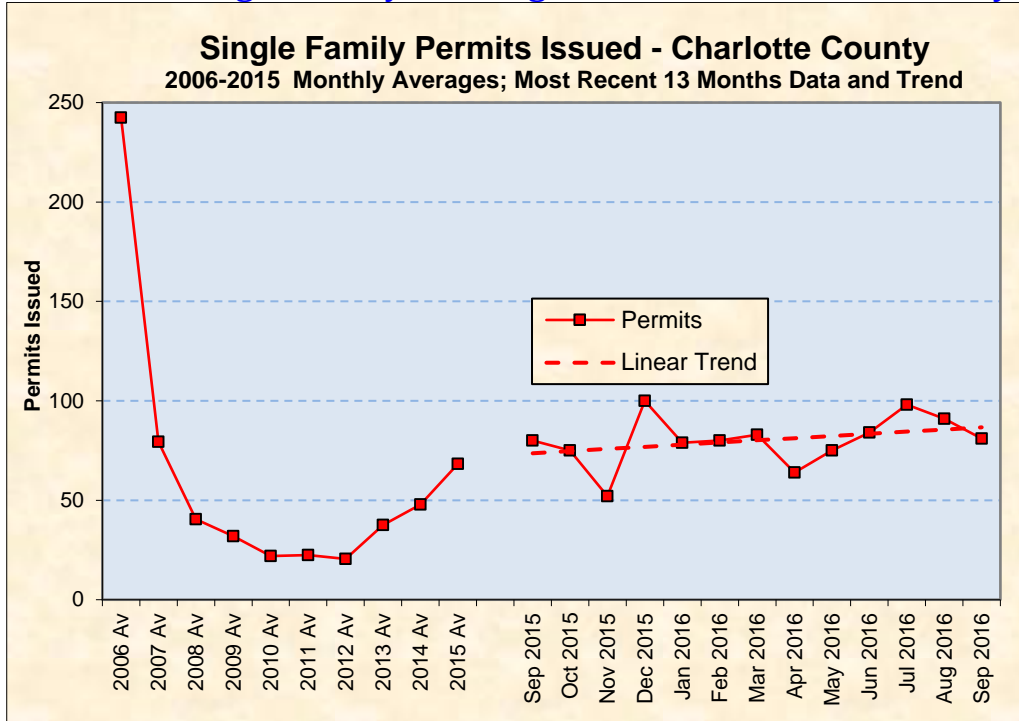
Source: Local Building and Zoning Departments, including Fort Myers, Cape Coral, and Unincorporated Lee County, Bonita Springs, and Fort Myers Beach permits. Data excludes Estero.

Chart 15: Single-Family Building Permits for Collier County



Source: Local Building and Zoning Departments, includes unincorporated Collier County permits only.

Chart 16: Single-Family Building Permits for Charlotte County



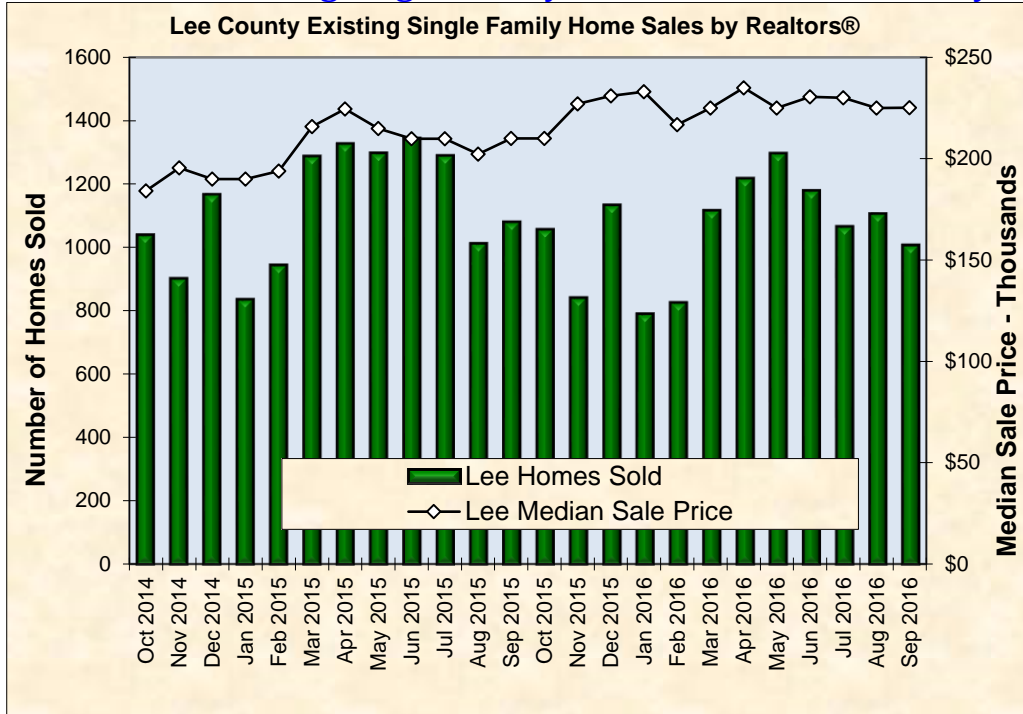
Source: Local Building and Zoning Departments, includes unincorporated Charlotte County permits only.

Sales of Existing Single-Family Homes and Median Sales Prices

Existing single-family home sales by a Realtor® for Lee, Collier, and Charlotte Counties are summarized in Charts 17-19. The lines represent median prices plotted against the scale on the right side, and the bars represent the number of homes sold with the scale on the left side. Realtor® sales of single family homes declined from September 2015 in all three counties, a decrease of 182 homes (10 percent) in total.

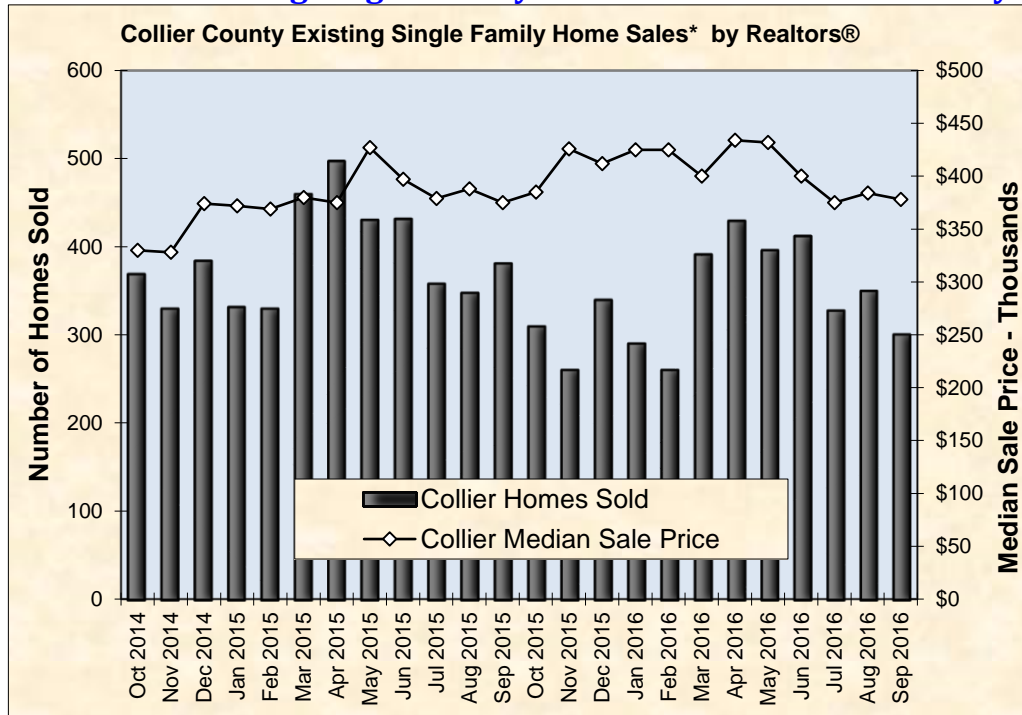
September 2016 sales of 1,005 units were reported in Lee County, down 73 units from September 2015; the median price increased by \$15,164 to \$225,164 over the same period. Collier County single-family home sales dipped to 301 units in September 2016, compared to 381 in September 2015, while the median price increased by \$3,000 to \$378,000 over the same span. Charlotte County recorded 362 single-family homes sold in September 2016, a decrease of 29 units from September 2015. However, Charlotte’s median price increased by \$35,200 to \$195,000 over the same period.

Chart 17: Existing Single-Family Home Sales for Lee County



Source: Realtor® Association of Greater Fort Myers and the Beach, Inc.

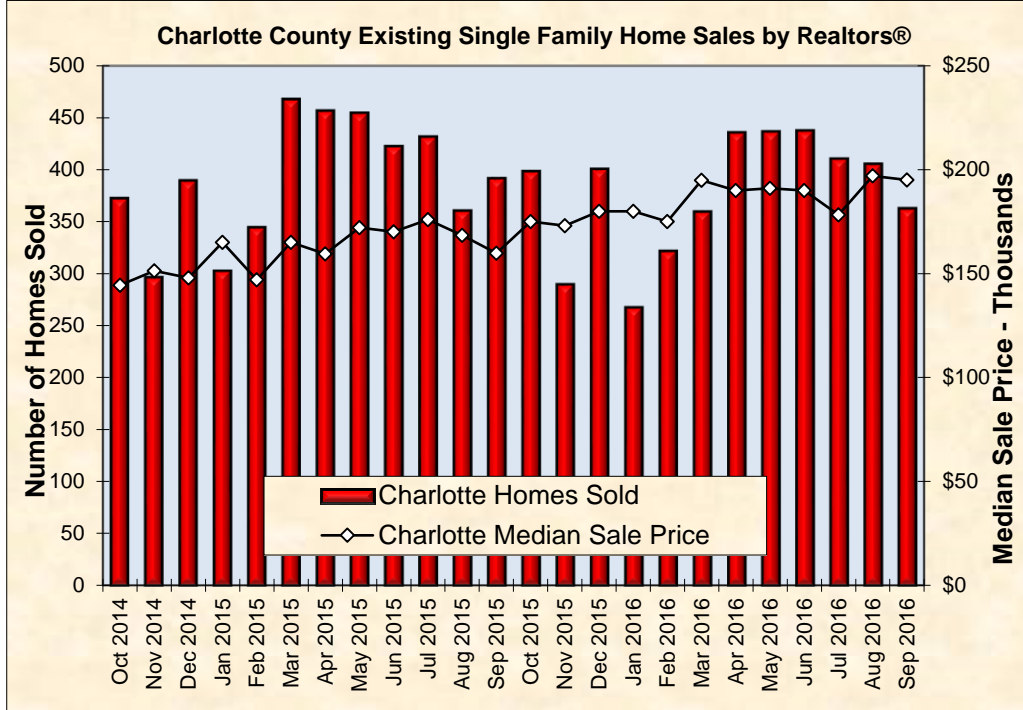
Chart 18: Existing Single-Family Home Sales for Collier County



* Does not include Marco Island.

Source: Naples Area Board of Realtors® (NABOR) www.naplesarea.com

Chart 19: Existing Single-Family Home Sales for Charlotte County



Source: Florida Realtors® Punta Gorda, Florida MSA; <http://media.living.net/statistics/statisticsfull.html>

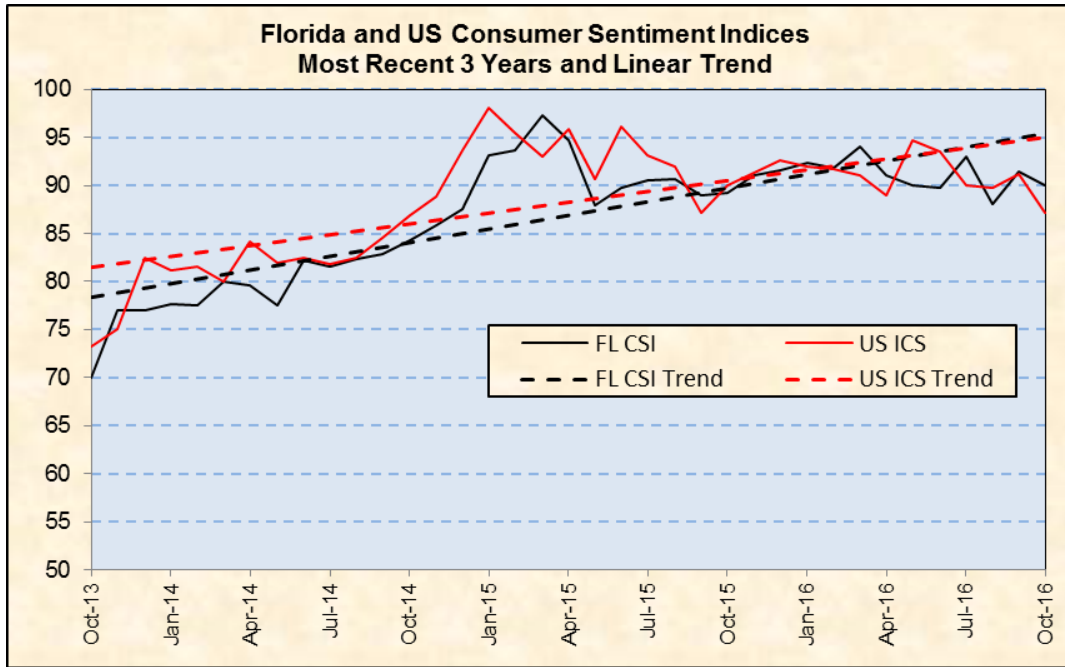
Consumer Sentiment Index

Chart 20 shows monthly data and linear trend lines over the last three years for both the Florida Consumer Sentiment Index (“CSI”) reported by the University of Florida Bureau of Economic and Business Research (BEBR) and for the United States Index of Consumer Sentiment (“ICS”) reported by Thomson Reuters/University of Michigan.

The national ICS fell four full points from 91.2 in September 2016 to 87.2 in October 2016, and down from the 90.0 reported in October 2015. The October 28, 2016 issue of Survey of Consumers noted that nearly half of consumers expect an economic downturn sometime within the next five years. “Objectively,” it said, “the probability of a downturn during the next five years is far from zero—this would be the longest expansion in 150 years if it lasted just over half of the five year horizon. Nonetheless, the October rise may simply reflect a temporary bout of uncertainty caused by the election.”

The Florida Consumer Sentiment Index fell to 90.0 in October 2016, a decrease of 1.5 from September 2016 but an increase of eight-tenths of a point from October 2015. Hector H. Sandoval, director of the Economic Analysis Program at UF’s Bureau of Economic and Business Research, echoed the concerns raised in the Survey of Consumers. “Contrary to the performance of Florida,” he said, “the nation’s unemployment rate has increased since May, from 4.7 to 5.0 percent in September. Although, both the U.S. and Florida have experienced economic growth in recent quarters, a downturn in economic activity may be expected.”

Chart 20: Consumer Sentiment Index

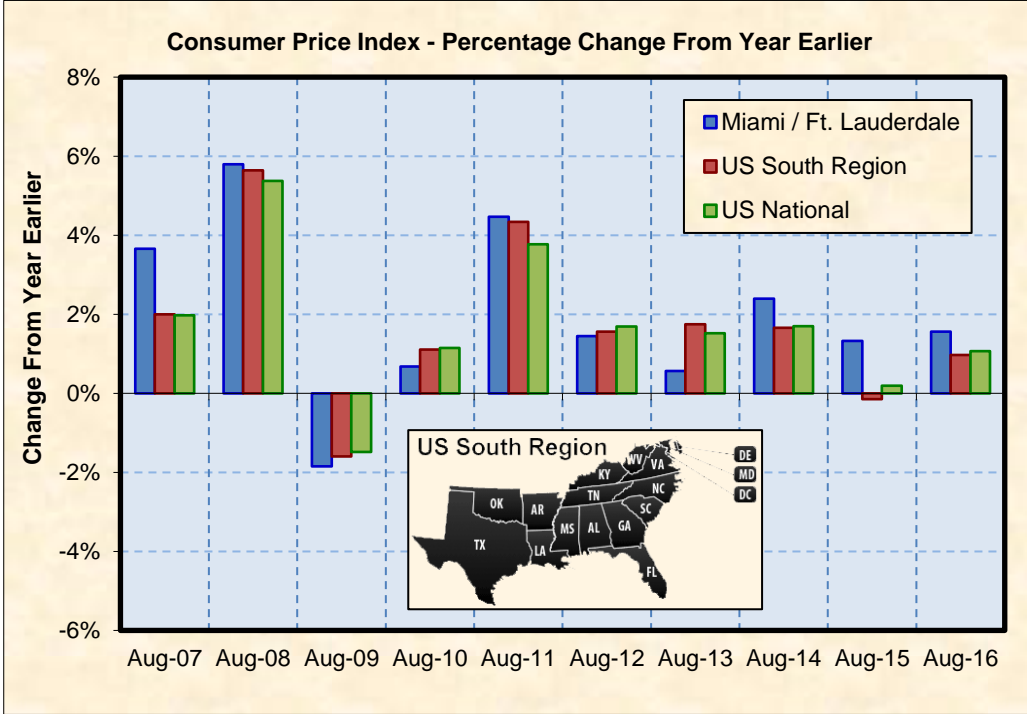


Source: Bureau of Economic and Business Research, University of Florida and Thompson Reuters/University of Michigan

Consumer Price Index

As reported last month, Chart 21 shows year-to-year changes in consumer price indices (CPI) through August 2016. Consumer price inflation continues at a moderate level, albeit somewhat higher than one year ago. The August 2016 National CPI was up 1.1 percent over August 2015 figure, while the U.S. Southern Region CPI increased 1.0 percent over the same 12-month period. Consumer price inflation continues to be somewhat higher in the Miami-Ft. Lauderdale area, as that index increased by 1.6 percent between August 2015 and August 2016.

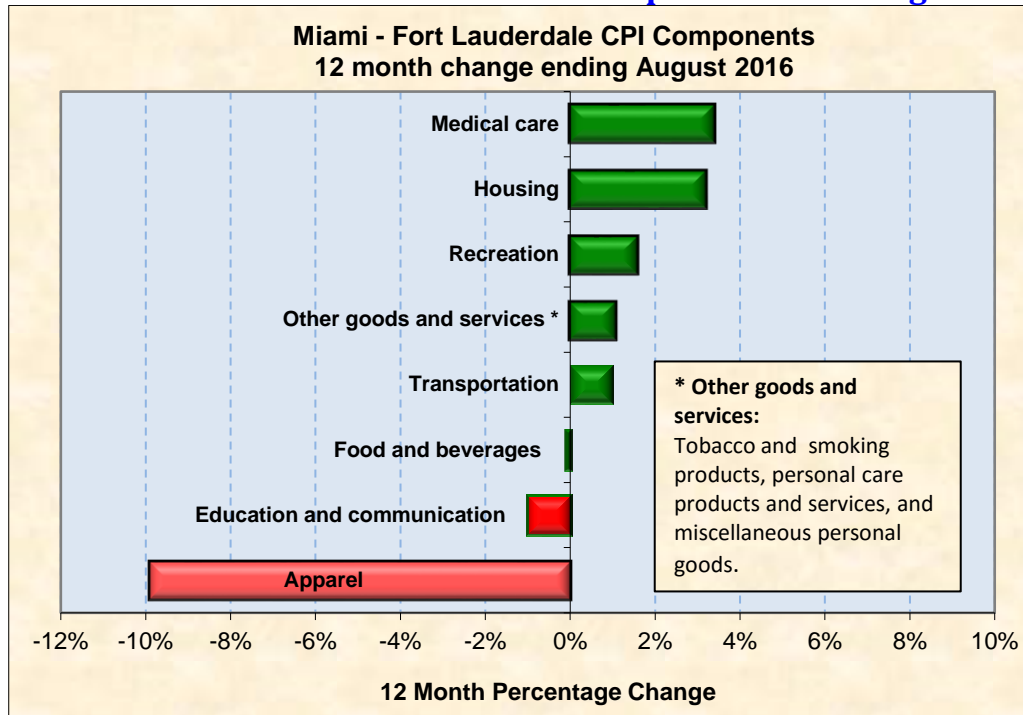
Chart 21: CPI Annual Percentage Change



Source: U.S. Bureau of Labor Statistics

The components of the Miami-Fort Lauderdale Consumer Price Index for the 12 months ending August 2016 are shown in Chart 22. The largest increases since August 2015 continue to be in housing (3.2 percent) and medical care (3.4 percent). The largest decrease was in the apparel segment, which declined by 9.9 percent from August 2015.

Chart 22: Miami-Fort Lauderdale CPI Component Percentage Change



Source: U.S. Bureau of Labor Statistics

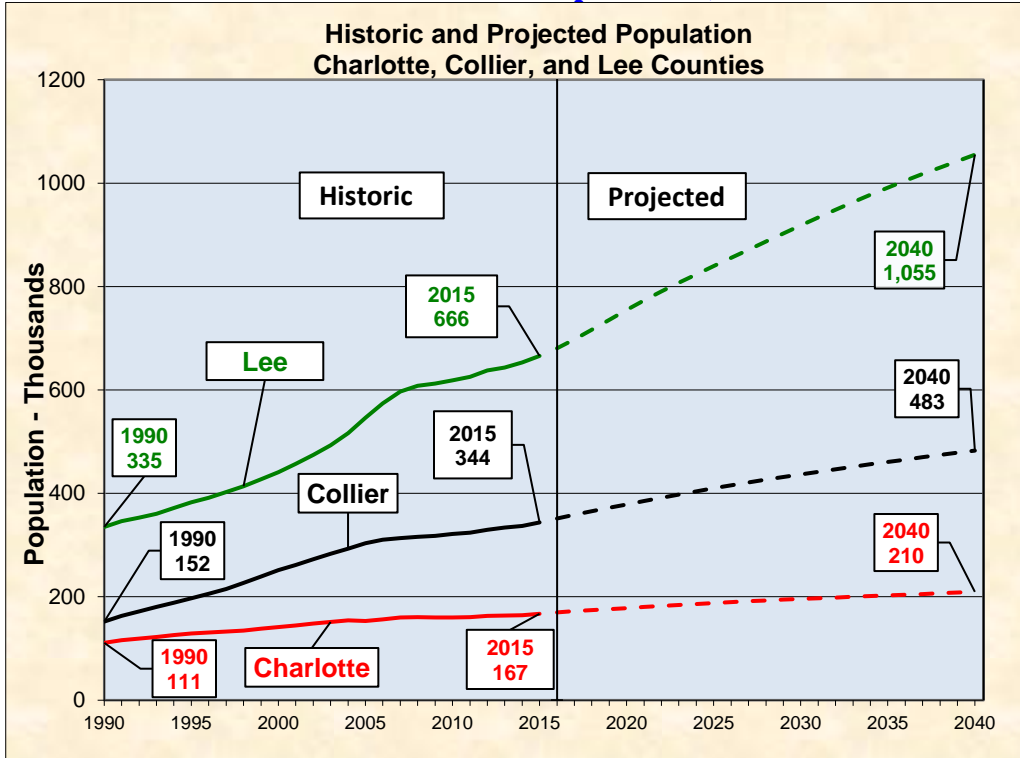
Appendix: Trends in Regional Population, U.S. GDP, and U.S. Unemployment

The data presented in this appendix are not released on a monthly basis. The first two charts, Charts A1 and A2, show historic population growth through 2015, as well as projections updated annually by the state of Florida’s Office of Economic and Demographic Research, working in conjunction with the University of Florida’s Bureau of Economic and Business Research. The second two charts, Charts A3 and A4, depict historic measures of U.S. GDP growth rates and unemployment as well as projections by the Federal Reserve’s Federal Open Market Committee. These charts are updated quarterly.

Regional Population

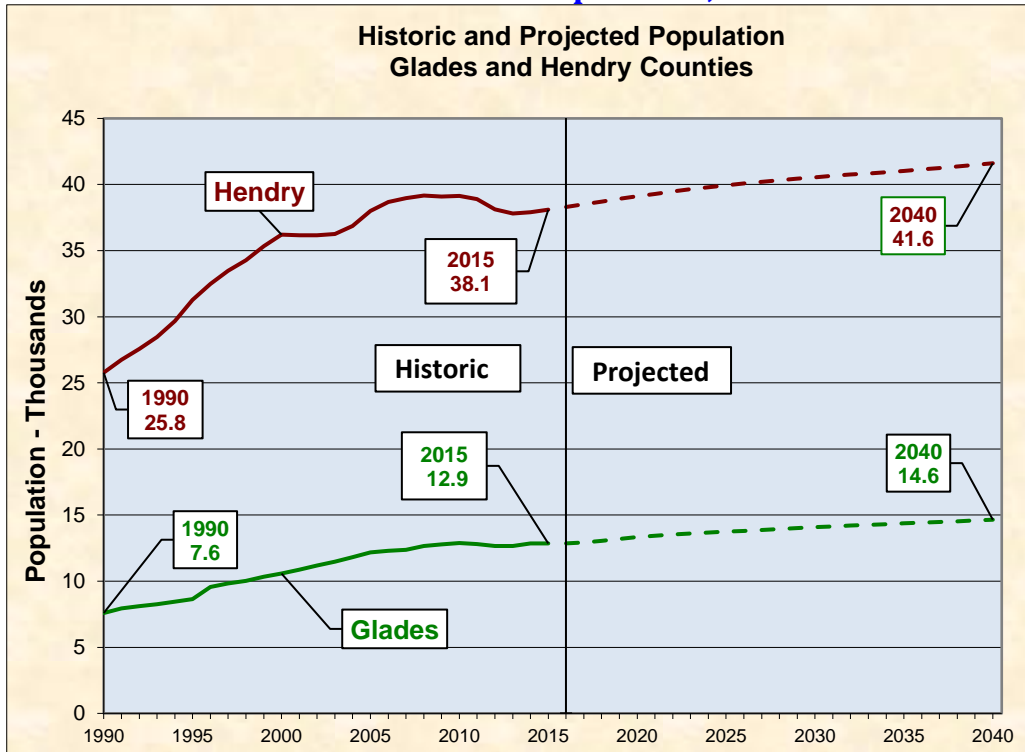
From 1990 to 2015, regional population growth averaged 2.7 percent per year. The compound average annual rate of growth for 1990 to 2015 was 2.8 percent in Lee County, 3.3 percent in Collier County, 1.7 percent in Charlotte County, 2.1 percent in Glades County, and 1.6 percent in Hendry County. The right-hand sections of Charts A1 and A2 show projected population increases from 2016 to 2040. All projected rates of increase are lower than the historic growth rates of 1990 to 2015. Growth for the five-county region averages 1.6 percent per year, resulting in a population increase of 47 percent for the five-county region from 2015 to 2040. This would bring the total to 1,803,526, amounting to nearly 576,000 additional residents. Lee County’s population is projected to grow an average of 1.9 percent per year, Collier County at 1.4 percent, and Charlotte County at 0.9 percent per year. Hendry County’s population is projected to grow at an average of 0.3 percent per year and Glades County at 0.5 percent per year.

Chart A1: Coastal Counties Population, 1990 to 2040



Source: Office of Economic and Demographic Research.

Chart A2: Inland Counties Population, 1990 to 2040



Source: Office of Economic and Demographic Research.

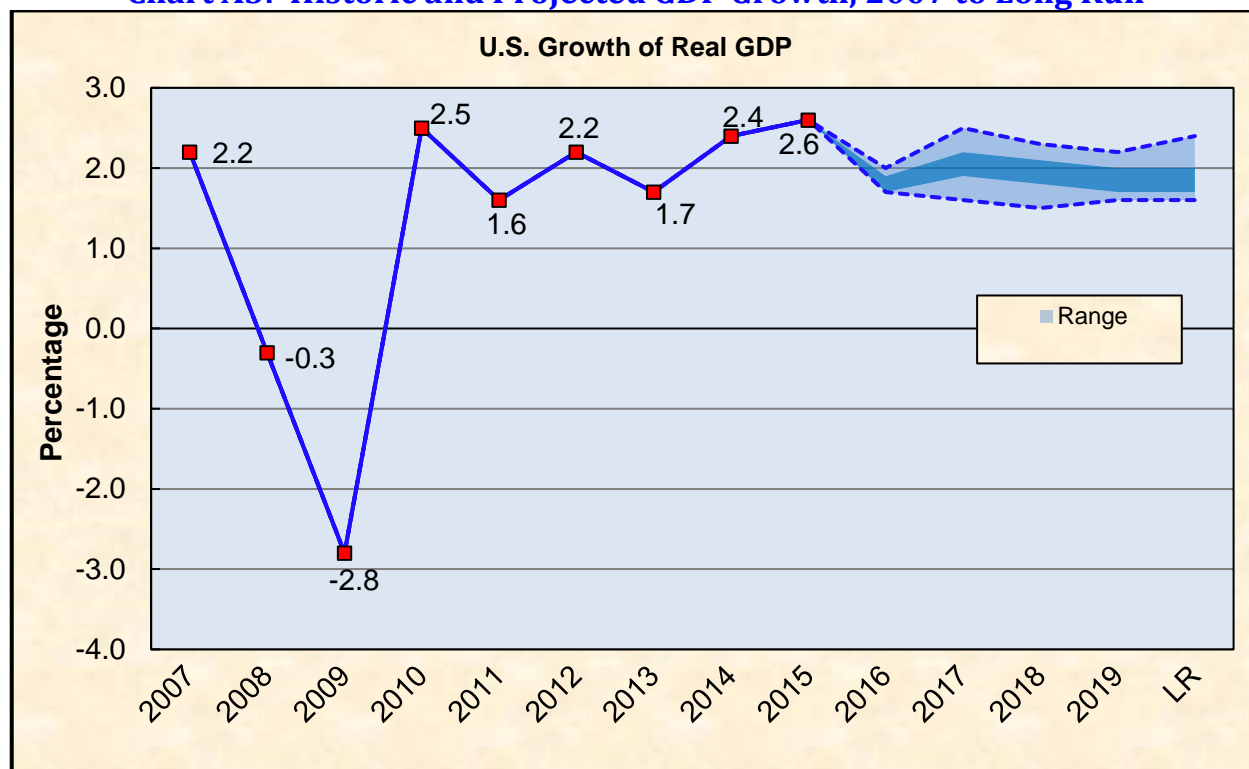
National GDP and Unemployment

Charts A3 and A4 depict both historical trends and the Federal Open Market Committee’s projections for national Gross Domestic Product (“GDP”) and Unemployment. The FOMC’s projections are released quarterly and reflect the assessments of the Federal Reserve Board of Governors and of Federal Reserve District Bank presidents, with the most recent figures shown in the following charts. The dotted lines depict the highest and lowest projections—or the range of all projections—while the darker blue area within the dotted lines depicts the central tendency forecast within those projections.

The September forecast indicates a slight decline in projected GDP growth for the remainder of 2016, a slight increase in 2017, and the slight declines thereafter. While the range is fairly constant, the central tendency forecast falls below 2 percent growth for the remainder of 2016, rises slightly above in 2017, and then decreases thereafter. These numbers mark a decline from the slightly more optimistic projections announced at the June 2016 meeting. None of the projections achieve the 3 percent GDP measure that economists generally associate with an economy operating with a full employment of resources.

Chart A3 shows the recovery in GDP growth following the most recent recession, and current projections close to the normal long-run trend (“LR”). Real GDP growth rates are based on the change from the fourth quarter of one year to the fourth quarter of the next year.

Chart A3: Historic and Projected GDP Growth, 2007 to Long Run



Source: Historical data obtained from Bureau of Economic Analysis. Projected data obtained from Federal Reserve Open Market Committee Meeting Statement, September 21, 2016.

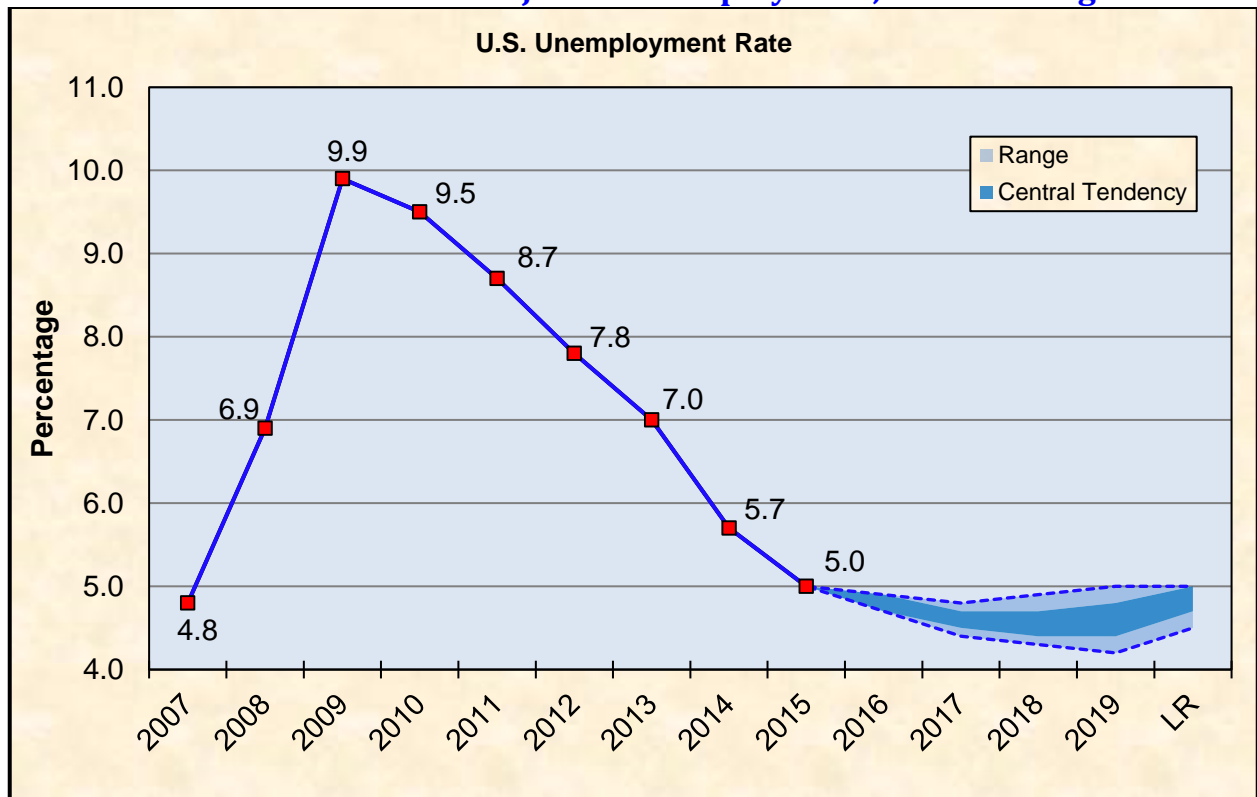
Chart A4 shows the decline in national unemployment following the most recent recession, as well as current projections close to the normal long-run trend (“LR”). Consistent with the June forecast, the September forecast projects continued declines in unemployment through 2018, with an average central

tendency forecast of 4.6 percent for 2017 and 2018. The Fed’s forecast projects rising unemployment in the long run, most likely due to recessionary concerns among some Fed officials.

For 2016, the projected range for the unemployment rate is 4.5 to 4.9 percent with a central tendency range of 4.6 to 4.8 percent. For 2017, the projected range for the unemployment rate is 4.3 to 4.8 percent with a central tendency range of 4.5 to 4.7 percent. For 2018, the projected range for the unemployment rate is 4.3 to 5.0 percent with a central tendency range of 4.4 to 4.8 percent. Long-run unemployment is expected to be in a range of 4.6 to 5.0 percent with a central tendency of 4.7 to 5.0 percent. The projected ranges fall between 4.2 and 5 percent into the near future, although with a rise in the central tendency forecast starting in 2019.

Chart A4 depicts the recovery in unemployment following the 2008 recession to levels more closely associated with natural rates of unemployment. Compared to these national numbers, unemployment rates in Florida and Southwest Florida tends to be more volatile, falling lower when national unemployment is falling and rising higher when national unemployment is rising.

Chart A4: Historic and Projected Unemployment, 2007 to Long Run



Source: Historical data obtained from Bureau of Economic Analysis. Projected data obtained from Federal Reserve Open Market Committee Meeting Statement, September 21, 2016.

The next quarterly release of projections for GDP and Unemployment will be released following the FOMC meeting scheduled in December. These projections will be updated in the January 2017 edition of *Regional Economic Indicators*.