

**Collier County
Affordable Housing Advisory Committee (AHAC)**



AGENDA

May 2, 2022, 8:30 A.M.

**3303 Tamiami Trail East (Human Resources-Building B)
Human Resources Training Room**

AHAC COMMITTEE MEMBERS

Joe Trachtenberg, Chair
Steve Hruby, Vice Chair
Mary Waller, Member
Litha Berger, Member
John Harney, Member
Gary Hains, Member

Commissioner Rick LoCastro, Member
Jennifer Mitchell, Member
Jessica Brinkert, Member
Janet Miller, Member
Paul Shea, Member

COLLIER COUNTY STAFF

Kristi Sonntag, Director, Community and Human Services
Jacob LaRow, Manager, Housing, Grant Development, & Operations, CHS
Barbetta Hutchinson, Operations Coordinator, CHS

NOTICE: ALL PERSONS WISHING TO SPEAK ON ANY AGENDA ITEM MUST REGISTER PRIOR TO SPEAKING. ALL REGISTERED SPEAKERS WILL RECEIVE UP TO THREE (3) MINUTES UNLESS THE TIME IS ADJUSTED BY THE CHAIRMAN. DURING COMMITTEE DISCUSSION, COMMITTEE MEMBERS MAY ASK DIRECT QUESTIONS TO INDIVIDUALS. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIRMAN AND STATE YOUR NAME AND AFFILIATION FOR THE RECORD BEFORE COMMENTING.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COLLIER COUNTY FACILITIES MANAGEMENT DEPARTMENT. ASSISTED LISTENING DEVICES FOR THE HEARING IMPAIRED ARE AVAILABLE IN THE COUNTY COMMISSIONER'S OFFICE.

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL OF COMMITTEE MEMBERS AND STAFF**
- 3. APPROVAL OF AGENDA AND MINUTES**
 - a. Approval of today's agenda
 - b. Approval of April 4, 2022, AHAC meeting minutes
- 4. INFORMATIONAL ITEMS AND PRESENTATION**
 - a. Southwest Florida Apartment Association
 - b. Quarterly Apartment Survey
 - c. AHAC Ordinances & Resolutions
 - d. 2022 Collier County Rent & Income Limits
- 5. PUBLIC COMMENT**
 - a. Persons wishing to speak must register prior to speaking. All registered speakers will receive up to three (3) minutes unless the time is adjusted by the Chairman.
- 6. DISCUSSION ITEMS**
 - a. Role of the Affordable Housing Advisory Committee
 - b. Role of Community & Human Services Staff
- 7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**
 - a. LHAP Update
 - b. February 22, 2022, Board Direction Update
 - c. Rental Ordinance
- 8. ADJOURN**
- 9. NEXT AHAC MEETING DATE: June 6, 2022, 8:30 A.M.**

MINUTES OF
THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

April 4, 2022
8:30 A.M.
Naples, Florida

LET IT BE REMEMBERED that the Collier County Affordable Housing Advisory Committee met on this date at 8:30 A.M. in a *WORKING SESSION* in the Human Resources Conference Room in Naples, Florida, with the following Members present:

Present:	Mary Waller Steve Hruby – Vice Chair John Harney Joe Trachtenberg - Chair Litha Berger Jennifer Mitchell Rick LoCastro Gary Hains Janet Miller by ZOOM Jessica Brinkert Paul Shea
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Excused:

Unexcused:

ALSO PRESENT:	Kristi Sonntag, Director - CHS Jacob LaRow, Manger Housing & Grant Development - CHS Hilary Halford, Sr. Grants Coordinator – CHS Lisa Carr, Sr. Grants Coordinator - CHS Barbetta Hutchinson, Operations Coordinator - CHS
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OTHERS PRESENT: Katrina Lin, Clerk's Office; Michael Puchalla, HELP; Elizabeth Radi; Daniel Kowal; Chris Hall; Michele McLeod; Daija Hinojosa; Katerina Pelic; Deborah Forester, Collier County CRA; Susan Golden; Mike Bosi, Jaime French and James Sabo, Zoning; Ashley Jones, Salvation Army; Colleen Greene, CAO

1. CALL TO ORDER

Joe Trachtenberg called the meeting to order at 8:31 a.m. He read the procedures to be followed and Steve Hruby led in the pledge to the flag.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

There were 10 active members present when the meeting started, therefore a quorum was established.

Joe Trachtenberg started the meeting by telling the group that Steve Hruby has recently been given the Sam Noe Award that honors outstanding service by a member of a City of Naples appointed Board.

Joe also presented a plaque to Mary Waller that was given out at the groundbreaking for affordable housing. Mary was working on the Grant Applications Rank & Review Committee as the representative from AHAC on that day and missed the groundbreaking.

He also gave his thanks to Hilary Halford for her hard work and dedication to the AHAC. Hilary is leaving the County to move to Pensacola to be closer to her newly born grandchild. Congratulations and best wishes to Hilary.

3. APPROVAL OF AGENDA AND MINUTES

- a. Joe Trachtenberg motioned that the group vote to allow Janet Miller to participate in the meeting through ZOOM. Steve Hruby seconded and the group voted 11-0 in approval.
- b. Joe Trachtenberg asked the group if they would approve postponing item 4a (the presentation on the Sunshine Law) until a future meeting. Colleen Greene suggested that the members who have never had the training, read the materials included in the information packet and watch the video available on-line. She said she would be available for questions at any time. Kristi said that the item in the position of 6a (2022-2025 Local Housing Assistance Plan) would therefore be moved to 4a. Litha Berger made a motion to approve the agenda with the change as requested. The motion was seconded by Jennifer Mitchell. The motion passed by a vote of 10-0.
- c. A motion was made by Litha Berger to approve the minutes from the meeting of March 7, 2022, and was seconded by Steve Hruby. The motion was passed with a vote of 11-0. (Gary Hains joined the meeting at 8:35 a.m.)

4. INFORMATIONAL ITEMS

- a. 2022-2025 Local Housing Assistance Plan (LHAP) - The LHAP was reviewed and John Harney applauded staff for their work on the LHAP. Steve Hruby made a motion to accept the LHAP, Litha Berger seconded and the group voted 11-0 in favor. It will go to the City of Naples to be reviewed today, then it will be taken to the BCC by Kristi, Jake, and Joe on April 26th.
- b. Growth Management Vacant Parcel Inventory – Mike Bosi and Jaime French presented 3 maps to the Committee to identify parcels for possible locations to build affordable housing. Map 1 contained properties that the most work would have to be done to prepare that land for building, such as re-zoning, etc. Map 2 contains the parcels that would be the easiest to build on. Map 3 contains parcels that would be almost impossible for affordable housing because most of them are related to conservation Collier. After

review of the maps, the group asked staff to review and vet the parcels for the best ones for building. Mike Bosi said that he would get with Jake to scrub the list and bring it back to the AHAC. There was a list of vetted properties 5 or so years ago. The group asked staff to find that list and put an item on the next agenda to discuss. Mike Bosi told the group that the BCC will be reviewing modifications to the mixed-use rural fringe district at their meeting on April 12th. John Harney asked staff to send the information from that item to all the members. John also asked Mike Bose to send the group the presentation he will be giving on April 12th out to the members as well. Litha Berger said that the BCC denied the use of the Manatee parcel for affordable housing the last time the list of properties was reviewed because of the impact on infrastructure and the school system. Jennifer Mitchell moved that staff bring the vetted list to the next meeting. That motion was seconded by John Harney and the group voted 11-0 in agreement. Jake told the group that letters were also sent out to the Fire Districts, the School District and the Sheriff's Office reaching out for possible parcels to be used for affordable housing.

Joe Trachtenberg asked how we spend the \$20 million? Kristi Sonntag said that CHS and real Property identify parcels and take them to the surtax committee, then that information is sent to the BCC for approval. He said that we should add into our presentation about using that money for public-private partnerships.

Jaime French said we are looking at how we can engage with developers and take things to the BCC for guidance.

Amendments are going to the Planning Commission on May 5th to increase the number of activity centers throughout the county and to consider 25 units per acre when there is building along transit lines. Mary Waller motioned to support the Planning Commission, Steve Hruby seconded and the group voted 11-0 in agreement.

Joe Trachtenberg encouraged members to attend the Development Services Advisory Committee (DSAC) meetings on the first Wednesday of every month at 3:00 p.m.

- c. Housing Plan Report – Initiative one of developing standards for relief of affordable housing applications has been completed. Initiatives 2 through 5 – streamlining commercial to residential conversions; incentivizing mixed-income housing in activity centers; creating strategic opportunity sites and increasing density along transit corridors are on-going and should go to the BCC for hearing in May or June.
- d. The ordinance implemented on March 25, 2022, in Miami-Dade increasing timeframes that landlords can evict was discussed. Landlords there must give 60 days' notice when they are not going to renew a lease or raise rent more than 5%. John Harney motioned for staff to prepare an ordinance and an executive summary to go to the BCC on April 12,

2022, following Miami Dade provisions. Litha Berger seconded, and the group voted in favor 10-0 (Jennifer Mitchell left at 10:40 a.m.). Commissioner LoCastro said he would get it on the agenda after he talks to the County Attorney. Gary Hains suggested that the AHAC choose the top 3 or 4 items that they feel are the most important to take to the BCC and not overwhelm them with too much at one time. John Harney asked if the Board could hold a special meeting in the summer just for affordable housing.

5. PUBLIC COMMENT

Elizabeth Radi feels there is a genuine desire for people to help get affordable housing, but a definite pushback as well. Philanthropists want to help, but what can they do? We have been discussing many long-term suggestions, but nothing for immediate and permanent solutions. We should give money to already existing complexes in order for them to keep their units affordable. We should waive fees for priority workforce.

6. DISCUSSION ITEMS

7. STAFF AND GENERAL COMMUNICATIONS

- a. John Harney shared an article from Naples Daily News regarding Lee County charging \$20,000 for their trust fund to developers who do not want to build affordable units. They would not have to pay the fee if they choose to build the affordable units. Steve Hruby said that practice is called inclusionary zoning and it is very common in the building industry.
- b. Kristi told the group that the consultant has been found to perform the linkage study and the budget amendment has been written to allocate surtax funds. Tindall Oliver/Benesch met with the Deputy County Manager Amy Patterson to discuss impact fees and will get parameters this morning. The County Attorney has opined that the county has the right to defer direct impact fees permanently and may keep them if they remain affordable.
- c. Janet Miller said that in four months, we have had no short-term help to get through this crisis.
- d. Jake LaRow told the group he has a meeting at 1:00 p.m. today with the Florida Housing Coalition to find out what other counties are doing.
- e. What should we be telling the BCC we want to have the authority to do? We need to adopt a statement of purpose for the AHAC in Collier County.

- f. Paul Shea said that housing needs to be incorporated into Growth Management.

8. ADJOURN

There being no further business for the good of the County, Steve Hruby motioned to adjourn the meeting. Litha Berger seconded the motion. The vote was 10-0 to adjourn at 11:23 a.m.

NEXT MEETING: THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON THE FIRST MONDAY ON MAY 2, 2022, AT 8:30 A.M.

Location: Training Room located in Building B, 3303 Tamiami Trail East, Naples, Florida

**COLLIER COUNTY AFFORDABLE HOUSING ADVISORY
COMMITTEE**

Joe Trachtenberg, Chairman

The foregoing Minutes were approved by Committee Chair on _____, 2022, "as submitted" ☐ **OR** "as amended" ☐.

Property Name	Property Address	Phone #	1/1 Rental Rate	2/2 Rental Rate	3/2 Rental Rate	Total # of Units in Development	Occupancy Rate	Total Available Units as of April 1st, 2022	April 2022	January 2022	October 2021	July 2021	April 2021	Oct 2020	July 2020	April 2020	Jan 2020	Oct 2019
Goodlette Arms	950 Goodlette Rd N Naples, FL - 34102	(239) 262-3229	\$925			242	100.0%	0										
Jasmine Cay	100 Jasmine Circle Naples, FL - 34102	(239) 963-9920		\$686	\$1,013	73	100.0%	0	Very-Low Income \$1061 2/2	Very-Low Income \$926 2/2	Very-Low Income \$926 2/2	Very-Low Income \$926 2/2	Very-Low Income \$926 2/2	Very-Low Income \$926 2/2	Very-Low Income \$926 2/2	Very-Low Income \$926 2/2	Very-Low Income \$881 2/2	Very-Low Income \$881 2/2
Whistler's Cove	11400 Whistlers Cove Blvd, Naples, FL 34113	(239) 417-3333	\$793	\$920	\$1,071	240	99.6%	1	1									
Saddlebrook Village	8685 Saddlebrook Cir, Naples, FL 34104	(239) 354-1122		\$1,037	\$1,188	140	100.0%	0										
Bear Creek	2367 Bear Creek Dr, Naples, FL 34109	(239) 514-0600		\$1,038	\$1,204	108	100.0%	0										
Whistler's Green	4700 Whistlers Green Cir, Naples, FL 34116	(239) 352-2999	\$885	\$1,054	\$1,212	168	100.0%	0										
Windsong Club	11086 Windsong Cir, Naples, FL 34109	(239) 566-8801	\$887	\$1,066	\$1,232	120	100.0%	0										
Villas of Capri	7725 Tara Cir, Naples, FL 34104	(239) 455-4600	\$890	\$1,070	\$1,236	235	100.0%	0										
Osprey's Landing	100 Ospreys Landing, Naples, FL 34104	(239) 261-5454	\$896	\$1,075	\$1,246	176	100.0%	0										
College Park	6450 College Park Cir, Naples, FL 34113	(866) 219-9964		\$1,081	\$1,256	210	100.0%	0										
Noah's Landing	10555 Noah's Cir, Naples, FL 34116	(239) 775-7115	\$900	\$1,081	\$1,251	264	100.0%	0	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income
Tuscan Isle	8650 Weir Dr, Naples, FL 34104	(239) 304-3668	\$901	\$1,082	\$1,252	298	100.0%	0	4	3	9	23	105	313	119	102	84	135
Brittany Bay	14815 Triangle Bay Dr, Naples, FL 34119	(239) 354-2002	\$940	\$1,104	\$1,266	392	100.0%	0										
Summer Lakes 1&2	5520 Jonquil Ln, Naples, FL 34109	(239) 596-4401	\$956	\$1,088	\$1,262	416	100.0%	0	\$1698/2	\$1482/2	\$1482/2	\$1482/2	\$1482 2/2	\$1482 2/3	\$1482 2/4	\$1482 2/5	\$1482 2/6	\$1482 2/7
Naples Place I-III	4544-4626 Sunset Rd, Naples, FL 34116	(239) 450-9126	\$960	\$1,100	\$1,250	170	100.0%	0										
Laurel Ridge	5460 Laurel Ridge Ln, Naples, FL 34116	(239) 353-7766			\$1,251	78	100.0%	0										
Wild Pines of Naples 1&2	2580 Wild Pines Ln, Naples, FL 34112	(239) 793-6419	\$1,595			200	98.0%	4										
George Carver Apts	350 10th St N Naples, FL - 34102	(239) 261-4595	\$1169	\$1,391	\$1,674	70	100.0%	0										
Naples 701	3531 Plantation Way, Naples, FL 34112	(239) 775-8000	\$1,250			188	100.0%	0										
Oasis Naples	2277 Arbor Walk Cir, Naples, FL 34109	(239) 455-2400	\$1380	\$1,530		216	100.0%	0										
Briar Landings	1385 Wildwood Lakes Blvd, Naples, FL 34104	(239) 775-4002	\$1,475	\$1,700		240	100.0%	0										
Gordon River Apartments (Still Water)	1400 5th Ave N. Naples, FL 34102	(239)263-7700		\$1,850	\$2,050	96	93%	2										
Mer Soleil	4250 Jefferson Ln, Naples, FL 34116	(239) 354-1155	\$1,699	\$1,999	\$2,299	320	99.7%	1										
Berkshire Reserve (Daili of Naples)	3536 Winifred Row Ln, Naples, FL 34116	(239) 455-8174			\$2,270	146	100.0%	0										
Somerset Palms	15985 Arbor View Blvd, Naples, FL 34110	(888) 479-3911		\$2,100	\$2,700	169	97.6%	4										
River Reach	1970 River Reach Dr #179, Naples, FL 34104	(239) 643-2992	\$2,000	\$2,100		556	95.1%	27	Moderate Income/ \$2547 2/2	Moderate Income/ \$2223 2/2	Moderate Income/ \$2223 2/2	Moderate Income/ \$2223 2/2	Moderate Income/ \$2223 2/2	Moderate Income/ \$2223 2/2	Moderate Income/ \$2223 2/2	Moderate Income/ \$2223 2/2	Moderate Income/ \$2223 2/2	Moderate Income/ \$2223 2/2
The Point at Naples (Heron Park)	2155 Great Blue Dr, Naples, FL 34112	(239) 417-5500	\$1,900	\$2,200	\$2,500	248	99.2%	2										
Alvista at Laguna Bay	2602 Fountainview Cir, Naples, FL 34109	(239) 254-7889	\$2,299	\$2,255		456	94.5%	25										
AlVista at Golden Gate/Sabal Key	1600 Wellesley Cir, Naples, FL 34116	(239) 353-1211	\$1,823	\$2,267		200	99.5%	1	158	4	18	230	424	498	581	444	486	653
Meadow Brook Preserve	1130 Turtle Creek Blvd, Naples, fl 34110	(239) 514-4449	\$1,900	\$2,300	\$2,850	268	96.6%	9										
Bermuda Island	3320 Bermuda Isle Cir., Naples, FL 34109	(888) 415-1140	\$1,910	\$2,330	\$2,690	360	98.9%	4										
Belvedere At Quail Run	260 Quail Forest Blvd, Naples, FL 34105	(239) 434-0033	\$2,010	\$2,330		162	97.5%	4										
Aster at Lely Resort	8120 Acacia St, Naples, FL 34113	(239) 919-8375	\$2,004	\$2,343	\$3,648	308	96.4%	11										
Meadow Lakes	105 Manor Blvd, Naples, FL 34104	(239) 403-4130	\$1,772	\$2,382	\$2,501	252	90.1%	25										
Waverley Place	5300 Hemingway Ln, Naples, FL 34116	(239) 353-4300	\$1,800	\$2,389	\$3,200	300	98%	6										
Sierra Grande at Naples	6975 Sierra Club Cir, Naples, FL 34113	(239) 529-5631	\$2,100	\$2,440	\$3,000	300	97.7%	7										
Malibu Lakes	2115 Malibu Lakes Circle, Naples, FL 34119	(239) 596-0035	\$2,115	\$2,455	\$3,130	356	94.4%	20										
Advenir Aventine	9300 Marino Cir, Naples, FL 34114	(239) 793-4603	\$1,960	\$2,470	\$2,810	350	97.1%	10										
Milano Lakes	3713 Milano Lakes Circle, Naples, FL 34114	(239) 558-1534	\$2,100	\$2,550	\$3,100	296	97.6%	7										
Atrium Gulfshore	5301 Summerwind Dr, Naples, FL 34109	(239) 597-6605	\$2,065	\$2,600		368	94.6%	20										
The Crest	11496 Sumter Grove Cir Naples, FL 34113	(239)963-1209	\$2,300	\$2,684	\$3,400	200	99.5%	1										
Addison Place	8677 Addison Place Circle, 34119	(239) 963-8937	\$2,200	\$2,700	\$3,690	294	100.0%	0										
Legacy Naples Apartments	7557 Campania Way, Naples, FL 34104	(239) 354-7417	\$2,068	\$2,783	\$3,682	304	95.1%	15	356	87	61	79						
The Springs at Hammock Cove	4360 Petal Dr, Naples, FL 34112	(239) 203-3972	\$2,000	\$2,800	\$3,400	340	95.3%	16										
Inspira Apartments	7425 Inspira Circle, Naples, FL 34113	(239) 298-5680	\$2,251	\$2,914	\$3,030	304	97.0%	9										
Orchid Run	10991 Lost Lake Drive, Naples, FL 34105	(833) 676-4450	\$2,500	\$3,000	\$4,000	282	90.4%	27										
The Pearl (Founders Square)	8820 Walter Way Naples, FL 34120	(239)-294-8985	\$2,374	\$3,044	\$4,244	400	45.5%	218										
Lago Apartments	10200 Seetgrass Circle. Naples, Fl 34104	(239)384-6881	\$2,350	\$3,200	\$4,250	320	86.6%	43										
Sub-Total Naples		Median	\$1,900	\$2,200	\$2,400	12,199	95.7%	519	519	98	89	331	529	811	700	546	570	788
Farm Worker Village (non-farmworker)	2225 Chadwick Cir, Immokalee, FL 34142	(239) 842-0327	\$520	\$570	\$600	276	100%	0										
Sanders Pines	2449 Sanders Pine Cir, Immokalee, FL 34142	(844) 869-8129		\$650	\$700	41	100.0%	0										
Main Street Village	104 Anhinga Cir, Immokalee, FL 34142	(239) 657-6576		\$655	\$725	79	100.0%	0										
Willowbrook Place	1836 Ash Ln, Immokalee, FL 34142	(239) 657-3204	\$545	\$579		41	100.0%	0										
Esparanza	210 S 1st St, Immokalee, FL 34142	(239) 657-2009	\$530	\$650	\$750	47	100.0%	0										
Bromelia Place	612 N 11th St Immokalee, FL - 34142	(844) 796-3474	\$575	\$675		30	100.0%	0										
Heritage Villas	1810 Lake Trafford Rd, Immokalee, FL 34142	(239) 657-3204	\$612	\$719		41	100.0%	0										
Garden Lake	1050 Garden Lake Cir, Immokalee, FL 34142	(239) 657-3204	\$619	\$747		65	100.0%	0	Very-Low Income	Very-Low Income	Very-Low Income	Very-Low Income	Very-Low Income	Very-Low Income	Very-Low Income	Very-Low Income	Very-Low Income	Very-Low Income
Summer Glenn	1012 Summer Glen Blvd, Immokalee, FL 34142	(239) 657-3204	\$644	\$790		45	100.0%	0	0	23	31	30	33	18	10	20	33	44
Immokalee Apartments	601 W Delaware Ave, Immokalee, FL 34142	(239) 657-6185		\$866	\$996	100	100.0%	0	\$1061 2/2	\$926 2/2	\$926 2/2	\$926 2/2	\$926 2/2	\$926 2/2	\$926 2/2	\$926 2/2	\$881 2/2	\$881 2/2
Eden Gardens 1&2	1375 Boxwood Drive, Immokalee, FL 34142	(239) 657-79020		\$850	\$900	92	100.0%	0										
Oak Haven	580 Oakhaven Cir, Immokalee, FL 34142	(239) 658-5920		\$1048	\$1200	160	100.0%	0										
Southern Villas	1802 Custer Ave.,Immokalee, FL 34142	(239) 657-3204	\$772	\$933	\$1,128	35	100.0%	0										
Crestview Park 1&3	716 Crestview Dr, Immokalee, FL 34142	(239) 658-8268		\$988	\$1,146	304	100.0%	0										
Cypress Run	550 Hope Circle, Imokalee, FL 34142	(239) 657-9032	\$753			39	100.0%	0										
Timber Ridge	2711 Wilton Ct, Immokalee, FL 34142	(239) 657-8333			\$795	35	100.0%	0										
									Low Income	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income	Low Income
									0	0	6	6	7	12	33	9	12	10
									\$1482 2/2	\$1482 2/2	\$1482 2/2	\$1482 2/2	\$1482 2/2	\$1482 2/2	\$1482 2/2	\$1482 2/2	\$1410 2/2	\$1410 2/2
Sub-Total Immokalee		Median	\$612	\$733	\$848	875	100.0%	0	0	0	6	36	40	30	43	29	45	54
Grand Total		Median	\$1,699	\$1,530	\$1,674	13,074	96.0%	519	519	98	95	367	569	841	743	575	615	842

RESOLUTION NO. 19_207

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, IMPLEMENTING THE LOCAL HOUSING TRUST FUND AND AUTHORIZING THE COUNTY MANAGER TO SIGN COMMITMENTS FOR THE USE OF THE HOUSING TRUST FUNDS AND STATE AND LOCAL GRANT FUNDS FOR HOUSING DEVELOPMENTS AND DIRECTING THE AFFORDABLE HOUSING ADVISORY COMMITTEE TO IDENTIFY AND RESEARCH A VARIETY OF POTENTIAL FUNDING SOURCES FOR THE HOUSING TRUST FUND AND BRING RECOMMENDATIONS BACK TO THE BOARD AT A LATER DATE,

RECITALS

WHEREAS, on April 24, 2018, the Board of County Commissioners (BCC) adopted Resolution No. 2018-82 declaring a valid public purpose for establishing a new Local Housing Trust Fund (HTF), accepting funds for affordable housing made to the County and providing general guidelines for use of monies in the housing trust fund; and

∴ WHEREAS, Resolution No. 2018-82 directed the Affordable Housing Advisory Committee and staff to develop procedures and criteria for the implementation of the HTF; and

WHEREAS, the criteria for the HTF is based on the Community Housing Plan and the Housing Element of the Growth Management Plan and shall be established as policy by the Board; and

WHEREAS, given the long planning process involved in housing development and the need to layer multiple funding sources, a local housing trust fund is necessary to provide a local contribution; and

WHEREAS, some housing developments have a tight window to make application to the State for Low-Income Housing Tax Credits and other funds that request local contributions and may not be able to wait for an annual funding application cycle; and

WHEREAS, the Affordable Housing Advisory Committee has identified the need for a consistent, on-going revenue stream to ensure that the HTF is a viable revenue source for needed housing that is affordable to Collier County residents;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

1. The foregoing Recitals are adopted as true and incorporated as part of this Resolution.
2. The County Manager is authorized to sign commitments for the use of the HTF resources, state and local grant funds for developers applying to Florida Housing Finance Corporation for Low-Income Housing Tax Credit financing and other State and Federal housing projects.
3. The Affordable Housing Advisory Committee is hereby directed to identify and research a variety of potential funding sources for the HTF and bring recommendations back to the Board at a later date.
4. The Housing Trust Fund program will begin implementation in 2020 as outlined in the BCC approved guidelines, criteria and annual work plan.

THIS RESOLUTION is adopted after motion, second, and majority vote this 22nd day of October, 2019



CRYSTAL K. KINZEL, CLERK

DEPUTY CLERK

Attest as to Chairman's signature only,

BOARD OF COUNTY COMMISSIONERS
OF COLLIER COUNTY, FLORIDA

WILLIAM L. MCDANIEL, JR.
CHAIRMAN

Approval for form and legality:

Jennifer A. Belpedlo
Assistant County Attorney

2019
10/1/19

RESOLUTION NO. 18 – 82

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, SUPERCEDING RESOLUTION NO. 07-203, WHICH ESTABLISHED AN AFFORDABLE-WORKFORCE HOUSING TRUST FUND AND GUIDELINES FOR THE USE OF MONEY, AND ESTABLISHING A NEW LOCAL HOUSING TRUST FUND AND GUIDELINES FOR THE USE OF MONEY TO REPLACE IT.

RECITALS

WHEREAS, on July 24, 2007, the Board of County Commissioners (BCC) adopted Resolution No. 2007-203 declaring a valid public purpose for accepting voluntary donations for affordable-workforce housing made directly to the County, establishing an Affordable-Workforce Housing Trust Fund and providing general guidelines for use of monies in the affordable workforce housing trust fund; and

WHEREAS, subsequently the BCC suspended collection of voluntary donations and provided a mechanism for the received collections to be returned upon request, and developed the required mechanism, approved September 25, 2012; and

WHEREAS, the voluntary donations established by Resolution No. 2007-203 remain suspended and the balance remains available for refund; and

WHEREAS, it is the intent of the BCC to increase the amount of housing that is affordable for its workforce and residents, and to encourage the retention of housing that is affordable in the County; and

WHEREAS, Objective 1 of the GMP's Housing Element states that the County will seek to provide new affordable housing units in order to meet the current and future housing needs of legal residents with extremely low, very-low, low, moderate and gap incomes, including senior households and those with special needs; and

WHEREAS, in furtherance of the spirit and intent of Florida State Statute 163.3177(6)(f)a, outlining, "...Principles, guidelines, standards, and strategies to be followed in the provision of housing for all current and anticipated future residents of the jurisdiction..."; and

WHEREAS, given the long planning process involved in housing development and the need to layer multiple funding sources, a local housing trust fund should be active; and

WHEREAS, the BCC recognizes that a Local Housing Trust Fund is a national best practice for the development of revenue streams to support BCC approved Affordable Housing programs, initiatives and directives; and

WHEREAS, the BCC declares a valid public purpose for establishing and maintaining a Local Housing Trust Fund and providing general guidelines for revenue generation and use of such monies in the local housing trust fund, limited to meeting affordable housing needs and associated administration; and

WHEREAS, the BCC wishes to recognize the winding down of the Affordable-Workforce Housing Trust Fund and the creation of a new local housing trust fund.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Collier County, Florida, that:

1. The foregoing Recitals are adopted as true and incorporated as part of this Resolution.
2. It continues to be Board direction and is affirmed that the collection of funds into the Affordable-Workforce Housing Trust Fund is suspended and staff shall continue to make efforts to return money collected to Developers pursuant to prior Board direction.
3. When all money is refunded from the Affordable-Workforce Housing Trust Fund, the fund is automatically terminated and dissolved without further Board action.

3. The Board of County Commissioners' Local Housing Trust Fund, is adopted for immediate use, as follows:

A. **Purpose/Scope:** The purpose is to establish procedures for operations of a Housing Trust Fund in order to provide for housing that is affordable for community residents who are extremely low income to gap income as defined in the Community Housing Plan and Land Development Code.

B. **Applicability:** These procedures apply to qualified affordable housing for extremely low income to gap income households.

The Board has determined that the local economy and the public health, safety and general welfare requires establishment of the Local Affordable Housing Trust Fund for the following purposes:

1. Implement the goals, objectives and policies of the Community Wide Housing Plan, and the Collier County Comprehensive Plan
2. To meet the statutory requirements as set forth in Fl. Statutes Chapter 163.3177(6)(f)a, and to satisfy the community's obligation to ensure that a fair share of the community's housing production is affordable to Collier County families
3. To provide housing opportunities for Collier County families in order to meet the existing and anticipated housing needs of such persons and to maintain a more balanced socio-economic mix in the community
4. To specifically meet the housing needs of those earning less than 140% of AMI, to include seniors, persons with disabilities, and any other identified underserved market
5. To provide for a range of rental and homeownership opportunities for those who presently cannot afford to rent or purchase a home within the community, or who are cost burdened in so doing
6. To provide incentives to developers to create additional rental and for sale units, and to consumers so they may be able to afford rental or purchase opportunities

C. The Board declares there is a valid public purpose in accepting funds for affordable housing and that such funds may be in the form of donations as well as other defined revenue streams as determined by the Board.

D. Local Affordable Housing Trust Fund

There shall be established a Local Affordable Housing Trust Fund (Fund). All voluntary donations or other revenue generated for affordable housing shall be deposited into the Fund either upon the day of receipt or the next business day following receipt.

The Fund shall be maintained in an interest-bearing account and any interest derived from deposits in the Fund shall follow and remain within the Fund. Any recaptured monies, e.g. repayments on loans, shall also be deposited in the Fund. Monies in the Fund, including interest and recaptured monies, shall be disbursed according to the eligible uses set forth and as approved by the Board and administered by the Community and Human Services Division.

Awards from the Fund shall be made at the discretion of the BCC. The Community and Human Services Division will act as the administrators of the fund and associated projects for the BCC. The AHAC will work with CHS staff to develop oversight protocols and specific eligibility criteria for BCC approval. Additional members may be recommended to join the AHAC to assure a balanced oversight committee.

E. Designation of a Project to Provide Affordable Housing:

- (1) Development of criteria: The Affordable Housing Advisory Committee, along with CHS staff shall develop criteria for evaluating the appropriate mix of very-low-income, low-income, moderate-income, gap-income and other housing in a project to qualify for award of HTF. The criteria shall be based in part on the Community Wide Housing Plan and the Housing Element of the GMP. These criteria shall be established by policy of the Board of County Commissioners, and may be amended from time to time by the BCC. The policy shall also provide for a covenant running with the land to ensure the continued affordable housing status of the property. No less than 10% of the fund balance is to be set aside for projects benefitting seniors and/or persons or families with special needs.
- (2) Applicability of criteria: A project for which the HTF funding is sought shall be reviewed by the AHAC to determine the appropriate mix of extremely low income, very-low income, low income, moderate income, gap income, and other housing necessary to qualify for the special applicability. The determination shall be based on the criteria adopted as called for in paragraph (1) above. The determination shall be made by the Board of County Commissioners upon the recommendation of the AHAC. Once the appropriate mix is established, and other appropriate conditions imposed related to the criteria, the project shall be considered a project to provide affordable housing and be eligible for award of HTF monies.

F. Use of Funds

1. All funds deposited into the Local Housing Trust Fund shall comply with all applicable federal, state and local laws governing the establishment and operations of the Trust Funds.
2. All funds deposited in the Local Affordable Housing Trust Fund shall be deposited in a separate and segregated account and shall be dedicated solely to the development and preservation of affordable housing.
3. Programs for which funds may be used include the following:
 - 1) Down Payment Assistance
 - 2) Impact Fee Relief
 - 3) Land Acquisition
 - 4) Construction Loans
 - 5) Community Land Trust
 - 6) Preserve Existing Affordable Housing Supply
 - 7) Rental Assistance
 - 8) Local Contribution for Tax Credit or SAIL applications

The above list is not exhaustive, and the County Commission may add or remove alternative affordable housing programs. Additional points in scoring, or additional funds will be awarded to those projects that are mixed income, in activity centers, or on major transit routes (in particular on CAT routes). Ten percent (10%) of all funds are set aside to benefit seniors and/or persons or families with special needs.

4. Any funds that remain uncommitted at the end of the County's fiscal year (including interest, other earned income, or repayments on loans) shall remain in the Trust Fund and shall be used for the purposes hereof during the next fiscal year.
5. No more than ten percent (10%) of Local Affordable Housing Trust Fund money available as of the start of the County's fiscal year may be budgeted for administration of the Housing Trust Fund. Administrative expenses are limited to operating expenses directly associated with administration of Trust Fund activities and programs.
6. Annual reports will be provided to the County Commission on all approved projects funded through the Local Housing Trust Fund.

G. Approvals

All projects funded through the Local Housing Trust Fund at a minimum include an application process, written underwriting standards, and loan or grant documents containing repayment provisions and provisions and instruments that guarantee affordability periods.

An annual workplan will be developed for BCC approval with an estimated balance of funds to award, and categories and programs recommended, and may be amended from time to time by approval of the BCC. Staff would then accept applications. Trust Fund Loans, grants, or other financial incentives will be presented for approval first to the Affordable Housing Advisory Committee and then to the BCC for approval by a simple majority vote.

This Resolution adopted after motion, second, and majority vote this 24th day of April, 2018.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: *[Signature]*
DEPUTY CLERK

By: *[Signature]*
ANDY SOLIS, CHAIRMAN

**Attest as to Chairman's
signature only.**

Approved as to form
and legality:

[Signature]
Jennifer A. Belpedio
Assistant County Attorney

2ab
4/3/18

ORDINANCE NO. 2020 - 27

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-27, WHICH CONSOLIDATED THE COLLIER COUNTY STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) LOCAL HOUSING ASSISTANCE PROGRAM ORDINANCE PROVISIONS; BY AMENDING SECTION 5, DESIGNATION OF RESPONSIBILITY FOR IMPLEMENTATION AND AMENDING SECTION 6, ESTABLISHMENT OF AN AFFORDABLE HOUSING ADVISORY COMMITTEE, CONSISTENT WITH AMENDMENTS TO SECTION 420.9076, FLORIDA STATUTES; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE OF OCTOBER 1, 2020.

WHEREAS, in 1992, the Legislature of the State of Florida approved the Sadowski Affordable Housing Act creating the State Housing Initiatives Partnership (“SHIP”) Program for the specific purpose of supporting and expanding the availability of affordable housing resources within the State; and

WHEREAS, the Collier County Board of County Commissioners (Board) adopted Ordinance No. 93-19 on April 13, 1993, creating a local housing assistance trust fund, establishing a local housing assistance program, designating responsibility for the program, and creating an Affordable Housing Advisory Committee; and

WHEREAS, on July 23, 1991, the Board of County Commissioners adopted Ordinance No. 91-65, establishing the Collier County Affordable Housing Commission (now known as the Affordable Housing Advisory Committee), which Ordinance was subsequently amended by Ordinance Nos. 04-77, 05-69, 08-17, and 09-50; and

WHEREAS, on April 9, 2013, the Board of County Commissioners adopted a single consolidated Ordinance No. 2013-27 repealing Ordinance No. 93-19, as amended, and Ordinance No. 91-65, as amended, to comply with the requirements set forth in *Florida Statutes, Sections 420.907- 420.9070* and Chapter 67-37, Florida Administrative Code; and

WHEREAS, on Chapter 2020-27, Laws of Florida adopted changes to Section 420.9076, Florida Statutes, related to the composition of the Affordable Housing Advisory Committee and the frequency of its reporting requirements; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: Title and Citation.

This Ordinance shall be known and cited as the “Collier County SHIP Local Housing Assistance Program Ordinance”.

SECTION TWO: Definitions.

For the purposes of this Ordinance, the definitions contained in Florida Statutes, Chapter 420.9071 and Rule 67-37.002, Florida Administrative Code, as they may be amended or replaced from time to time, are adopted herein by reference.

SECTION THREE: Establishment of the Local Housing Assistance Program.

The Local Housing Assistance Program is hereby created and established to implement the requirements of *Florida Statutes, Section 420.907* and *Rule 67-37, Florida Administrative Code*, adopted herein by reference, as they may be amended or replaced from time to time.

The County shall implement the program within the unincorporated boundaries of Collier County and may enter into an interlocal agreement with municipalities. The strategies of the program will be set forth in the County's SHIP local housing assistance plan.

SECTION FOUR: Establishment of a Local Housing Assistance Trust Fund.

Pursuant to the requirements *Section 420.907 Florida Statutes*, the County hereby reaffirms establishment of a Local Housing Assistance Trust Fund within the official and fiscal accounting office of the County as originally established on April 13, 1993, by Ordinance No. 93-19. The County's local housing assistance trust fund shall be separately stated as a special revenue fund in

the county's audited financial statements. Copies of such audited financial statements shall be forwarded to the Florida Housing Finance Agency.

All moneys received from the state pursuant to the State Housing Initiative Partnership (SHIP) Program and any other funds received or budgeted to provide funding for the Local Housing Assistance Program shall be deposited into the Collier County Local Housing Assistance Trust Fund.

SECTION FIVE: Designation of responsibility for implementation.

~~The County's Department of Housing, Human and Veterans Services~~ Division of Community and Human Services Division shall be primarily responsible for implementation and administration of the local housing assistance program.

SECTION SIX: Establishment of an Affordable Housing Advisory Committee.

The Affordable Housing Advisory Committee is created and established in accordance with *Florida Statutes, Section 420.9076* and County Ordinance No. 01-55, Standards for The Creation and Review of Boards. In the event of a conflict, the provisions of *Florida Statutes, Section 420.9076* shall apply.

Duties of the advisory committee are provided in *Florida Statutes, Section 420.9076(2)(a) - (k)* adopted herein by reference, as they may be amended or replaced from time to time.

Appointments to the Affordable Housing Advisory Committee will be made in accordance with the membership requirements of *Florida Statutes, Section 420.9076*, including joint appointments to prepare a joint plan when a participating municipality enters into an interlocal agreement to administer its program.

The committee shall consist of one locally elected official from the county or municipality participating in the State Housing Initiates Partnership and up to ten (10) other ~~eleven (11)~~ members as required by *Florida Statutes 420.9076 (2)(a)-(k)*, appointed by Resolution of the Board of County Commissioners ~~no later than March 2, prior to the year the Local Housing Assistance Plan is due~~ on an as needed basis. The locally elected official shall comply with requirements set forth in Section 420.9076, Florida Statutes. The term of service for all members

shall be for three (3) years or at the discretion of the Board. ~~Terms may be extended for one additional three (3) year term.~~ Appointment and removal of members from the Affordable Housing Advisory Committee shall be in accordance with the provisions of the Collier County Ordinance No. 2001-55, as it may be amended, or its successor ordinance.

Six (6) members shall constitute a quorum sufficient to permit the committee to take any formal action. However, if formal action is not taken, the committee may meet to hear presentations with less than a quorum in attendance, if the meeting is duly noticed.

A majority of concurring votes of the entire membership of the committee shall be necessary for a decision or recommendation by the committee.

The committee may elect a chairperson or presiding officer.

The committee members serving immediately prior to this Ordinance's adoption shall fulfill the remainder of their appointed terms.

The committee shall meet at least ~~triennially~~ annually and submit a report to the local governing body that includes recommendations on, and ~~triennially~~ annually thereafter evaluates the implementation of, affordable housing incentives as required by *Florida Statutes, Section 420.9076(4)(a) - (k)*.

The Board of County Commissioners may sunset or suspend meetings of the committee upon submission of the ~~triennial~~ annual Incentive Report and reconvene no later than March 2 of the each year the Incentive Report is due. The committee will be ~~cooperatively~~ staffed by ~~Housing, Human and Veterans Services Department~~ Community and Human Services Division and ~~Planning and Zoning Department~~ staff in accordance with *Florida Statutes, Section 420.9076(9)*.

SECTION SEVEN: Inclusion in the Code of Laws and Ordinances.

The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of Collier County, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such, and that the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase necessary to accomplish such intentions.

SECTION EIGHT: Conflict and Severability.

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION NINE: Effective date.

This Ordinance shall become effective October 1, 2020.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 22nd day of September, 2020.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: [Signature]
DEPUTY CLERK

By: [Signature]
BURT L. SAUNDERS, CHAIRMAN

Attest as to Chairman's
signature only.

Approved as to form
and legality:

[Signature]
Jennifer A. Belpedio
Assistant County Attorney

2020
8/21/2020

This ordinance filed with the
Secretary of State's Office the
30th day of September 2020
and acknowledgement of that
filing received this 30th day
of September 2020
By: [Signature]
Deputy Clerk

HUD release: 4/18/2022

Effective: 4/18/2022

**2022 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Calhoun County Median: 63,600	30%	13,590	18,310	23,030	27,750	32,470	35,950	38,400	40,900	Refer to HUD		339	398	575	752	898	991
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,330	45,806	542	581	697	805	898	991
	80%	34,650	39,600	44,550	49,500	53,500	57,450	61,400	65,350	69,328	73,290	866	928	1,113	1,287	1,436	1,584
	120%	52,080	59,520	66,960	74,280	80,280	86,280	92,160	98,160	103,992	109,934	1,302	1,395	1,674	1,932	2,157	2,379
	140%	60,760	69,440	78,120	86,660	93,660	100,660	107,520	114,520	121,324	128,257	1,519	1,627	1,953	2,254	2,516	2,775
Charlotte County (Punta Gorda MSA) Median: 76,000	30%	15,250	18,310	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		381	419	575	752	929	1,106
	50%	25,400	29,000	32,650	36,250	39,150	42,050	44,950	47,850	50,750	53,650	635	680	816	942	1,051	1,160
	80%	40,600	46,400	52,200	58,000	62,650	67,300	71,950	76,600	81,200	85,840	1,015	1,087	1,305	1,508	1,682	1,856
	120%	60,960	69,600	78,360	87,000	93,960	100,920	107,880	114,840	121,800	128,760	1,524	1,632	1,959	2,262	2,523	2,784
	140%	71,120	81,200	91,420	101,500	109,620	117,740	125,860	133,980	142,100	150,220	1,778	1,904	2,285	2,639	2,943	3,248
Citrus County Median: 68,600	30%	13,590	18,310	23,030	27,750	32,470	35,950	38,400	40,900	Refer to HUD		339	398	575	752	898	991
	50%	21,700	24,800	27,900	30,950	33,450	35,950	38,400	40,900	43,330	45,806	542	581	697	805	898	991
	80%	34,650	39,600	44,550	49,500	53,500	57,450	61,400	65,350	69,328	73,290	866	928	1,113	1,287	1,436	1,584
	120%	52,080	59,520	66,960	74,280	80,280	86,280	92,160	98,160	103,992	109,934	1,302	1,395	1,674	1,932	2,157	2,379
	140%	60,760	69,440	78,120	86,660	93,660	100,660	107,520	114,520	121,324	128,257	1,519	1,627	1,953	2,254	2,516	2,775
Clay County (Jacksonville HMFA) Median: 86,500	30%	17,600	20,100	23,030	27,750	32,470	37,190	41,910	46,630	Refer to HUD		440	471	575	752	929	1,106
	50%	29,300	33,450	37,650	41,800	45,150	48,500	51,850	55,200	58,520	61,864	732	784	941	1,086	1,212	1,338
	80%	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350	93,632	98,982	1,171	1,255	1,506	1,740	1,941	2,141
	120%	70,320	80,280	90,360	100,320	108,360	116,400	124,440	132,480	140,448	148,474	1,758	1,882	2,259	2,608	2,910	3,211
	140%	82,040	93,660	105,420	117,040	126,420	135,800	145,180	154,560	163,856	173,219	2,051	2,196	2,635	3,043	3,395	3,746
Collier County (Naples-Immokalee- Marco Island MSA) Median: 98,600	30%	19,850	22,650	25,500	28,300	32,470	37,190	41,910	46,630	Refer to HUD		496	531	637	759	929	1,106
	50%	33,050	37,750	42,450	47,150	50,950	54,700	58,500	62,250	66,010	69,782	826	885	1,061	1,226	1,367	1,509
	80%	52,850	60,400	67,950	75,450	81,500	87,550	93,600	99,600	105,616	111,651	1,321	1,415	1,698	1,961	2,188	2,415
	120%	79,320	90,600	101,880	113,160	122,280	131,280	140,400	149,400	158,424	167,477	1,983	2,124	2,547	2,943	3,282	3,622
	140%	92,540	105,700	118,860	132,020	142,660	153,160	163,800	174,300	184,828	195,390	2,313	2,478	2,971	3,433	3,829	4,226
Columbia County Median: 65,500	30%	13,800	18,310	23,030	27,750	32,470	37,190	40,650	43,250	Refer to HUD		345	401	575	752	929	1,048
	50%	22,950	26,200	29,500	32,750	35,400	38,000	40,650	43,250	45,850	48,470	573	614	737	851	950	1,048
	80%	36,700	41,950	47,200	52,400	56,600	60,800	65,000	69,200	73,360	77,552	917	983	1,180	1,362	1,520	1,677
	120%	55,080	62,880	70,800	78,600	84,960	91,200	97,560	103,800	110,040	116,328	1,377	1,474	1,770	2,044	2,280	2,517
	140%	64,260	73,360	82,600	91,700	99,120	106,400	113,820	121,100	128,380	135,716	1,606	1,720	2,065	2,385	2,660	2,936

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.