

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



AGENDA

July 11th, 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
Julie Chardon, 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 June 6th, 2022, AHAC meeting minutes
- 4. INFORMATIONAL ITEMS AND PRESENTATION**
- 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. FY23 General Fund use recommendation
 - b. Discussion and consideration of Urban Land Institute
 - c. AHAC incentive strategy report.
- 7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**
 - a. Permitted Use Table
 - b. AHAC meeting location & date
 - c. Collier County Public Schools - Essential Housing Initiatives
 - d. AHAC Committee Member Vacancies
 - e. Clerk of Courts – ERAP Review
 - f. PUD Monitoring
- 8. ADJOURN**
- 9. NEXT AHAC MEETING DATE: August 1st, 2022, 8:30 A.M.**

MINUTES OF
THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

June 6, 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
Joe Trachtenberg - Chair
Litha Berger
Jennifer Mitchell
Rick LoCastro
Paul Shea
Janet Miller on ZOOM

Excused: John Harney
Jessica Brinkert
Gary Hains

Unexcused:

ALSO PRESENT: Maggie Lopez, Financial & Operations Manager - CHS
Jacob LaRow, Manger Housing Grant Development & Operations- CHS
Lisa Carr, Sr. Grants Coordinator - CHS
Barbetta Hutchinson, Operations Coordinator - CHS

OTHERS PRESENT: Katerina Pelic, Clerk's Office; Michael Puchalla, HELP; Elizabeth Radi; Elaine English, Collier Clerk; Megan Phillips, Collier Clerk; April Olson; Ted Blankenship, City of Naples; Chris Shear, McDowell Housing; Betty Schwartz, LWV; Debrah Forester, CRA; Andrew Cribbs; Michele McLeod, Candidate for Commissioner; Gerald LeFebvre, Candidate for Commissioner

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 7 active members present when the meeting started, therefore a quorum was established.

Ted Blankenship from the City of Naples will be attending AHAC meetings as a non-voting member. He will apply for a full-time seat in October when vacancies arise.

3. APPROVAL OF AGENDA AND MINUTES

- a. Jennifer Mitchell made a motion to approve the agenda. The motion was seconded by Litha Berger. The motion passed by a vote of 7-0.
- b. A motion was made by Steve Hruby to approve the minutes from the meeting of May 2, 2022, and was seconded by Litha Berger. The motion was passed with a vote of 7-0.

4. INFORMATIONAL ITEMS

- a. Chief Programs Officer, Ashon Nesbitt, gave a presentation to the AHAC about the duties the importance of the incentive program. Creating affordable housing is a major job and needs out of the box thinking. It is AHAC's responsibility to give suggestions to create incentives to bring affordable housing into the county. He gave some ideas from other counties. Hillsborough County gives \$10 million a year to be used towards affordable housing from the general fund. He gave a schedule of the AHAC for St. Petersburg showing their discussion topics throughout the year. He suggested that our AHAC research HB 1339 and permanent affordability, redeveloping underutilized surface parking, review inventory of public land, linkage fees and accessory dwelling units along with other ideas. We are the right path as we currently have partnerships with other government agencies and other departments within our own agency. Joe Trachtenberg said we need to be building 1,000 units a year for the next 10 years to be where we need to be with affordable housing. He asked that a representative from the sur-tax committee be invited to our next meeting in July. There will be a School Board meeting on June 14th to talk about potential land and the county-owned land report will be put onto the AHAC meeting in July.
- b. April Olson from The Conservancy of Southwest Florida spoke to the group. She talked about the four villages approved by the Board and the one waiting for approval. She said towns and villages should be providing affordable units. Steve Hruby said developers should be providing affordable units without us having to pay for it. She asked the AHAC to support Rural Lands and bring it forward.

5. PUBLIC COMMENT

Chris Shear from McDowell Partners spoke about the cost of affordable housing, the lack of supplies, construction cost and cost of land. He said that impact fees should be made to 15 years to match the

length of financing. House Bill 1339 is a legislative gift. Local governments have the ability to supersede code for affordable housing without zoning changes. He noted that we have had no affordable housing projects since 2 years ago.

6. DISCUSSION ITEMS

- a. Mayor Demings Housing for All action plan – Orange County has established a goal of 30,000 affordable units in the next 10 years. We should model ourselves after them.
- b. Trust Fund Award – AHAC must make recommendations to use the community land trust fund. We need to find donors and partner with Habitat. The Role of Staff – Staff provides the publication of all meetings, provides published minutes from every meeting, puts the agenda and back-up material on the webpage and sends out information to all members before the meeting date. There is a balance of \$630,000 and there is a request for the extension of \$50,000 for the third year. Mary Waller motioned to approve the expenditure and Litha Berger seconded. The group voted 6-0. Steve Hruby abstained as he is Chair of the Collier County Community Land Trust. Rick LoCastro reminded the group that the county does not own any land – it belongs to the taxpayers. He said when we are brainstorming, we must take into consideration if an idea will pass through the Board. He also asked the group to give him a better lead-time on items they want on the BCC agenda so he can add them.

7. STAFF AND GENERAL COMMUNICATIONS

- a. Long Range Planning – Mike Bosi told the group that there will be a meeting on June 28th regarding Growth Management amendments. They need to go through 2 rounds of approvals before they merge with legislative ordinances in November or December. The Nexus fee study which will cost around \$200,000 will take about 6 months to complete. This will study impact and linkage fees.
- b. Rental Ordinance – The City of Naples will have the second reading the ordinance. They will encourage landlords to post the rental assistance program in their buildings.
- c. Building Blocks Fund – Miami Dade has instituted a local pool to finance new housing. The building blocks fund brings together private and nonprofit funders to finance the development of affordable housing. This commitment will run through December 31, 2025.
- d. Future Agenda Items/Topics – We need to discuss the 11 incentive items to be considered by statute. Also, guest housing/secondary housing to decide where they would be appropriate not to stress infrastructure. Mary Waller suggested that a subcommittee be formed to investigate secondary housing. Joe Trachtenberg asked Jacob to invite Ed Finn or someone from the surtax committee to talk to the AHAC at our next meeting. Mary Waller told the group about the State

Funded Hometown Hero Program that has helped approximately 50 persons with down payment assistance since June 1st.

8. ADJOURN

There being no further business for the good of the County and no quorum remained, the meeting was adjourned at 10:47 a.m.

NEXT MEETING: THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON THE FIRST MONDAY ON JULY 11, 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" .

**Collier County Government
Fiscal Year 2023 Recom'd Budget**

Office of the County Manager

**Office of Management & Budget
Affordable Workforce Housing (105)**

Mission Statement

This fund was established to further affordable workforce housing initiatives.

Program Summary	FY 2023 Total FTE	FY 2023 Budget	FY 2023 Revenues	FY 2023 Net Cost
Affordable Workforce Housing	-	120,800	120,800	-
Affordable Housing Incentives	-	500,000	500,000	-
To provide flexible funding for affordable workforce housing which may be leveraged against public and private funding sources.				
Current Level of Service Budget	-	<u>620,800</u>	<u>620,800</u>	-

Program Budgetary Cost Summary	2021 Actual	FY 2022 Adopted	FY 2022 Forecast	FY 2023 Current	FY 2023 Expanded	FY 2023 Recom'd	FY 2023 Change
Grants and Aid	-	-	-	100	-	100	na
Remittances	-	120,300	-	620,700	-	620,700	416.0%
Net Operating Budget	-	120,300	-	620,800	-	620,800	416.0%
Total Budget	-	120,300	-	620,800	-	620,800	416.0%

Program Funding Sources	2021 Actual	FY 2022 Adopted	FY 2022 Forecast	FY 2023 Current	FY 2023 Expanded	FY 2023 Recom'd	FY 2023 Change
Interest/Misc	517	-	-	-	-	-	na
Trans fm 001 Gen Fund	-	-	-	500,000	-	500,000	na
Carry Forward	120,300	120,300	120,800	120,800	-	120,800	0.4%
Total Funding	120,817	120,300	120,800	620,800	-	620,800	416.0%

Notes:

A change to the Land Development Code was approved on September 25, 2012, which created a process to make minor text changes to PUDs (Planned Urban Developments), Development Agreements and Settlement Agreements to remove the Affordable Housing Contribution commitments. Subsequently, on March 12, 2013 (Item 16F4) the Board directed the County Manager, or his designee, to proceed with an outlined plan to refund previously paid Affordable Housing Contributions upon the approval of minor changes to PUDs to remove the Affordable Housing Contribution commitments, and approve any budget amendments that may be required to facilitate this action.

Current FY 2023:

The General Fund transfer of \$500,000 will be used for Affordable Housing Incentives. The program will assist various projects and target workforce sectors and varying income levels. The awards may be leveraged against public and private funding sources.

EXECUTIVE SUMMARY

Recommendation to authorize staff to engage and develop a scope of work with the Urban Land Institute (ULI) to convene an update and review of the 2017 Housing Plan and provide guidance on housing policy recommendations; and to waive competition declaring this a single-source service and in the best interest of the County.

OBJECTIVE: To provide affordable/workforce housing in the County and to further the goals set forth in the Housing Element of the Growth Management Plan.

CONSIDERATIONS: In response to community concerns in 2016, the Board of County Commissioners (“Board”) commissioned the development of a Community Housing Plan with a broad cross-section of stakeholders appointed in June 2016. In 2017, the Urban Land Institute (ULI) performed a panel review of the housing situation in Collier County focusing on the state of affordable housing. The community stakeholders presented the Community Housing Plan to the Board on October 25, 2017, Agenda Item #11A. From the ULI Final Report, 35 specific recommendations, organized into six (6) categories, were received. The Board provided direction to the staff and stakeholders to explore twenty-four (24) specific recommendations as the Community Housing Plan was developed.

Some of the key recommendations included increasing certainty in the process, developing a marketing campaign, reducing specified development costs and review times, enhancing existing incentives, the creation of a community land trust as a vehicle to ensure long-term affordability through shared equity ownership in which a non-profit owns the land thereby removing the cost from the price of the home, and re-establish a local housing trust fund to create a steady, and locally controlled funding source with more flexibility than state or federal resources. Of the initial twenty-four (24) suggested solutions presented for further investigation, seven (7) were found unsuitable for deeper discussion. The remaining suggested initiatives were streamlined and combined into seventeen (17) action items, of which thirteen (13) have been submitted to the Board for consideration and action. The remaining four (4) initiatives are currently working their way through the Land Development Code and Growth Management Plan Amendment processes and should be completed in late 2022.

On June 28, 2022, Board Meeting, Agenda Item #11D, staff provided an update to the Board on housing activities and was directed at this meeting to bring back to the Board a request for consideration to authorize the engagement with the Urban Land Institute (ULI) to update the 2017 Housing Plan. Staff was also directed to present this to the Affordable Housing Advisory Committee at their July 11, 2022, meeting for feedback. As of this publication, the meeting had not yet been held, but a summary update will be provided with the agenda item at the time of presentation.

Staff is proposing that the scope of work for the update include:

- Review of all accomplishments to date since the publication of the 2017 Housing Plan, specifically a recap and evaluation of initiatives undertaken that stemmed from the prior study
- Provide real-world best practice examples for partnerships utilized throughout the nation that could be considered for implementation
- Comprehensive financial and incentive plan that would align the different incentives and finances available (Bond Financing, Tax Credit, Entitlement Funds) to support housing that is affordable to leverage existing programs and possibly identify existing gaps to be addressed.

The ULI is a non-profit research and education organization whose mission is to promote responsible

07/12/2022

leadership in the use of land, including housing. The ULI conducts research, performs analysis, provides expert advice, and develops best practice recommendations that reflect the residential land use and development priorities of ULI members in all residential product types, with special attention to the workforce and affordable housing.

The ULI offers an Advisory Services Program where they develop teams of experts in real estate, planning, development, and finance to provide objective unbiased advice on addressing challenging housing and related land use issues. The Urban Land Institute Advisory Services is the only organization that provides multi-disciplinary teams of practitioners (developers, land economists, designers, planners, economic development experts, engineers, market analysts, etc.).

Unlike hiring another consultant, using the ULI will help ensure we receive unbiased and broad advice from experts in housing. Collier County has previously engaged with ULI and they are familiar with our community and its unique characteristics. Jurisdictions in Florida such as Manatee County, Hillsborough County, City of Tampa, Pasco County, Osceola County, and Amelia Island have all had ULI reviews over the years.

As the Board and our community have been addressing this issue of housing that is affordable it is recommended the Board consider engaging with ULI using the single-source approach. Pursuant to Section Eleven, sub-paragraph 11 of the Collier County Procurement Ordinance 2017-08, staff requests that the Board of County Commissioners find that it is in the best interest of the county to waive formal competition and exclusively from ULI as a single-source vendor. Staff will work with ULI on a scope of services and fee schedule.

FISCAL IMPACT: Staff anticipated the cost to be no more than \$135,000. Funding for the development of the updated Housing Plan is available in Affordable Housing Fund (116), and once a cost is established based on a finalized scope of work, the agreement will be brought back to the Board for approval.

LEGAL CONSIDERATIONS: This item is approved as to form and legality, and requires majority vote for Board approval. As previously determined by the Board, the Urban Land Institute is a single source provider and entitled to an exemption under the Collier County Procurement Ordinance, as amended, and that the procurement of services from this provider is in the best interests of the County. - DDP

GROWTH MANAGEMENT IMPACT: Acceptance furthers the Goals, Objectives, and Policies of the Growth Management Plan and specifically the Housing Element.

RECOMMENDATION: To authorize staff to engage and develop a scope of work with the Urban Land Institute (ULI) to convene an update and review of the 2017 Housing Plan and provide guidance on housing policy recommendations, to waive competition declaring this a single-source service and in the best interest of the County, and direct staff to bring back an agreement with the agreed upon scope of services.

Prepared By: Jacob LaRow, Housing Operations and Grant Development Manager, Community and Human Services Division

Incentive Strategies Report Template

This report template is a sample for review and there is no requirement to adopt this report format. At a minimum, items (a) through (k), as outlined in the SHIP Statute, must be included in the report. Florida Housing Finance Corporation staff request that each of the (a) through (k) items be explicitly included even in cases when the advisory committee has no recommendation. In such a case, write “No Recommendation” or an explanation to document that the incentive was discussed, like “The AHAC does not consider that this type of incentive strategy is appropriate for the community”. For each recommendation to improve an incentive strategy or add a strategy, propose a ‘Schedule for Implementation’. This should list steps needed to apply the recommendation if it is approved by the governing board. It may identify additional documents beyond the LHAP that must be updated to implement the reform.

Affordable Housing Advisory Committee
Report to Board of County Commissioners
SHIP Affordable Housing Incentive Strategies

SUBMITTED TO: COLLIER COUNTY
BOARD OF COUNTY COMMISSION

SUBMITTED TO: Rob Dearduff
FLORIDA HOUSING FINANCE CORPORATION

DATE SUBMITTED: 12/14/2021

PREPARED BY: COLLIER COUNTY COMMUNITY & HUMAN SERVICES & AHAC

BACKGROUND

As a recipient of State Housing Initiative Partnership funds, Collier County established an Affordable Housing Advisory Committee in 1993 (Ord 93-19) and repealed and replaced early versions with Ord.2013-27 as required by the Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of the City/County housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statues, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the Collier County Board of County Commissioners, the recommendations are used to amend the Local Housing Assistance Plan and the local Comprehensive Plan Housing Element.

COMMITTEE COMPOSITION

The Board of County Commission appointed or re-appointed members to the Committee via Ordinance 2020-27 recognizing the requirement to appoint an elected official and May 25, 2021 Resolution 2021-106

Florida Statutes, Sec. 420.9076 (2) lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The locally elected official must be a City or County Commissioner. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members with representation from at least six of the following categories:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed AHAC Committee members are included here, along with their category affiliation.

Name	Category Represented	Date Appointed
1 Rick LoCastro	Elected Official	1/12/2021
2 Mary Waller	Resident in Jurisdiction (RE)	11/15/16; 10/27/20
3 Steve Hruby	Residential Home Bldg Industry	6/12/07; 10/8/19
4 Litha Berger	Real Estate Professional	10/13/15; 10/8/19
5 Jennifer Mitchell	Essential Service Personnel	11/12/2019
6 John Harney	Advocate for Low Income Persons	10/27/2020
7 Joseph Trachtenberg	Employer within Jurisdiction	5/25/2021
8 Bernardo Barnhart	Resident in Jurisdiction (Imm)	5/25/2021
9 Gary Hains	Labor engaged in home bldg	1/22/2019
10 Justin Emens	Banking & Mortgage	1/22/2019
11 ADD new appointees if available		

AFFORDABLE HOUSING RECOMMENDATIONS

The AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations

to the County Commission that it incorporates into its housing strategy certain changes designed to encourage production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the County Commission and to Florida Housing Finance Corporation, which details the scope of its work and the resulting recommendations.

From the review and evaluation of the local government documents, the AHAC makes these recommendations to the County Commission that it incorporate into its housing strategy the following:

RECOMMENDATION 1

Meeting Synopsis: The County's Affordable Housing Advisory Committee (AHAC) has reviewed various staff and consultant (Johnson Engineering) recommendations to provide development standards and regulatory relief for housing that is affordable. Eight (8) development standard deviations were approved by the BCC via Ordinance #2021-05 on February 9, 2021. AHAC has reviewed and provided input on four (4) additional initiatives during the 2nd and 3rd quarters of 2021.

Existing Strategy: None

AHAC Recommendation: Adoption of four (4) Regulatory Relief Initiatives spearheaded by CHS consultant, Johnson Engineering. These Initiatives include (a) permit housing that is affordable by right in Commercial Zoning Districts, (b) increase allowed density in Activity Centers from 16 upa to 25 upa, (c) for any properties designated as Strategic Opportunity Sites (SOS) allow a maximum density of 25 upa, (d) establish a policy to encourage higher density along transit corridors.

Schedule for Implementation: These 4 initiatives are currently under staff review. Proposed public hearings before the Planning Commission and BCC are anticipated in the first quarter of 2022.

RECOMMENDATION 2

Meeting Synopsis:

Existing Strategy:

AHAC Recommendation:

Schedule for Implementation:

The AHAC has reviewed, considered, and evaluated the following the strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4):

- (a) The processing of approvals of development orders or permit, as defined in Florida Statutes, Sec, 163.3164(7), (8), for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (f) The reduction of parking and setback requirements for affordable housing.
- (g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- (h) The modification of street requirements for affordable housing.
- (i) 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.

- (j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

EXPEDITED PERMITTING

Meeting Synopsis: Issue was discussed on September 13th and October 4, 2021. One AHAC member indicated that Pasco County has successfully used Accela Automation software to manage coordination of all elements of process and approvals for property development. These changes have cut review times and cost for development and have led to greater interest and participation by builders and developers in Pasco County.

Existing Strategy: Collier County has had an Expedited/Fast Track permitting process in place for housing that is affordable since 2007. Based upon AHAC and community stakeholders' input during the development of the 2017 Community Housing Plan (CHP), the Expedited Permitting process was reviewed and updated with the adoption of Resolution 2018-40 on February 27, 2018.

AHAC Recommendation: No changes recommended at the present time.

Schedule for Implementation: Resolution 2018-40 has been implemented and affordable housing developers have successfully utilized the improved process.

MODIFICATION OF IMPACT FEES

Meeting Synopsis: Impact Fees were discussed September 13th and October 4, 2021. Some members were aware of communities that base impact fees on the square footage of each home, thereby having a lower impact fee for housing that is affordable. Other members indicated that discounting impact fees would be helpful for reduction of the total cost of homes that are affordable. However, eliminating impact fees can lead to a structure which does not provide enough revenue to provide the basic infrastructure necessary to cover the cost of streets, water, sewer, etc. Homes that are affordable should make a contribution to the infrastructure of the community. Other members have noted that the current Impact Fee Deferral system does not work well for affordable rental housing development and should be modified to better match the financing timeframes of Low Income Housing Tax Credit (LIHTC) properties and other affordable rental developments.

Existing Strategy: Collier County has had an Impact Fee Deferral program in place for housing that is affordable since the late 1980s. Based upon recommendations from the 2017 Community Housing Plan, the Impact Fees Deferral program was modified and improved via Ordinance #2018-28 on February 27, 2018.

AHAC Recommendation: In 2022, review opportunities to increase the length of the deferral period for rental housing to provide consistency with various financing sources.

Schedule for Implementation: During the first quarter of 2022, consider fact finding and rental housing developers needs related to the existing Impact Fee Deferral program. Determine when Collier County consultant is scheduled to review countywide Impact Fee programs.

FLEXIBLE DENSITIES

Meeting Synopsis: Densities have been discussed in relationship to the Johnson Engineering regulatory relief proposals in the spring and summer of 2021 and at the September 13th and October 4, 2021 meetings. One member of AHAC wanted to ensure that green space would continue to be a requirement along the transit corridors. Development of up to twenty-five units per acre, without provision for significant green space of any kind, may cause public outcry against "excessive urbanization", which may be considered out of character for Collier County.

Existing Strategy: Throughout most of Collier County, residential zoning has a base density of 4 units per acre. Collier County has had an affordable housing density bonus program since 1990 Ord.#90-89. As a result of the 2017 Community Housing Plan and AHAC, Collier County amended its Land Development Code to increase density for units that are affordable through Ordinance #2019-02 adopted February 12, 2019. The Affordable Housing Density Bonus (AHDB) program now provides up to 16 units per acre.

AHAC Recommendation: Recommend approval of the proposed regulatory relief initiatives to increase density in Activity Centers from 16 upa to 25 upa, on sites designated as Strategic Opportunity Sites allow a maximum density of 25 upa and adopt a Transportation Policy to prioritize higher density along transit corridors.

Schedule for Implementation: It is anticipated that these proposed increases in density may be heard by the Planning Commission and the BCC in the first quarter of 2022.

RESERVATION OF INFRASTRUCTURE CAPACITY

Meeting Synopsis: Collier County does not reserve infrastructure capacity.

Existing Strategy: Collier County does not reserve infrastructure capacity.

AHAC Recommendation: No changes are proposed.

Implementation: None

PARKING AND SETBACK REQUIREMENTS

Meeting Synopsis: These topics have been discussed since the development of the Community Housing Plan (CHP).

Existing Strategy: The County currently has two processes where developers can request a reduction of parking and setback requirements. Deviations from existing requirements can be requested through the Site Development Plan (SDP) process or the rezoning to Planned Unit Development (PUD) process. Recommendations to modify some setback requirements for housing that is affordable were included in Ordinance 2021-05 amending the Land Development Code, adopted February 9, 2021.

AHAC Recommendation: No changes are recommended at the current time.

Schedule for Implementation: None

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Meeting Synopsis: Accessory Dwelling units are discussed from time to time when a news article is shared with AHAC members. During the September and October 2021 meetings, the following comments were received from AHAC members: There is an opportunity to create affordable housing by exploring the idea of allowing accessory dwellings in the Estates area (eastern Collier Co). It appears Pasco decided to explore the idea in 2018, while Sarasota seemed non-committal but perhaps willing to review the idea and Palm Beach allows it. I'd be interested to know where Pasco and Sarasota are on the topic at this time. Developing accessory dwelling units, while useful, are likely to be significant only for the ranchette properties in the county. The existing four units per acre properties which comprise most neighborhoods in the county aren't big enough to have space for these residences

Existing Strategy: Collier County does not allow for the rental of Accessory Dwelling Units (ADUs) LDC Section 5.03.03. The County only allows construction of "Guesthouses" on large single family lots of with a minimum lot size of 43,560 square feet.

AHAC Recommendation: There is no consensus at the present time on this issue, but Accessory Dwelling Units should come back to AHAC at a future date with more information on Pasco, Sarasota, Palm Beach counties and

the City of Rockledge “cottage homes”.

Schedule for Implementation: Additional information and AHAC discussion should occur in the second quarter of 2022.

FLEXIBLE LOT CONFIGURATIONS

Meeting Synopsis: This strategy was discussed extensively with the adoption of the 2017 Community Housing Plan. At that time, it was recommended that the County consider adopting some elements of “smart code”. Through this process, amendments were made to the Land Development Code in February 2021 with the adoption of Ord. 2021-05.

Existing Strategy: Zero lot line development is allowed in Planned Unit Development (PUDs) and as a Conditional Use under Cluster Housing. Recently Ordinance 2021-05 clarified that Cluster Development of affordable housing does not require a Conditional Use in the RMF-6 Zoning District but is allowed by right.

AHAC Recommendation: No new recommendations at the present time.

Schedule for Implementation: None

MODIFICATION OF STREET REQUIREMENTS

Meeting Synopsis: As part of the regulatory relief proposed in the 2017 Community Housing Plan, modifications to street requirements have been discussed in 2019-2021.

Existing Strategy: Historically, street requirements for affordable housing developments are considered, on a case-by-case basis, as deviations in the PUD approval process or variances in the conventional zoning process. In February 2021, Ordinance 2021-05 added a new section to the LDC to allow design deviations for housing that is affordable, including modifications to internal, privately maintained roadways and sidewalks.

AHAC Recommendation: No new recommendations at the present time.

Schedule for Implementation: None

PROCESS OF ONGOING REVIEW

Meeting Synopsis: AHAC discussions on this topic included the following comments: Ongoing implementation and enforcement for new processes and Land Development Code require permanent dedicated County staff. Any changes made will require monitoring to ensure the rules continue to be followed. In addition, educating and promoting a favorable environment for developers and builders will draw more partners into working in the County. Closer coordination between GMP, zoning, planning and CHS is critical for the success of process changes and approval for developments. The silos currently in place need to be broken down. The new coordination created will reduce or eliminate many of the repeated review cycles which are required today.

Existing Strategy: Community & Human Services staff monitor the Board of County Commission, Planning Commission and Development Services Advisory Committee (DSAC) meetings regarding issues that may impact housing affordability in Collier County.

AHAC Recommendation: No changes are purposed at this time.

Schedule for Implementation: None

PUBLIC LAND INVENTORY

Meeting Synopsis: Public lands discussion has occurred regularly at AHAC meetings since 2018. This is a topic of great interest to AHAC members.

Existing Strategy: The County's Real Property office maintains a list of county owned properties as required by FS 125.379. This inventory is circulated to County Departments for review and determination if properties are needed to implement Department operations or program mandates. Available properties are presented to the BCC and advertised for sale in the local newspaper.

In 2018, two County owned parcels known as Bembridge and Manatee were part of a Request for Information (RFI) process with multiple developers submitting proposals for the development of the 5-acre Bembridge site. In 2019, through an ITN process, the County selected McDowell Housing Partners to construct 82 units of affordable rental housing.

During 2018-2019, the Board of County Commissioners decided not to move forward with proposals for the Manatee site.

In 2019, the County acquired the defunct Golden Gate Golf Course. In 2020 through an ITN process, the County selected Rural Neighborhoods, Inc to develop a portion (25+ acres) of this publicly owned property for affordable rental housing for seniors, veterans, and Essential Service Personnel (ESP). The Developers of both parcels have entered a 99-year land lease with the County.

AHAC Recommendation: AHAC members have discussed revisiting the Manatee property at a future date. The Committee drafted a letter to the County Commissioners requesting that they reestablish the joint Parks and Recreation & AHAC subcommittee to review the feasibility of co-locating a park and housing that is affordable on this large parcel. The BCC adopted Resolution 2018-39 to encourage the collocation of public facilities and housing that is affordable.

Schedule for Implementation: AHAC will continue to request meetings with the BCC, Parks officials and advisory board to discuss the Manatee property.

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Meeting Synopsis: Discussed during the spring and summer of 2021 as part of the consultant's, Johnson Engineering, regulatory relief, and development standards modifications to the LDC.

Existing Strategy: This issue was reviewed during the development of the 2017 CHP with recommendations for the County to consider integration of bus routes (CAT) with affordable housing locations, development of Strategic Opportunity Sites and higher housing densities in existing Activity Centers.

AHAC Recommendation: Approve the recommended new policy for the Transportation Element to prioritize higher density along transit corridors ranging from 13 upa to 25 upa.

Schedule for Implementation: This recommendation is currently under staff review and is anticipated to be heard by the Planning Commission and BCC during the first quarter of 2022.

Table 1. Permissible Land Uses in Each Zoning District

Land Use Type or Category ¹	SIC Code	Golf Course - GC	Rural Agricultural - A	Estate - E	Residential Single Family - RSF1 - RSF6	Residential Multiple Family-6 - RMF-6	Residential Multiple Family-12 - RMF-12	Residential Multiple Family-16 - RMF-16	Residential Tourist - RT	Village Residential - VR	Mobile Home - MH	Travel Trailer - Recreational Vehicle Campground - TTRVC	Commercial Professional and General Office ² - C-1	Commercial Convenience - C-2	Commercial Intermediate - C-3	General Commercial - C-4	Heavy Commercial - C-5	Industrial - I	Business Park - BP	Conservation - CON	Public Use - P	Community Facility - CF	Golden Glades Parkway Professional Office Commercial	Farm Market Overlay (Immokalee)	Agribusiness Overlay (Immokalee)	Main Street Overlay (Immokalee)	Santa Barbara Commercial Overlay	Bayshore Drive Mixed Use Overlay	Waterfront Subdistrict	Residential Subdistrict (R-1)	Residential Subdistrict 2 (R-2)	Residential Subdistrict 3 (R-3)		
Accounting Services	8721												P	P	P	P	P	P	P		P		P					P	P					
Administrative Service Facilities																					P													
Adult Day Care Facilities & Centers	8322																											P						
Agricultural Activities			P																															
Agricultural Outdoor Sales																								P										
Agricultural Services	0741, 0742, 0752—0783															P		P																
Agricultural Services	0711, 0721, 0722—0724, 0762, 0782, 0783																	P																
Agricultural Services	0723																							P	P									
Aircraft and Parts	3721—3728																																	
Airport - General Aviation																		P																
Amusement & Recreation Services	7911, 7991																											P	P					
Amusement & Recreation Services	7999 tourist guides only																												P					
Ancillary Plants																P	P	P																
Apparel & Other Finished Products	2311—2399																		P	P														
Apparel & Accessory Stores	5611—5699													P	P	P	P											P	P					
Appraisers																			P															
Architectural, Engineering, Surveying Services	0781, 8711—8713												P	P	P	P	P	P					P					P	P					
Assisted Living Facilities													P	P	P	P	P					P												
Attorney Offices & Legal Services	8111												P	P	P	P	P																	
Auctioneering Service, Auction Rooms and Houses	7389, 5999																P																	

Table 1. Permissible Land Uses in Each Zoning District

Land Use Type or Category ¹	SIC Code	Golf Course - GC	Rural Agricultural - A	Estate - E	Residential Single Family - RSF1 - RSF6	Residential Multiple Family-6 - RMF-6	Residential Multiple Family-12 - RMF-12	Residential Multiple Family-16 - RMF-16	Residential Tourist - RT	Village Residential - VR	Mobile Home - MH	Travel Trailer - Recreational Vehicle Campground - TTRVC	Commercial Professional and General Office ² - C-1	Commercial Convenience - C-2	Commercial Intermediate - C-3	General Commercial - C-4	Heavy Commercial - C-5	Industrial - I	Business Park - BP	Conservation - CON	Public Use - P	Community Facility - CF	Golden Glades Parkway Professional Office Commercial	Farm Market Overlay (Immokalee)	Agribusiness Overlay (Immokalee)	Main Street Overlay (Immokalee)	Santa Barbara Commercial Overlay	Bayshore Drive Mixed Use Overlay	Waterfront Subdistrict	Residential Subdistrict (R-1)	Residential Subdistrict 2 (R-2)	Residential Subdistrict 3 (R-3)			
Accounting Services	8721												P	P	P	P	P	P	P		P		P					P	P						
Administrative Service Facilities																					P														
Adult Day Care Facilities & Centers	8322																										P								
Agricultural Activities			P																																
Agricultural Outdoor Sales																								P											
Agricultural Services	0741, 0742, 0752—0783															P		P																	
Agricultural Services	0711, 0721, 0722—0724, 0762, 0782, 0783																	P																	
Agricultural Services	0723																							P	P										
Aircraft and Parts	3721—3728																																		
Airport - General Aviation																		P																	
Amusement & Recreation Services	7911, 7991																										P	P							
Amusement & Recreation Services	7999 tourist guides only																											P							
Ancillary Plants																P	P	P																	
Apparel & Other Finished Products	2311—2399																		P	P															
Apparel & Accessory Stores	5611—5699													P	P	P	P										P	P							
Appraisers																			P																
Architectural, Engineering, Surveying Services	0781, 8711—8713												P	P	P	P	P						P				P	P							
Assisted Living Facilities													P	P	P	P	P					P													
Attorney Offices & Legal Services	8111												P	P	P	P	P																		
Auctioneering Service, Auction Rooms and Houses	7389, 5999																P																		

Table 1. Permissible Land Uses in Each Zoning District

Land Use Type or Category	SIC Code	Golf Course - GC	Rural Agricultural - A	Estate - E	Residential Single Family - RSF1 - RSF6	Residential Multiple Family-6 - RMF-6	Residential Multiple Family-12 - RMF-12	Residential Multiple Family-16 - RMF-16	Residential Tourist - RT	Village Residential - VR	Mobile Home - MH	Travel Trailer - Recreational Vehicle Campground - TTRVC	Commercial Professional and General Office ² - C-1	Commercial Convenience - C-2	Commercial Intermediate - C-3	General Commercial - C-4	Heavy Commercial - C-5	Industrial - I	Business Park - BP	Conservation - CON	Public Use - P	Community Facility - CF	Golden Glades Parkway Professional Office Commercial	Farm Market Overlay (Immokalee)	Agribusiness Overlay (Immokalee)	Main Street Overlay (Immokalee)	Santa Barbara Commercial Overlay	Bayshore Drive Mixed Use Overlay	Waterfront Subdistrict	Residential Subdistrict (R-1)	Residential Subdistrict 2 (R-2)	Residential Subdistrict 3 (R-3)		
Barber Shops or Colleges	7241																																	
Beauty Shops or Schools	7231																																	
Biking Trails																				P														
Bowling Centers	7933																		P*															
Building Construction	1521—1542																P	P																
Building Materials	5211—5261																P	P																
Building Materials, Hardware, Garden Supplies	5231—5261																P	P																
Business Associations	8621																		P*															
Business Repair Service													P	P	P	P																		
Business Services	7311, 7313, 7322-7331, 7338, 7361, 7371, 7372, 7374—7346, 7379												P										P											
Business Services	7311—7313, 7322—7338, 7361—7379, 7384												P														P							
Business Services	7311, 7313, 7322—7338, 7384																											P						
Business Services	7311—7313, 7322-7338, 7361-7379, 7384, 7389														P																			
Business Services	7311—7352, 7359, 7361—7397, 7389															P																		
Business Services	7311—7353, 7359																P																	

Land Use Type or Category	SIC Code	Golf Course - GC	Rural Agricultural - A	Estate - E	Residential Single Family - RSF1 - RSF6	Residential Multiple Family-6 - RMF-6	Residential Multiple Family-12 - RMF-12	Residential Multiple Family-16 - RMF-16	Residential Tourist - RT	Village Residential - VR	Mobile Home - MH	Travel Trailer - Recreational Vehicle Campground - TTRVC	Commercial Professional and General Office ² - C-1	Commercial Convenience - C-2	Commercial Intermediate - C-3	General Commercial - C-4	Heavy Commercial - C-5	Industrial - I	Business Park - BP	Conservation - CON	Public Use - P	Community Facility - CF	Golden Glades Parkway Professional Office Commercial	Farm Market Overlay (Immokalee)	Agribusiness Overlay (Immokalee)	Main Street Overlay (Immokalee)	Santa Barbara Commercial Overlay	Bayshore Drive Mixed Use Overlay	Waterfront Subdistrict	Residential Subdistrict (R-1)	Residential Subdistrict 2 (R-2)	Residential Subdistrict 3 (R-3)		
Business Services	7312, 7313, 7319, 7334—7336, 7342—7389																	P																
Business Services	7311																		P															
Business Services	7312, 7313, 7319, 7331, 7334—7336, 7342, 7349, 7352, 7361, 7363, 7371—7384, 7389																		P*															
Business Services	7311, 7313, 7322—7331, 7335-7338, 7361, 7371, 7374—7376, 7379																						P											
Business/Office Machines																																		
Canoe Rental																P	P																	
Canoeing Trails																				P														
Care Units													P	P	P	P	P																	
Carwashes	7542															P	P																	
Category II Group Care Facilities																																		
Child Care - Not for Profit																					P													
Child Day Care Services	8351												P	P	P	P			P*								P							
Churches & Places of Worship													P	P	P	P	P																	
Civic and Cultural Facilities																						P												
Collection/Transfer Sites																						P												
Commercial Printing	2752															P																		
Communications	4812—4841															P																		
Communications	4812—4899																																	
Communication Towers																P		P	P		P													

ZONING DISTRICTS AND USES

2.04.03

Land Use Type or Category	SIC Code	Golf Course - GC	Rural Agricultural - A	Estate - E	Residential Single Family - RSF1 - RSF6	Residential Multiple Family-6 - RMF-6	Residential Multiple Family-12 - RMF-12	Residential Multiple Family-16 - RMF-16	Residential Tourist - RT	Village Residential - VR	Mobile Home - MH	Travel Trailer - Recreational Vehicle Campground - TTRVC	Commercial Professional and General Office ² - C-1	Commercial Convenience - C-2	Commercial Intermediate - C-3	General Commercial - C-4	Heavy Commercial - C-5	Industrial - I	Business Park - BP	Conservation - CON	Public Use - P	Community Facility - CF	Golden Glades Parkway Professional Office Commercial	Farm Market Overlay (Immokalee)	Agribusiness Overlay (Immokalee)	Main Street Overlay (Immokalee)	Santa Barbara Commercial Overlay	Bayshore Drive Mixed Use Overlay	Waterfront Subdistrict	Residential Subdistrict (R-1)	Residential Subdistrict 2 (R-2)	Residential Subdistrict 3 (R-3)				
Government Offices/Buildings	9111—9222, 9224-9229, 9311, 9411—9451, 9511—9532, 9611—9661																		P																	
Group Care Facilities													P	P	P	P	P					P														
Gunsmith Shop	7699																	P																		
Hardware Stores	5251													P	P	P	P											P								
Health Food Stores																																				
Health Services	8011—8049												P		P	P		P	P				P													
Health Services	8011—8049, 8082													P													P	P								
Health Services	8051—8059, 8062-8069, 8071, 8072, 8092—8099															P																				
Heavy Construction	1611—1629																	P																		
Hiking Trails																				P																
Home Furniture, Furnishings, Equipment Store	5713—5719, 5731—5736													P													P	P								
Home Furniture, Furnishings, Equipment Store	5712—5736														P	P	P																			
Home Supply Store	5531														P	P	P																			
Hotels and Motels	7011, 7021, 7041								P																											
Hotels and Motels	7011																		P*						P		P									
Houseboat Rental	7999															P	P																			
Individual & Family Social Services													P	P	P	P	P										P									
Industrial Inorganic Chemicals	2812—2819																		P																	
Industrial, Commercial, Computer Machinery and Equipment	3511—3599																	P	P																	

Land Use Type or Category	SIC Code	Golf Course - GC	Rural Agricultural - A	Estate - E	Residential Single Family - RSF1 - RSF6	Residential Multiple Family-6 - RMF-6	Residential Multiple Family-12 - RMF-12	Residential Multiple Family-16 - RMF-16	Residential Tourist - RT	Village Residential - VR	Mobile Home - MH	Travel Trailer - Recreational Vehicle Campground - TTRVC	Commercial Professional and General Office ² - C-1	Commercial Convenience - C-2	Commercial Intermediate - C-3	General Commercial - C-4	Heavy Commercial - C-5	Industrial - I	Business Park - BP	Conservation - CON	Public Use - P	Community Facility - CF	Golden Glades Parkway Professional Office Commercial	Farm Market Overlay (Immokalee)	Agribusiness Overlay (Immokalee)	Main Street Overlay (Immokalee)	Santa Barbara Commercial Overlay	Bayshore Drive Mixed Use Overlay	Waterfront Subdistrict	Residential Subdistrict (R-1)	Residential Subdistrict 2 (R-2)	Residential Subdistrict 3 (R-3)						
Insurance Agencies, Brokers, Carriers	6311—6399, 6411												P	P	P	P	P		P				P					P	P									
Insurance Agencies, Brokers, Carriers	6311—6361, 6411																											P										
Insurance agents, brokers, and service, including Title Insurance	6361 and 6411																	P																				
Investment/Holding Offices	6712—6799																		P				P															
Job Training & Vocational Services	8331																		P																			
Justice, Public Order & Safety	9221, 9222, 9229																	P																				
Labor Unions	8631																		P*																			
Lakes Operations	7999															P	P																					
Large Appliance Repair Service	7623													P	P	P	P																					
Leather Products	3131—3199																	P	P																			
Libraries	8231													P	P	P	P				P																	
Local and Suburban Transit	4111—4121																P	P																				
Local and Suburban Transit	4131—4173																	P																				
Lumber and Wood Products	2426, 2431—2499																																					
Management & Public Relations	8741—8743, 8748												P	P	P	P	P	P					P					P	P									
Management Services	8711—8748																		P				P															
Marinas	4493, 4499														P	P														P								
Measuring, Analyzing and Controlling Instruments	3812—3873																	P	P																			
Medical and Optical Goods	3812—3873																	P	P																			
Medical Laboratories and Research & Rehabilitation Centers	8071, 8072, 8092, 8093																		P																			

Land Use Type or Category	SIC Code	Golf Course - GC	Rural Agricultural - A	Estate - E	Residential Single Family - RSF1 - RSF6	Residential Multiple Family-6 - RMF-6	Residential Multiple Family-12 - RMF-12	Residential Multiple Family-16 - RMF-16	Residential Tourist - RT	Village Residential - VR	Mobile Home - MH	Travel Trailer - Recreational Vehicle Campground - TTRVC	Commercial Professional and General Office ² - C-1	Commercial Convenience - C-2	Commercial Intermediate - C-3	General Commercial - C-4	Heavy Commercial - C-5	Industrial - I	Business Park - BP	Conservation - CON	Public Use - P	Community Facility - CF	Golden Glades Parkway Professional Office Commercial	Farm Market Overlay (Immokalee)	Agribusiness Overlay (Immokalee)	Main Street Overlay (Immokalee)	Santa Barbara Commercial Overlay	Bayshore Drive Mixed Use Overlay	Waterfront Subdistrict	Residential Subdistrict (R-1)	Residential Subdistrict 2 (R-2)	Residential Subdistrict 3 (R-3)			
Motor Homes												P																							
Multi-Family Dwellings						P	P	P	P	P																					P	P			
Museums and Art Galleries	8412													P	P	P					P	P	P					P	P						
Nature Preserves																				P															
Nature Trails																				P															
Non-Depository Credit Institutions	6141—6163												P	P		P		P					P												
Non-Depository Credit Institutions	6111—6163														P		P	P									P								
Non-Depository Institutions	6011—6163																	P																	
Non-Depository Institutions	6011, 6019, 6081, 6082																		P																
Non-Depository Institutions	6021—6062, 6091, 6099, 6111—6163																		P*																
Nursing Homes	8051, 8052, 8249												P	P	P	P	P					P													
Office Machine Repair Service	7629—7631													P	P	P	P																		
Oil & Gas Exploration			P ⁷																	P ⁷															
Open Space																				P															
Outdoor Storage Yard																	P	P																	
Paint, Glass, Wallpaper Stores	5231													P	P	P	P										P								
Paper and Allied Products	2621—2679																	P	P																
Park Model Travel Trailers												P																							
Park Service Facilities																					P														
Parking Facilities																					P														
Parking Services																P	P																		
Parks, Public or Private																	P					P													
Parochial Schools - Public or Private	8211																					P													

Land Use Type or Category	SIC Code	Golf Course - GC	Rural Agricultural - A	Estate - E	Residential Single Family - RSF1 - RSF6	Residential Multiple Family-6 - RMF-6	Residential Multiple Family-12 - RMF-12	Residential Multiple Family-16 - RMF-16	Residential Tourist - RT	Village Residential - VR	Mobile Home - MH	Travel Trailer - Recreational Vehicle Campground - TTRVC	Commercial Professional and General Office ² - C-1	Commercial Convenience - C-2	Commercial Intermediate - C-3	General Commercial - C-4	Heavy Commercial - C-5	Industrial - I	Business Park - BP	Conservation - CON	Public Use - P	Community Facility - CF	Golden Glades Parkway Professional Office Commercial	Farm Market Overlay (Immokalee)	Agribusiness Overlay (Immokalee)	Main Street Overlay (Immokalee)	Santa Barbara Commercial Overlay	Bayshore Drive Mixed Use Overlay	Waterfront Subdistrict	Residential Subdistrict (R-1)	Residential Subdistrict 2 (R-2)	Residential Subdistrict 3 (R-3)		
Townhouses						P	P	P	P																							P	P	P
Transportation by Air	4512—4581																	P																
Transportation Equipment	3714, 3716, 3731, 3732, 3751, 3761, 3764, 3769, 3792, 3799																	P	P															
Transportation Services	4724—4783, 4789																P	P					P											
Travel Agencies	4724																		P*															
Travel Trailers	5561											P																						
Two-Family Dwelling																																P	P	
United States Postal Service ¹³	4311												P	P	P	P	P	P	P								P	P						
Veterinarian's Office ¹⁴	0742												P	P	P	P	P									P	P							
Veterinarian's Office	0752													P												P	P/X							
Videotape Rental ¹⁵	7841												P	P	P	P										P	P							
Vocational Rehabilitation Services	8331																		P															
Welding Repair	7692																	P																
Wholesale Trade	5148																							P	P									
Wholesale Trade - Durable Goods	5021, 5031, 5043—5049, 5063—5078, 5091, 5092, 5094—5099																	P	P															
Wholesale Trade - Nondurable Goods	5111—5159, 5181, 5182, 5191																	P	P															
Wildlife Conservancies	9512		P																															
Wildlife Management	0971		P																															
Wildlife Refuge/Sanctuary			P																															
Wildlife Sanctuaries																					P													
Watches/Clocks	3812—3873																	P	P															

- Please note that the County Commissioners take priority over all advisory boards, committees, organizations, etc., if a special meeting is scheduled.

September 2022						
◀ Aug 2022						Oct 2022 ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 • Naples CRA	2 • BCC Not Available	3
4	5 HOLIDAY	6 • Naples City Council	7 • Naples City Council • BCC Open 5pm-9pm	8 • BCC Open 8am-12pm • 5pm-9pm	9 • BCC Open 1pm-9pm	10
11	12 • AHAC • Naples First Budget Meeting • BCC Open 8am-9pm	13 – BCC Meeting	14 • BCC Open 5pm-9pm	15 • BCC Not Available	16 • BCC Open 5pm-9pm	17
18	19 • Naples City Council • BCC Open 8am-6pm	20 • BCC Open 8am-9pm	21 • Naples City Council • Naples Final Budget Hearing • BCC Open 3pm-9pm	22 • BCC Open 5pm-9pm	23 • BCC Open 8am-4pm	24
25	26 • BCC Open 1pm-9pm	27 – BCC Meeting	28 • BCC Open 5pm-9pm	29 • BCC Not Available	30 • BCC Not Available	



Office of the Superintendent
Collier County Public Schools

"Today's Learners - Tomorrow's Leaders"

June 14, 2022

Collier County Board of Commissioners
3299 Tamiami Trail East, #303
Naples, FL 34112

Re: The School Board of Collier County's Essential Housing Initiatives

Dear Commissioners:

I wanted to take this opportunity to write to you in connection with the District's Essential Housing presentation at the School Board of Collier County, Florida on Tuesday, June 14, 2022, as an informational item for the public.

As you are aware, the rapid increase in housing prices and rental costs in Collier County have had a dramatic impact on the local workforce throughout the County, including CCPS teachers and staff. Consequently, CCPS felt it imperative that we work on a proactive solution to addressing this critical need for our current and future employees to further our commitment to retaining and recruiting future instructional staff.

Currently, CCPS has identified a 35-acre parcel of property in the southern part of the County which is directly adjacent to Manatee Elementary School. CCPS believes that this property, if properly zoned, could provide the right infrastructure for the development of "Essential" modular housing to offer relief to CCPS employees. As it stands, there is currently modular housing in this area to the west of the elementary school. Please note, this conversion of our property is meant to be a temporary solution for our staff and is very similar to our existing program where we provide trailers for use by local law enforcement who reside in those trailers at various District school sites. Finally, we are also exploring ways in which this housing could be used for other essential employees, including but not limited to first responders, nurses, and firefighters.

In support of these efforts, CCPS has proactively engaged the services of Attorney Richard Yovanovich to work with our attorneys and staff as we explore our options in providing essential housing and address immediate housing needs. We believe this will help to create an important synergy with the County's current initiatives. We look forward to working with you in solving our mutual housing concerns. Mr. Brian Williams, CCPS, Associate General Counsel will be our contact. The direct phone extension for Mr. Williams is (239) 377-0222 and his email address is willib9@collierschools.com.

Thank you.

Sincerely,

Dr. Kamela Patton
Superintendent

cc: Mr. Jon Fishbane
Mr. Brian Williams
Mr. Jacob La Row
Mr. Rich Yovanovich





Collier County
Public Services Department
Community & Human Services Division

July 8, 2022

Catherine Trucksess
Stock Development
2639 Professional Circle, Suite 101
Naples, FL 34119

Re: Collier County Ordinance No. 19-22
Annual PUD Monitoring - Results

Dear Ms. Trucksess,

On April 29, 2022, an annual monitoring of your organization's Collier County Residential Planned Unit Development (PUD), under Ordinance No. 19-22 was conducted by the Collier County Community and Human Services (CHS), Grants Compliance Unit. The purpose of this review was to determine compliance with applicable Development Commitments as outlined in Ordinance No. 19-22, Exhibit F.5. Other Development Commitments.

PUD monitoring may result in the identification of Findings, Concerns, or Recommendations.

- A Finding is a deficiency in performance based on an ordinance requirement for which sanctions or other corrective actions are authorized.
- A Concern is a deficiency in performance not based on an ordinance requirement. The County issues a Concern about program design or operations when, in the County's judgment, the practice could result in noncompliance with an ordinance requirement if not properly corrected.
- A Recommendation is given by the County to assist the organization in adopting practices that will enhance the management of the program being monitored.

SCOPE OF REVIEW

During the visit, a comprehensive review was conducted in the following areas:

- PUD Requirements
- Administrative Management
- Reporting
- General Ordinance compliance



PUD REQUIREMENTS

A review of your organization's implementation of the Ordinance was conducted to determine whether the organization complied with requirements set forth in the Ordinance, Exhibit F.5. and with Collier County requirements. This review included resident file reviews, for income and essential personnel eligibility and marketing plans review. Our review of your organization's records indicated your organization's implementation appears to comply with the Ordinance and Collier County guidelines. There were two areas that generated recommendations, as follows:

RECOMMENDATION #1 – Marketing Plan: The Allura website contains reference to the ESP program which helps to alert individuals looking for a rental unit. However, in order to maintain awareness of the ESP program, CHS staff recommend at least annual contact with ESP employing organization Human Resource Departments, notifying them of the existence of the program and the details for participation by their employees.

RECOMMENDATION #2 – Marketing Log: In order to demonstrate ongoing compliance with the Ordinance, in regard to providing 45 days' notice to Essential Service Personnel (ESP) of upcoming unit availability, CHS staff recommend expansion of the Marketing Log to include date/time of contact, method of contact, Allura staff making contact, and person contacted.

ADMINISTRATIVE MANAGEMENT

A review of your organization's administrative management was conducted to determine whether the organization complied with the Ordinance and Collier County requirements. Our review of your organization's records indicated that documentation provided during the monitoring activity appear to comply with the administrative requirements.

REPORTING

A review of your annual reporting was conducted to determine whether the organization was compliant with requirements set forth in the Ordinance Exhibit F.5. and with Collier County requirements. Our review of your organization's records indicated that your organization is submitting annual reports in a compliant and timely manner.

GENERAL PROGRAM COMPLIANCE

A review of your program's policies and procedures also appear to be compliant with Fair Housing, Equal Opportunity and ADA requirements.

Collier County, Community and Human Services Division, provides monitoring to aid your organization in achieving ordinance compliance and enhance organizational capacity through technical assistance. However, it is ultimately your organization's responsibility to ensure that all the terms and conditions, as outlined in the Ordinance, as well as all applicable Federal, State, and Local statutes and regulations, are being followed for compliance.

SUMMARY OF RESULTS AND CONCLUSIONS

Congratulations, our review indicates, based on the materials reviewed and the staff interviews during the monitoring, your organization has demonstrated the capacity to carry out the conditions of the Ordinance in a compliant and timely manner.

We appreciate your staff's cooperation and assistance during the monitoring process. Should you have any questions regarding the monitoring, please feel free to contact me at (239) 257-4644 or Tami.Bailey@colliercountyfl.gov.

Our review indicates that your organization is not carrying out the program activity in a compliant and timely manner. Please see the attached listing of Findings and/or Concerns. Please provide the corrective action response to the above Findings or Concerns within 10 business days from the receipt of this letter.

Should you have any immediate questions regarding this monitoring, please feel free to contact me at (239) 272-4644 or Tami.Bailey@colliercountyfl.gov.

CHS appreciates your organization's commitment to providing a compliant ESP program for the essential personnel in our community.

Sincerely,



 Tami Bailey
Supervisor, PSD, Grants Compliance Unit
Collier County Community & Human Services Division

Cc: Jacob La Row, Manager, Housing, Grant Development and Operations, CHS
Cynthia Kemner, Manager, PSD Grants Compliance, CHS
Monitoring File