

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



AGENDA

Growth Management Community Development Department
Conference Rooms 609/610
2800 N. Horseshoe Dr., Naples, FL 34104

October 17, 2023, 9:00 AM

AHAC MEMBERS

Steve Hruby, Chair
Jennifer Faron, Vice Chair
Mary Waller, Member
Gary Hains, Member
Hannah Roberts, Member
Andrew Terhune, Member

Commissioner Chris Hall, BCC Liaison
Arol Buntzman, Member
Todd Lyon, Member
Paul Shea, Member
Thomas Felke, Member

COLLIER COUNTY STAFF

Jamie French, Department Head, GMCD
Michael Bosi, Director, Planning & Zoning
Jaime Cook, Director, Development Review
Cormac Giblin, Director, Housing Policy & Economic Development
Sarah Harrington, Planning Manager, Housing Policy & Economic Development
Derek D. Perry, Assistant County Attorney, County Attorney's Office
Donna Guitard, Management Analyst I, GMCD
Julie Chardon, Operations Support Specialist II, Housing Policy & Economic Development
Kevin Summers, Mgr., Technical Systems Ops, GMCD

NOTE: 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 September 19, 2023, 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. SHIP Incentive Strategy Report (C. Giblin and S. Harrington)
- 7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**
 - a. FY2023-2024 HUD and FY 2022-2023 & 2023-2024 SHIP Second Round Grant Application Cycle. (L. Carr)
 - b. DSAC Report (H. Roberts)
 - c. Upcoming Public Meetings (C. Giblin)
 - d. November Meeting Date Discussion- Scheduled for 11/21/23 (C. Giblin)
- 8. NEW BUSINESS**
- 9. ADJOURN**
- 10. NEXT AHAC MEETING DATE AND LOCATION: November 21th, 2023, at 9:00 AM
Conference Room 609/610 - Growth Management Community Development
Department**

MINUTES OF THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

Naples, Florida, September 9, 2023

LET IT BE REMEMBERED, the Collier County Affordable Housing Advisory Committee, in and for the County of Collier, having conducted business herein, met on this date at 9 a.m. in REGULAR SESSION at the Collier County Growth Management Community Development Department Building, Conference Room #609/610, 2800 Horseshoe Drive N., Naples, Florida, with the following members present:

Chairman: Steve Hruby
Vice Chairman: Jennifer Faron
Arol Buntzman
Thomas Felke
Gary Hains
Commissioner Chris Hall
Todd Lyon
Hannah Roberts
Paul Shea
Andrew Terhune (excused)
Mary Waller

County Staff Members Present:

Jamie French, Department Head, GMCD
Cormac Giblin, Planning Manager, Development Review, GMCD
Sarah Harrington, Interim Dir., Housing Policy & Economic Development, GMCD
Derek Perry, Assistant County Attorney
Jaime Cook, Director, Development Review, GMCD
Julie Chardon, Ops Support Specialist II, GMCD
Kevin Summers, Mgr., Technical Systems Ops, GMCD (via Zoom)

Any persons in need of a verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department.

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Hruby called the meeting to order at 9 a.m. and outlined guidelines for public speakers.

2. ROLL CALL OF COMMITTEE MEMBERS AND STAFF

Ms. Harrington called the roll call. A quorum of ten was present in the boardroom.

[The pledge of allegiance was recited.]

3. APPROVAL OF AGENDA AND MINUTES

a. Approval of today's agenda

Commissioner Hall made a motion to approve the agenda. Second by Ms. Waller. The motion passed unanimously, 10-0.

b. Approval of August 15, 2023, AHAC meeting minutes

Ms. Waller made a motion to approve the July 18, 2023, meeting minutes. The motion was seconded. The motion passed unanimously, 10-0.

4. INFORMATIONAL ITEMS AND PRESENTATION

a. Ascend Naples Presentation & Letter of Support (Jenna Buzzacco Foerster)

Ms. Foerster, representing CIG Communities, detailed a PowerPoint presentation:

- She's here today to provide a brief update on Ascend Naples and request support from the AHAC. She last presented this to the AHAC in February.
- Ascend Naples is envisioned as the best-in-class rental community featuring 208 units on 17.5 acres along Vanderbilt Beach Road, just east of Logan Boulevard.
- Of the 208 units, 62 (about 30%) will be set aside as income-restricted workforce housing for 30 years.
- Half of those units will be for families making up to and including 100% AMI; half will be for families making up to and including 80% AMI.
- CIG Communities is committed to providing the highest percentage of workforce housing units compared with other mixed-income projects recently approved by the county commissioners.
- CIG will break ground in October on Aspire Naples, which received unanimous Planning Commission and Board of County Commissioners approval. It was the first project that committed 30% of units as income-restricted in February 2022.
- Since then, the Live Local Act was signed into law and CIG communities is contemplating opportunities to increase the affordable units to 71, which would put that at 34% income-restricted units.
- CIG is requesting a Growth Management Plan Amendment to create a new future land-use subdistrict to allow the proposed residential community. The increased density is subject to providing 30% of the units as attainable housing. That breaks

- down to about 12 units per acre, which is more compatible to the nearby area.
- As a comparison, CIG's project on Immokalee Road, Aspire Naples is four stories high and 25 units per acre. They're also requesting a Planned Unit Development to allow for the rental community.
 - It's located within Urban Golden Gate Estates on Vanderbilt Beach Road.
 - Building heights will not exceed the county's height restriction of two stories and our proposed big-home structure is compatible with the nearby area.
 - Preserves will create natural buffers for wildlife and the community and generous setbacks will provide natural buffers to nearby residences.
 - To the north of Ascend is Vanderbilt Beach Road, across the way is Island Walk, to the South is Cherry Wood Drive and single-family residences, and to the east is Palm Royal Cemetery and Mausoleum. To the west is one single-family home.
 - All community access, vehicular, pedestrian and bicycle, will be from Vanderbilt Beach Road. There will be no access to and from Cherry Wood Drive.
 - Vanderbilt is a six-lane roadway designed to manage more traffic than currently exists. The community will feature a single right-in, right-out access on Vanderbilt Beach Road. The access will be gated and require an access code or key card to enter.
 - Ascend is within a short distance of several employers, schools, and shopping centers.
 - Housing, particularly workforce housing, has been a significant concern in recent years. Ascend hopes to contribute to the solution. This project will provide housing for all income levels, including workforce, teachers, firefighters, nurses, and mid-tier professionals who help our community run.
 - Rents will range from \$1,362 to \$3,600 a month, making it more affordable for Collier's essential workforce. Ranges are based on unit size, location, and income qualifications.
 - She's requesting the AHAC's support before the Planning Commission meeting on Friday, September 22. We then go to the county commissioners on October 24.

A discussion ensued and the following points were made:

- By right, CIG can develop one unit per 2½ acres.
- Vice Chair Faron appreciates CIG setting aside 30% of units for workforce housing, higher than they've seen for most projects.
- The breakdown for AMI levels would be 31 units for up to and including 80%; and 31 units up to and including 100%. We anticipate going to 71 units, so the breakdown might differ later.
- Units will be up to 80% AMI and then up to 100% AMI.
- CIG does outreach to organizations countywide that handle housing, including for people making 50% or 30% of AMI, which is up to and including 80%.
- CIG advertises and conducts outreach to teachers, hospitals, etc., to ensure they're aware when leasing opens. CIG has received queries on its website from people asking when they can start leasing.
- Vice Chair Faron said it's probably going to be 31 units at 80% and 31 at 100% and probably won't end up at the lower levels of the AMI range.
- There are no tax-credit deals on this project. CIG owns the land.
- She can clarify the AMI levels, but it's up to and including 80% AMI and then

81%-100% AMI.

- The decision whether to increase to 71 units will be made soon in about a week. That will be the request at the Planning Commission meeting. The application currently says 62 units.
- The property is eligible for the Live Local Act through the tax-abatement portion and CIG will commit 34% of the units for workforce housing, which is currently the highest amount in a mixed-income project in Collier County.
- The 40% requirement is on the zoning side of the Live Local Act, which is what the AHAC usually deals with. This project will be using the tax-abatement side.
- Chairman Hruby noted that CIG is probably increasing to 71 units because the Live Local Act involves anything above 70 units.
- Planning Commissioner Shea says that's one of the challenges because it inherently goes to the maximum. If the Planning Commission is going to recommend something, it's driving it down to 40 percent or 60%, a certain percentage in there. Otherwise, you're not going to get them.
- If you don't get commitment under 80%, you're not going to serve teachers, firemen and policemen.
- CIG explored that but the cost differentiation was difficult at 70% and 80% is something CIG felt would make an impact. It's in line with similar approved projects.
- Planning Commissioner Shea said when it goes to the Planning Commission, he's going ask if those 62 units are worth that increased density and impact on the infrastructure. That's a tough decision.
- The Planning Commission doesn't just look at the number of units. We look at the percentage that they'll agree to as a cap. Although it looks good at 30%, we're driving more into details. Anything you can do to drive it lower would help your presentation on Friday, even if you went to a lower percentage and took it down to homes in the 40% to 60% range. You'll get more questions on that.
- Chairman Hruby noted that following what the Live Local Act established for the tax abatement, more than 70 units and the tiering of the AMI, as long as they're under 100% of AMI they're golden. You can't fault them for maxing it out. That's an unintended consequence of the legislation.
- The property to the east has zero density.
- CIG plans to be a good neighbor and has taken steps for height and buffering to limit impact on residential neighbors. We don't believe there will be much, if any, impact to Cherry Wood residents.
- CIG is using a "big home" model. It's CIG's first big-home development. It's like an estate-style home, modern farmhouse. CIG wanted to be cognizant of the surrounding area, so the homes look like a large single-family home that fits within the area's look and feel.
- In comparison, Aspire is a traditional apartment complex, so we're taking steps to ensure CIG is doing what it can to fit with the community.
- There will be four units per building.
- CIG had its NIM in November, about a year ago. It held a virtual NIM and an in-person NIM and about 24 people attended each. CIG received constructive criticism and tried to incorporate concerns, which were traffic and the impact on the neighborhood. By having traffic come in and out on Vanderbilt Beach Road

- only, it's a six-lane road that's designed to manage this traffic.
- CIG also heard feedback about potentially a fence or a wall around the building, which is something CIG would consider. It would be minimal, around the property, which is gated.

Public Speaker

Jerry Kurtz, a Cherry Wood Drive resident, told the AHAC:

- Most Cherry Wood Drive residents are opposed to this project.
- It's a typical cutaway lot on Cherry Wood to meet this affordable housing crisis. No one denies that and they want to help with that, but this is absolutely the wrong place to shoehorn in this apartment complex.
- It's currently zoned for seven more lots. We have 44 families living on the street now, about 120 people. This would push 400-500 people into 17 acres.
- The street has already-built environment that serves Collier County. We have the EMS station on the corner of Logan and Vanderbilt, Station 76; we have a massive pumping station for wastewater disposal on a Cherry Wood Drive lot by Vanderbilt; and we have a 25-acre cemetery.
- We feel like we've given a lot and we're a community street, so we're upset to have this pushed on us. We'll be at the Planning Commission meeting.
- He denies it's compatible with the surrounding area. There's no cohesiveness with this project and the surrounding area.
- The only benefit is residents can all spill out onto Vanderbilt Beach Road. We appreciate that they aren't connecting to Cherry Wood Drive, which would be a disaster for kids playing on the street.
- This project has two things going for it. It sort of addresses the housing crisis and CIG wants to connect to Vanderbilt Beach Road.
- Of all the projects the AHAC has endorsed and the apartments that are being built, they're great locations. The other project that they're going to break ground on in October is on a perfect spot for an apartment complex. If you look at cohesiveness, it's next to other apartment complexes on Immokalee Road, so there's no impact.
- There's no way this won't impact us with all the buffering proposed to mitigate the impact. A wall is ridiculous. That won't mitigate the impact.
- The amount of clearing on 17½ acres if it were built out under current zoning, you're going to clear 7 acres, maybe 8-9 acres of the woods out there. This development will have to clear at least 15 of 17½ acres to get what they need.
- The remaining preserves are all full of exotics, so they'll all be cleared and there's going to be a big open hole. It's going to devastate our street.

Vice Chair Faron said, as she mentioned last month, the AHAC should have criteria to evaluate these projects. We have common themes that keep happening. Staff must be comfortable with this because it wouldn't be here. Do you have any concerns about this project, with respect to the affordable housing component and the AHAC's mission?

Mr. Giblin said both these items are Growth Management Plan Amendments with a companion PUD rezone. Both have Growth Management staff recommendations of approval. We've been working for about a year on getting affordable-housing restrictions and provisions where we think they should be to encompass the ongoing monitoring. The

drill down to not just 120-100% of median income and drilling down to the low income and 80% of median is low income and that's where this developer has brought in the proposal, so staff recommended it. It checked all the boxes we typically look for.

Chairman Hruby asked what the two requests are that are going to the Planning Commission.

Mr. Giblin said one is the Growth Management Plan Amendment that would create its own subject subdistrict for this property. The second is the PUD rezone, which would authorize the density.

Chairman Hruby said so the Growth Management Plan Amendment and the PUD rezone is what we would be supporting to the Planning Commission.

Mr. Buntzman said the project claims to provide workforce housing for teachers and firemen, and if it did that, he'd be in favor, but at 80% of AMI, it's not providing workforce housing for teachers, firemen and policemen. That's above their income level. It's a bait-and-switch and he wouldn't support it unless they agreed to provide a certain number of units that actually provide workforce housing at incomes below 80%.

Planning Commissioner Shea asked what percentage he'd like to see.

Mr. Buntzman said at least 60%, if not 50%.

Planning Commissioner Shea said for the same 15% of the homes? Would you say 80-60% AMI or 100-80% AMI? Change the two numbers being presented?

Mr. Buntzman said he'd like to see a category at 50-60% that goes up to 80%, which would mean three categories.

Planning Commissioner Shea said put the top number at 100, down to 80 and then put some in the 60-range max.

Mr. Buntzman said yes.

Commissioner Hall told the AHAC:

- The Board of County Commissioners' appetite for affordable housing is extremely high.
- The BCC approved The Havens, 336 units on 10 acres and he voted against it, 4-1.
- They had 20% affordable and the AMIs were similar, up to 124.
- This project is 12 units an acre versus 36 or 34 units an acre. The acreage is larger. It was four stories high that they approved.
- This is only two stories high.
- This is a decent project. As Arol said, if we take some of the units and ask for 50 to 60% AMI, then we might want to be willing to take some units and offer up to 120% AMI on the other end for a working couple.

Ms. Waller agreed with Chris. If you do 15% up to 60% AMI and then where you have the 15%, for the other 15% start your 80% AMI there. She'd go up to 120% AMI because that's the "missing middle." If you only go to 100% AMI, you're going to miss the up-to-120% AMI market. They're going to be left out in the cold because they're not going to be able to afford the market rate.

Mr. Lyon said his employer, NCH, submitted its approval of this project.

Mr. Giblin detailed the incomes and rents on the visualizer and told the AHAC:

- The incomes and rents for the different percentages get ambiguous when you're talking about percentages.
- The units they're proposing would be half at 80% AMI and half at 100% AMI.
- Income limits correspond to rents by number of bedrooms and persons per unit.
- At 80%, a two-person household would have an income limit of \$63,900, with a corresponding rent for a one-bedroom at about \$1,500 a month.
- What we hear from many in the industry is that Collier pays its teachers the second highest teacher salary in the state.
- Incoming police officers get around \$45,000-\$50,000, \$55,000.
- If we shoot too low, we're cutting out the occupations we're trying to serve.
- [He provided the AHAC with detailed numbers during his presentation.]

Mr. Lyon said that from the NCH HR standpoint, nurses, and healthcare workers, this is what we need location-wise and cost-wise. This fits into where we see the need in healthcare. He can't speak about law enforcement, etc.

Chairman Hruby noted that health care is one of the affected industries, one of the absolutely largest industries.

Mr. Lyon said it's very close to our northeast location. It's close to our north hospital, our NCH business center and it's not that far from downtown. It's near where he lives. The overall proposal, the aesthetics, and the demographics it's hitting in that area are good. He likes the project a lot.

Chairman Hruby asked for a vote to request the AHAC's support for the two applications going to the Planning Commission on Friday.

Commissioner Hall made a motion to show AHAC's support for CIG Communities' two Ascend applications, the Growth Management Plan Amendment and PUD rezone, and to recommend that the AHAC sign a letter of support. Second by Vice Chair Faron. The motion passed unanimously, 10-0.

Planning Commissioner Shea asked to get the letter to the Planning Commission within the next two days, so they have it before the meeting.

Ms. Harrington said she already drafted a letter for Chairman Hruby to sign.

Planning Commissioner Shea thanked the AHAC because they made good points that he hopes are made at the Planning Commission about the market we want to serve and excluding people if we go too low. He hopes those points come up Friday.

Chairman Hruby said if you look at those numbers in a two-person household, you're probably in that market.

b. LGAO Update (S. Harrington)

Ms. Harrington reported that the highest-scoring proposal ended up being the application for St. Agnes Place, which is off Collier Boulevard in the Urban Estates area of Golden Gate Estates. The developer was National Development of America Inc. and John Raymond was the presenter.

c. Housing Forum Postponed (S. Harrington)

Ms. Harrington said that the Housing Alliance has offered to hold it at the start of the new year.

Chairman Hruby said he shared that with the Housing Alliance board, and it may be a joint hosted meeting with ULI, where we'll spend the morning talking about the Live Local Act and its limitations and how we can make it work better in the county. It probably will be held in mid-January. There will be more information to come.

d. Affordable Housing Monitoring Spreadsheet/Map (S. Harrington)

[Ms. Harrington displayed the new interactive map]

Ms. Harrington said this is the new interactive web map that will be posted on our website and will be publicly available when it's active. She credited the GIS and IT team for making it happen. The symbol is a house that's in three colors to represent the three different types of housing.

A discussion ensued and the following points were made:

- This is intended to be a resource to show the distribution and locations of affordable-housing projects.
- Those interested in housing should be able to then reach out to the respective locations to apply.
- The county website, www.colliercountyhousing.com, has a tab that says, "I need housing." Under the tab is a quarterly survey completed by the Community & Human Services Division. They call all these apartments to ask about current rent, vacancies, total bedrooms available and the website address.
- It's very labor intensive to keep this survey up-to-date quarterly. CHS will be paring that down to once or twice a year.
- The list is on the website but may be a bit dated.
- The intention is for this interactive map to show the locations, so you can click on any one of them. It gives you the name and total units.
- There's a corresponding spreadsheet that goes with this map that has more details about each complex.
- Combine that with the real-time data of the survey and how many units are available, and it provides the entire picture.
- The county could consider putting contact information for apartments on that link. We're wary of putting things online that might become dated. We'll work with GIS and get good contacts for each one first and make sure it's linkable field.
- It will be helpful to not have to use Google to find this information.
- It would be nice to have a direct link to Collier Housing.
- The official home for this information and link is still being discussed.
- GIS would like the web map to live on the page and that would be its home, so you wouldn't have to click to go to a map or utilize this platform. You would be able to look at it on your browser.
- Payment in lieu, the orange house, means a developer elected to pay instead of dedicating a specific number of units for affordable housing.
- The blue house means it's for essential services personnel (ESP-preferred), firefighters, EMS, paramedics, teachers, and other employers in that sector.

- The white house is active, which is everybody else that hasn't dedicated a portion to ESP or made the option for payment-in-lieu.
- The orange house means a developer elected to pay instead to offer market-rate housing (not workforce).
- The purpose is so we can track obligations; the public is a different market.
- There's a clear division in terms of what this is designed to do and what the AHAC would like it to do. The functionality would have to be different to achieve that. The same data can be used but tweaked in different ways.
- You need to put parentheses around "payment in lieu" to explain that it's a developer paying money in exchange for additional development density.
- Payment-in-lieu money goes to the Community Housing Division. It's doled out during the yearly application cycle, where they distribute money to build more affordable housing, but nobody takes it.

Mr. Giblin said this map will go live this week.

Ms. Waller asked him to send the AHAC an email when it goes live.

Action Item: Send the AHAC members an email when the affordable housing GIS site goes live.

5. PUBLIC COMMENT

(None)

6. DISCUSSION ITEMS

a. SHIP/State Housing Initiatives Partnership Incentive Strategy Report (S. Harrington)

Ms. Harrington told the AHAC:

- There are two items in the agenda packet related to this, a guideline on the incentive strategies report and a draft of the incentive report to go through today for feedback.
- The intention is to review it and she'll make the adjustments.
- We'll send it out because it has a tight deadline. We want to bring the final version back to the AHAC in October.
- We hope to go to the BCC in November and get board approval so it can be submitted to the state in December.

Vice Chair Faron asked Ms. Harrington to summarize the statutory requirement that's part of AHAC's mission for the new AHAC members. She appreciates the guidebook but would like to hear a summary.

Ms. Harrington told the AHAC:

- This report is an item that AHAC is statutorily obligated to provide to the state.
- It details what's happening for affordable housing in Collier County, what the county is working on, what it's accomplished and the goal.
- It summarizes it in a report format, and it's submitted to the Florida Housing Coalition, typically in December; December 31 is the hard deadline.
- If you get it in earlier, it's better because you can confirm that they received it,

and know the deadline was met.

- There's a list of items or recommendations from the AHAC, which includes whether there was a meeting about it, the existing strategy, AHAC's recommendation, how it's being implemented and the time frame for implementation.
- The AHAC overview begins on page 47, with questions answered for the strategies report.
- Staff already outlined the recommendations in its draft. They're based on this past year of AHAC meetings.

A discussion ensued and the following points were made:

- The AHAC can provide feedback and staff will incorporate it and move forward.
- The 90-day clock involves the BCC, which decides on the recommendations and to get it to the Florida Housing Coalition by December 31.
- A sample timetable is in the agenda packet.
- It's a valuable reference. The time frame gives you an idea of what's applicable and transitional throughout the years.
- This is detailed and comes from the SHIP program, a state housing incentives partnership program. It's an affordable housing funding program in which the state allocates money to counties to use for housing.
- It's a two-pronged approach. The state requires that the AHACs develop some incentive strategies. This is your incentive strategy report.
- There's also a Local Housing Assistance Plan, which Kristi's group in Public Services provides to the state in May/spring. It details how we're going to spend our SHIP money to implement strategies the AHAC has recommended.
- We need to read this within the next 10 days, red mark comments, add strategies that aren't listed here, and send it back to staff, rather than wordsmithing it here. That will be more efficient.
- Staff can incorporate our suggestions and tell us where the changes were.

Ms. Harrington said the idea is to incorporate the feedback into this template. She'd like it by Friday, September 29.

Vice Chair Faron cited concerns:

- The wording needs to be updated, although she's not as concerned about wording.
- We've talked about how the Live Local Act doesn't connect squarely with a lot of our current policies and regulations.
- We should think about proposing changes to relieve some of the disconnects and pressure points.
- The point of the housing forum was to flush that out.
- Mike Bosi said there are certain things they're running into that are disconnects, pressure points between these two things. We could start with that as a recommendation.
- We could document this for the BCC to consider, so we have a strategy on it, rather than waiting for the housing forum.
- Setbacks might be an example, such as minimum-size requirements.
- Is this an appropriate use of this document to help to flush out some of those

disconnected areas and to make a recommendation?

- We need to provide useful information and not just fill out a form.
- This is a chance to make this a little bit easier and get more units built.

Ms. Harrington said the way it's laid out is driven by the state, the Florida Housing Coalition. They want to keep it in this format, but we can add recommendations.

Vice Chair Faron noted that there's a general category where we can offer recommendations.

Mr. Giblin told the AHAC:

- This will fit nicely with the DSAC. The state statutorily required eleven items are A-K.
- Many of items you've brought up could be addressed. The reduction of parking and setback requirements for affordable housing is letter F and the county has those allowances in the PUD process.
- The Live Local Act circumvents the PUD process, and we find ourselves needing to create additional/alternate housing regulations that are affordable, which we did last year.
- That's one of the success stories listed here.
- We need to look at each item to see how we can amend them to fit the Live Local Act into our system.
- He noted that the vice chair's comment is well taken.

Ms. Harrington said the list with A-K is on page 140-141 of the agenda packet.

A discussion ensued and the following points were made:

- We should detail the impact and unintended consequences.
- Cormac, Mike, and Sarah see that in real time.
- We don't want to open the door to the Live Local Act and the state telling us what to do.
- If there are issues staff sees in its daily review of projects, we need to tweak this to provide relief and make that a consideration. That needs to go to the top.
- We need to identify pinch points. It's the AHAC's goal to produce strategies and recommendations for LDC amendments to address those issues in the next 12 months.
- We're not in a position to come up with suggestions to solve the problem, but we can identify pinch points. Over the next 12 months, we'll process it and make recommendations. That should be our recommendation.
- We should be prepared to approve it at our October meeting. That means we're going to get the final draft and not have a chance to talk about it as a group before it gets approved, unless we add time in the agenda to do that.
- The final draft would be brought forward at the October meeting, considering staff deadlines for providing documents to get on the BCC agenda.
- Tweaks would be easier to adjust. We can share the updated information with the BCC, rather than revising the entire document.
- Vice Chair Faron offered to help Sarah by adding everyone's comments before the

October meeting.

- One of the recommendations for Florida Housing is accessory dwelling units. That's now underway through the Planning Division, which has a consultant, to provide feedback. Public feedback is pending. That's outlined on page 144.

b. AHAC Member Selection (One Term Expiring)

Ms. Harrington said one term is expiring and we've received two applications, which are in the agenda packet on page 147 for review.

Catherine "Cathy" M. Myers told the AHAC:

- She's a Collier County resident and has been full-time here about nine years.
- She has 39 years of banking experience and is interested in exploring an opportunity to get connected to the community. She's always been plugged in to the community in banking.
- She was invited to join the International Women's Forum and has had the ability to connect with great women leaders locally, who've educated her about college situations and housing situations.
- She also hears about that through bankers and women in the community where she volunteers.
- She volunteers at Our Daily Bread Food Pantry, where she started bagging groceries and is now on the fundraising committee.
- She belongs to the Marriott Golf Club and is on its charity committee, so she's seen the hunger situation here.
- She met with the Lely high school principal and has seen the educational situation.
- She's on a mission to learn more about that and get plugged into this community.
- This opportunity is a fit because at banks, we have the Community Reinvestment Act, so we're required by law to measure our investment in the community, which is often through affordable housing. Banks are required to do financial literacy education. She's on that committee and has overseen people who have to execute those strategies to meet those expectations.
- In her banker role, she's covered local communities, rural and metro. Most of it has been in the Midwest, Ohio, Kentucky Tennessee, Missouri, and Illinois.
- She wants to be part of a group that tackles tough problems.
- One of her successes is that she got an outstanding CRA rating because people were trying to do the right thing but there were gaps in execution that prevented it from moving to satisfactory to outstanding. We fixed that.
- As a C-Suite person, she wants to remove roadblocks to allow success.

During questioning by the AHAC, the following points were made:

- Cathy Myers Consulting works with strategic plans at banks to help with execution. Most of that work involved new banking innovations and technology solutions and determining whether they should keep branches.
- At U.S. Bank, she helped build the mobile platform and helped automate the lending processes that enabled them to collaborate with many vendors for a long time.
- She looks at lending platforms for consumer lending that weren't getting the results they want. She looks at how that's implemented and how to maximize it.

- She doesn't do a lot of traveling now. Her business work is contained, and she works at her own pace. She does small-scale consulting, which provides more work-life balance.
- She's a housing and banking nerd. The community can't be healthy overall if it's not financially healthy. She likes to read reports and get educated to see what value she can provide.
- The government's role in the production and preservation of affordable housing is to ensure we're shepherding a community that will be healthy. As leaders, we must tackle government problems and lift everyone together.
- This community isn't unique. They all have growth, such as Cincinnati, where she spent a lot of time. There was urban growth, so the inner city was challenged.
- When she was on the United Way and on various community foundations and committees, we focused on poverty, so people could afford housing, and educating children because that fits together in a microcosm.
- Governments need to come together with nonprofits to move the community together. Leaders need to look at the whole perspective.
- Experience in affordable housing: She was on the steering committee for banks, so she knows the lending test was one-third of the assessment, plus the investment. They go toward the affordable housing component. You can't make loans for housing if somebody can't build homes or apartments to rent. All that comes into affordable housing.
- She worked with the affordable housing partners in communities in Cincinnati, Louisville, East Saint Louis and with nonprofits to formulate a strategy that made it possible for everyone to execute.
- Banks need to have an affordable-lending department.
- She oversaw a mortgage division at First Financial. That was a huge component of affordable housing.
- She's worked on CRA committees but didn't make large corporate loans that funded those. She did everything beyond that.
- She's always partnered with the Consumer Bankers Association, our national trade association, and has been on its executive leadership faculty for over 20 years. They provide insights into the affordable housing community.

Ms. Harrington said the second application is from Mary Waller.

Ms. Waller told the AHAC:

- She's completely invested in communities within Collier County and the City of Naples.
- She's very active in different community events and serves on several boards and committees in Collier County.
- She believes in housing for all, not just affordable, but housing that runs the gamut of areas. When you can see housing at the 100-foot level, you can produce a great package for affordable housing. You also need to look at housing as if you are the person who needs a place to stay that's attainable.
- She works with the National Association of Realtors on the Housing Finance Committee for public finance and with Florida Realtors on attainable housing.
- She's involved with the Florida Housing Authority and is deeply invested in the

community.

During questions by the AHAC, the following points were made:

- If she could wave a wand to allow the AHAC to achieve something in the next 12 months, she'd make a sustainable dent in our housing community. We need to be effective and go out to show the public this is what we've done this year.
- We had a few projects and did them well. They're operating and support the housing problem.
- She wants to see the successes and doesn't want to push paper or create a lot of paperwork. She wants to see buildings constructed and to visit sites. She wants to offer not just rental housing but options so people can purchase homes.

[Ms. Harrington passed around a nomination ranking sheet, asking everyone to rank their nominations as No. 1 and No. 2.]

Vice Chair Faron pointed out that Planning Commissioner Shea's seat expires on October 1 and he's the AHAC's Planning Commission liaison.

Planning Commissioner Shea said he needs to be reelected to the Planning Commission, so the Planning Commission would have to reappoint him. It won't be a problem because others aren't lining up to serve on the AHAC. It happened this year because his Planning Commission term is up and he's the Planning Commission representative. If it wasn't renewed, he'd be off the AHAC.

[The AHAC moved on to the next item while staff tallied the votes.]

[Commissioner Hall left the meeting at 10:20 a.m.]

[Moved from after the DSAC liaison discussion below.]

Ms. Harrington said the votes were tallied and Ms. Waller was recommended as No. 1 to fill the posted vacancy. Congratulations.

Ms. Waller thanked the AHAC, saying she will serve the AHAC well.

c. Allura Monitoring Final Report (C. Giblin)

Mr. Giblin reported that:

- Kristi Sonntag provided her division's final 2023 monitoring report for Allura.
- The first two pages describe the monitoring process and what they look for.
- The third page shows Allura was compliant and completed things in a timely manner based on the materials reviewed.
- Staff reviewed a 100% sample of thirty-one files. There were thirteen one-bedrooms, 16 two-bedrooms and two three-bedrooms. All residents met the income restriction based on their family size at the time of leasing.
- This is an annual inspection and documentation for Kristi's monitoring group.

7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS

a. Virtual Meetings Discussion

Ms. Harrington told the AHAC:

- Virtual meetings require a significant amount of employee and staff time to orchestrate and coordinate.
- They were designed to allow maximum participation during the pandemic. Since we're transitioning to a new normal, we wanted to discuss eliminating Zoom meetings and continuing in-person meetings.
- We understand circumstances do come up, but you can relay that to us in advance and the chairman can tell the AHAC.
- We'd also like to discuss attendance via Zoom versus attendance in-person because you're all dedicating your time and putting effort and energy into coming here to actively participate. We appreciate that.

[She opened the floor for discussion.]

A discussion ensued and the following points were made:

- Have we considered limiting it to once a year? There are situations where someone is always on Zoom.
- The county has provisions for one-off circumstances.
- If it's offered as a remote-hybrid public meeting, anyone can participate via Zoom as many times as they want.
- By not offering this as a remote-hybrid public meeting, it forces AHAC members to be here in the room to conduct business.
- Before COVID-19, if someone were on vacation, called away on business or was home sick and they still wanted to participate, we could set up a conference call. Now that we have Zoom, we could do a one-off Zoom just for that circumstance. We've done that in the past when someone was out of the country or traveling, the AHAC could vote on whether to allow that member to participate remotely due to extenuating circumstances.
- Planning Commissioner Shea supported eliminating the option.
- The City of Naples had the same discussion for the City Council, mayor, and other committees. They took a hard stance, saying it's OK if you're sick but no Zoom calls if there's a schedule conflict or because you spend summers in Cape Cod. If you sign up for a committee, you need to be there.
- Chairman Hruby agreed they should eliminate Zoom calls, except for extenuating circumstances, such as illness.
- Vice Chair Faron said we have an issue with quorums. If we have too many people on Zoom, they're not counted as a quorum. That's a reason to eliminate it.
- Ms. Harrington said the ordinance says you must be physically present for a quorum, to allow the meeting to occur. You can include Zoom participants.
- We don't see Zoom participants on the screen.
- Ms. Harrington noted that the AHAC has an attendance policy.

A discussion ensued and the following points were made:

- Mr. Giblin said we need to tread lightly. The meetings were offered as remote-hybrid meetings and if they chose to participate that way because it was an available avenue, you're taking a stand now on no more Zoom meetings. Moving forward, the expectation is that everyone should participate in-person.
- Vice Chair Faron wasn't offered the Zoom option and said she'd arrange her schedule around that.
- Mary Waller travels, has a home in Chicago, but still participates in-person here. She schedules her time around her work needs.
- Are people really participating on Zoom?
- Vice Chair Faron said this is an important enough issue that if you want to be on the AHAC, you need to be here in person.
- Ms. Waller said that being on Zoom, sitting there listening, does not make you a participating AHAC member. You need to be actively involved, participating, and contributing. If you can't contribute to a committee, you do not need to be on that committee because you are a hindrance.
- Ms. Waller noted that they do the same thing for the NABOR board. If you want committee members there, there's no Zoom. You must participate in person. If Jennifer had been participating via Zoom, it wouldn't have been as active and helpful.
- Planning Commissioner Shea agreed with Cormac that we're treading on a slippery slope. We need to see if that member was participating in the way we gave them the opportunity to. If they weren't on Zoom, it's a slam dunk.
- Planning Commissioner Shea said if it appeared during the interview process that Zoom participation was OK, we can argue whether he was participating or not. He was following the regulations at the time, but going forward, we need to change that.
- Mr. Buntzman said he attended several meetings via Zoom. It's hard to participate via Zoom because it's hard to hear and see some of the things that are presented, so it's not as effective. You're not as effective as when you're here in person, but we shouldn't change it retroactively.
- Vice Chair Faron noted they were all in agreement.

Ms. Harrington said that starting in October, there will be no more Zoom meetings, just in-person meetings.

Planning Commissioner Shea said if there are extenuating circumstances, such as an illness and you can't be here, the member needs to contact Sarah and we can decide whether to give them an excused absence.

Chairman Hruby noted that it's usually sent to Sarah, who sends it to him for his OK.

8. NEW BUSINESS

a. AHAC-DSAC (Developmental Services Advisory Committee) Member Recommendation (S. Harrington)

Ms. Harrington said the AHAC liaison for the DSAC was approved by the BCC as an amendment to the DSAC ordinance. It allows one non-voting AHAC member to act as a liaison. Who does the AHAC want as the liaison?

Vice Chair Faron said she's been going to the meetings and can continue.

Planning Commissioner Shea said he'd vote for Jennifer.

Vice Chair Faron said she also wanted to open it up to other members. The meetings are short and informative. You hear things that could be an interplay between the two groups. It's worthy of time. She volunteered six months ago, but isn't married to it, if someone else is interested.

Ms. Roberts offered to be the liaison, noting that she regularly comes in contact with many of the DSAC members.

Ms. Harrington said the meetings are at 3 p.m. the first Wednesday of the month.

Chairman Hruby said if anything exciting happens, can she report it right away?

Ms. Roberts said she would.

Chairman Hruby said the vice chair will have the gavel at the next meeting in October, when he's on vacation. He'll be out of the country for most of October.

A discussion ensued and it was determined that it would be an excused absence and that two consecutive absences without a satisfactory excuse are grounds for removal.

A discussion ensued and the following points were made:

- The keyword is what's "excusable"? That's not usually defined.
- If you're participating, you get an excuse. It should be structured better.
- Planning Commissioner Shea was on a board for 1½ years and never saw a member who participated via Zoom. There wasn't good criteria for what an excused absence was, and that person would say he had a meeting today when the board meeting should have been on your calendar a year ago.
- On Naples City Council, a scheduling conflict wouldn't be an excuse.
- This is the first thing to put into your calendar because we get meeting dates in advance and can block it out. If you get someone with a schedule conflict, then they're not serious.
- Ms. Waller noted that earlier this month, she, Steve, Michael, and Sarah attended the Florida Housing Coalition Affordable Housing Conference, which she highly recommends. We were able to separate ourselves to adhere to the Sunshine Law and it was very nice, but it was interrupted by the hurricane. Many of us had to leave a day early, but it was a good event, a very well-attended event. Many didn't come due to the pending hurricane and many left. About half the coalition had to return to Tallahassee. She recommends that other members attend next year.
- Chairman Hruby noted that there were 1,200 attendees and it's a great way to network with government officials, developers and housing providers, as well as getting to attend different sessions.
- Ms. Waller said it allowed them to see what other AHACs are doing in their community and how they're making their affordable-housing problem diminish. It was very interesting, and you pick up a lot of information.

Mr. Giblin told the AHAC:

- There are no Neighborhood Information Meetings coming up in the next 30 days that pertain to affordable housing.
- The Ascend project is going to the Planning Commission on Friday and is scheduled to go to the BCC on October 24.
- The Housing Plan, Growth Management Plan Amendments and the four LDC amendments are scheduled to go to the Planning Commission on October 5 and to the BCC on October 14.
- There's an amendment going forward for the Golden Gate Golf Course from the developer who wants to repurpose the old hotel into affordable efficiencies. That goes to the Planning Commission on November 2 and the BCC on December 12.

9. ADJOURN

[The AHAC voted to adjourn the meeting.]

10. NEXT MEETING DATE

9 a.m. October 17, 2023

Conference Room 609/610

Growth Management Community Development Department

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 10:42 a.m.

**COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**

Steve Hruby, Chairman

*These minutes were approved by the committee on _____,
(Check one) as presented _____, or as amended _____.*

Incentive Strategies Report

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

SUBMITTED TO: COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS

SUBMITTED TO: ROB DEARDUFF
FLORIDA HOUSING FINANCE CORPORATION

DATE SUBMITTED: 12/____/2023

PREPARED BY: HOUSING POLICY & ECONOMIC DEVELOPMENT DIVISION,
COMMUNITY & HUMAN SERVICES DIVISION, and AHAC

BACKGROUND

As a recipient of State Housing Initiatives 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, further amended by Ord.2020-27 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 County housing activities that affect 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 Statutes, 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 then used to amend the Local Housing Assistance Plan (LHAP) 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 on December 13, 2022, appointed a new Board Elected Official. On June 13, 2023 three (3) new members were appointed. 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 from the County or

municipality. 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 but no more than eleven 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 homebuilding 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.
- (l) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

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

Category Represented	Name	Date Appointed	Term Expiration Date
Elected Official	Chris Hall	12/13/2022	1/1/2024
Residential Home Building Industry	Stephen J. Hruby	11/08/2022	10/1/2025
Non-Profit Provider	Arol I. Buntzman	11/08/2022	10/1/2024
Labor Engaged in Home Building	Gary Hains	12/14/2021	10/1/2024
Advocate for Low Income Persons	Thomas P. Felke	06/13/2023	10/1/2024
Employers within Jurisdiction	Andrew Terhune	06/13/2023	10/1/2026
Essential Services Personnel	Todd Lyon	11/08/2022	10/1/2025
Member of the Collier County Planning Commission	Paul Shea	03/08/2022	10/1/2026
Resident in Jurisdiction	Mary Waller	10/27/2020	10/1/2026
Employers within Jurisdiction	Hannah Roberts	06/13/2023	10/1/2026
Real Estate Professional	Jennifer L. Faron	11/08/2022	10/1/2025

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 in 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 incorporate 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: Complete the Implementation and Adoption of four (4) Regulatory Relief Initiatives previously approved through the Collier County Community Housing Plan. These Initiatives include:

- (a) Permit housing that is affordable by right in Commercial Zoning Districts**
- (b) Increase allowed density in Activity Centers from 16 units per acre (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.**

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. AHAC has reviewed and provided input on four (4) additional initiatives during 2023 and will continue to work to bring forward development standards providing regulatory relief for housing that is affordable.

Existing Strategy: None

Schedule for Implementation: These four (4) initiatives were recommended for adoption by the Collier County Planning Commission on October 5, 2023, and are scheduled to go before the Board of County Commissioners (BCC) on November 14, 2023 for BCC adoption.

RECOMMENDATION 2: AHAC encouraged and is working with the staff to create a transparent publicly accessible data base with corresponding GIS map to identify, locate and provide data and long-term monitoring results for all housing that is affordable in Collier County.

Meeting Synopsis: The County's Affordable Housing Advisory Committee (AHAC) determined a need for citizens to locate information pertaining to affordable housing within Collier County.

Existing Strategy: None

Schedule for Implementation: From April through August 2023, staff compiled and verified a database of active affordable housing commitments in Collier County. The database's information was then presented in a visually concise map to the AHAC at the August 2023 AHAC meeting. Feedback from the AHAC meeting is being incorporated and will be brought back to AHAC at a later meeting. On-going annual review and update of the database's information and corresponding updates to the affordable housing map will be completed by staff and AHAC.

RECOMMENDATION 3: AHAC established the development of a work plan matrix to identify actions, timeframes, and outcome goals for its ongoing efforts.

Meeting Synopsis: The County's Affordable Housing Advisory Committee (AHAC) determined a need to identify areas of action with associated timelines as a roadmap for AHAC's guidance.

Existing Strategy: None

Schedule for Implementation: AHAC formed a sub-committee to create the work plan with assistance from staff. From April through August 2023, the workplan was completed and brought to the AHAC for review and approval. On-going discussion in 2024 to include reviewing the work plan quarterly at an AHAC meeting to assess progress and update associated timelines.

RECOMMENDATION 4: AHAC recommends staff identify challenges and opportunities presented through the State's recent adopting of the Live Local Act (LLA), including:

- a) **Identify parcels eligible for use with the Live Local Act.**
- b) **Identification of areas where the Live Local Act conflicts with existing local development regulations.**
- c) **Development of solutions to resolve these conflicts, while ensuring all life/safety regulations are appropriately adhered to and unintended detrimental impact is mitigated.**
- d) **Participate in a public forum with all stakeholders to brainstorm the issues developers are facing in relation to implementing the Live Local Act.**

Meeting Synopsis: The County's Affordable Housing Advisory Committee (AHAC) determined a need to evaluate the Live Local Act (LLA). LLA offers certain benefits regarding maximum

densities and building height within a one-mile radius, to developers who agree to abide by the 30-year affordability restriction and other requirements. AHAC requested a mapping of the commercial properties that would potentially fall under the LLA provisions. The LLA went into effect July 1, 2023, and since then, staff shared with AHAC observed difficulties developers are experiencing associated with implementation of the LLA. AHAC is working with staff to evaluate the impact and practicality of the LLA, as well as to identify what obstacles exist in our present codes that will hinder the use of LLA.

Existing Strategy: None

Schedule for Implementation: Staff compiled and provided to AHAC during 2023 a map of all properties zoned commercial, industrial, and mixed-use eligible for LLA. The County and AHAC identified areas where the LLA benefits cannot be maximized due to conflicts with other existing regulations such as parking, setback, and street requirements. During the first quarter of 2024, AHAC will participate in a forum with all stakeholders to brainstorm the issues developers are facing in relation to implementing the LLA. On-going discussion in 2024 to include reviewing and evaluating proposed regulations and developments on a rolling and as requested basis.

RECOMMENDATION 5: Use of Collier County Surtax Funding for Affordable Housing Land Acquisition, including the development and use of evaluation criteria for reviewing parcels and proposed developments.

Meeting Synopsis: Ordinance 2018-21 imposed a countywide local government infrastructure surtax of one percent (1%) (commonly referred to as the Surtax funds) collected on all authorized taxable transactions occurring within Collier County as authorized by F.S. 212.055(2). The tax was authorized to begin on January 1, 2019, and continue for a period of seven years or until the aggregate funds of \$490 million were collected, whichever was sooner. Of the aggregate \$490 million dollars, \$20 million dollars is allocated for land acquisition specifically for affordable housing.

In 2023 oversight of the Surtax Affordable Housing Land Acquisition program was transferred to the Growth Management and Community Development Department, and the Department engaged with AHAC to establish a process to expend the funding including creation of review criteria. In the first quarter of 2023, AHAC convened a sub-committee to draft criteria to be used in acquiring parcels through the utilization of the one percent surtax fund. These evaluation criteria were adopted by the Board of County Commissioners in March 2023 and the Infrastructure Surtax Citizen Oversight Committee in June 2023. An application for developers to request surtax funds was created in September 2023 by the Housing Policy and Economic Development Division.

Existing Strategy: None

Schedule for Implementation: Evaluation criteria for acquiring lands using surtax funds was created in 2023 and is comprised of a multifaceted approach including reviews conducted by multiple divisions within the Growth Management and Community Development Department. An

application review team was created including the following divisions within the Growth Management and Community Development Department: Housing Policy and Economic Development; Zoning; Development Review; and Coastal Resiliency and Community Development; Community and Human Services within the Public Services Department; and the Real Property Division and the Impact Fees Division within the County Manager’s Office. The review team’s on-going role includes reviewing and evaluating proposed developments on a rolling and as requested basis. Proposed acquisitions will then be brought to the AHAC and the Surtax Oversight Committee for recommendations, and ultimately to the Board of County Commissioners for approval.

Statute Required Incentives

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

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
- (b) All allowable fee waivers provided for the development or construction of 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) Affordable accessory residential units.
- (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.

420.9076(4)(a) EXPEDITED PERMITTING

Meeting Synopsis: No meetings.

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: Existing program and policies working as intended, 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.

420.9076(4)(b) ALLOWABLE FEE WAIVERS

Meeting Synopsis: Impact Fees were discussed during various meetings during 2023. 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. Some believe that homes that are affordable should contribute 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 2024, explore an Impact Fee Deferral Pilot Program utilizing approximately \$4 million in American Rescue Plan funds received from the United States Treasury through the State and Local Fiscal Recovery Funds to support long term affordable rental housing.

Further, it is recommended that the County should review opportunities to increase the length of deferral period available for rental housing to align with various financing sources.

Schedule for Implementation: Collier County Board of Commissioners approved \$4,114,137 in funds under project CC4.4 in the American Recovery plan to support developments principally financed with Low-Income Housing Tax Credit Projects, Tax Exempt Bond Financing, or other qualifying affordable housing developments. In 2024, AHAC will consider rental housing developer needs related to the existing Impact Fee Deferral program.

420.9076(4)(c) FLEXIBLE DENSITIES

Meeting Synopsis: Densities have been discussed by AHAC throughout 2023. Many in Collier County have come to the realization that increased density is needed to produce more housing that is affordable. The Collier County Land Development Code has recently been amended to allow for greater density bonuses for affordable developments. Continued implementation of the Housing Plan recommendations will explore additional density opportunities.

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.

Applicants that have requested additional density above base residential zoning and which require a Growth Management Plan Amendment have been recommended by the Collier County Planning Commission and required by the Board of County Commissioners to set aside a minimum number of units in proposed developments to made affordable for a minimum of 30 years to households earning at or below 120% of the Area Median Income. This process has allowed for the approval of several hundred new affordable units this year alone.

AHAC Recommendation: Recommend approval of the proposed regulatory relief initiatives to increase density in Collier County for Housing that is Affordable.

AHAC further supports CPCC and Board policy that negotiates a public good for those applicants requesting density with a minimum of 30% of units developed be provided to households at or below 100% of the Area Median Income and encourages the development of a written policy formalizing this requirement.

Schedule for Implementation: It is anticipated that these proposed increases in density may be heard by the Planning Commission and the BCC in the fourth quarter of 2023 and throughout 2024 on a requested basis.

420.9076(4)(d) RESERVATION OF INFRASTRUCTURE CAPACITY

Meeting Synopsis: Collier County does not reserve infrastructure capacity. Collier County is not experiencing any capacity limitations.

Existing Strategy: Collier County does not need to reserve infrastructure capacity at this time.

AHAC Recommendation: No changes recommended at the present time.

Implementation: None

420.9076(4)(e) PARKING AND SETBACK REQUIREMENTS

Meeting Synopsis: These topics have been regularly discussed by AHAC since the development of the Community Housing Plan (CHP) in 2017.

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: The evaluation of the Live Local Act may require additional parking and setback relief for developments seeking to use benefits of the Act.

Schedule for Implementation: On-going discussion in 2024. Reduction of parking and setback requirements are on a rolling and as requested basis.

420.9076(4)(f) AFFORDABLE ACCESSORY DWELLING UNITS

Meeting Synopsis: Accessory Dwelling Units (ADUs) were discussed at multiple meetings in 2023 by AHAC members. In 2023 County staff were directed by the Board of County Commissioners to determine the feasibility of ADUs in the Urban Golden Gate Estates area. County staff are evaluating this option, developing a program to seek the input from area residents to see if residents are interested in building ADUs on their property, and determining how the ADUs would be incorporated into the LDC and monitored for affordability. AHAC and County staff discussed whether having income restrictions on the ADUs would be a benefit or hinderance to the program. County staff have developed survey questions to be sent to this pilot area of residents to seek their feedback. The date and location for public meetings are anticipated to occur in late 2023 with postcards announcing the request for feedback. Feedback and information will be collected and used to develop a recommendation for ADUs.

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. Furthermore, the LDC prohibits the rental of any guesthouse as they are to be used for personal reasons only.

AHAC Recommendation: AHAC supports the efforts of County Staff and the Board of County Commissions (BCC) to determine whether ADUs would be accepted by residents and a meaningful source of additional attainable housing or a source that frees up other attainable housing units. AHAC encourages the County and BCC to fully explore this option and recognizes that feedback from residents is an important part of this issue. AHAC recommends allowing ADUs to be built on Urban Golden Gate Estates properties and recommends the use of ADUs as affordable housing to increase the affordable housing rental inventory.

Schedule for Implementation: On-going discussion in 2024.

420.9076(4)(g) 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 changes recommended at the present time.

Schedule for Implementation: None

420.9076(4)(h) 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 changes recommended at the present time.

Schedule for Implementation: On-going discussion in 2024. Modification of street requirements are on a rolling and as requested basis.

420.9076(4)(i) PROCESS OF ONGOING REVIEW

Meeting Synopsis: Previous AHAC discussions on this topic included the following comments: Ongoing implementation and enforcement for new processes and Land Development Code (LDC) regulation require permanent, dedicated County staff. Any changes made will require monitoring to ensure the rules continue to be followed. Monitoring uses resources both from the County and the developers. In addition, educating and promoting a favorable environment for developers and builders will draw more partners into working in the County. Closer coordination between growth management planning, zoning, development review, housing policy and economic development, and the Community & Human Services (CHS) is critical for the success of process changes and approval for developments. New coordination created will reduce or eliminate many of the repeated review cycles which are required today.

Existing Strategy: Housing Policy responsibilities previously located within the Community &

Human Services (CHS) Division under the Public Services Department was transitioned and elevated as its own division under the Growth Management Community Development Department (GMCDD) as the Housing Policy and Economic Development Division. This move enables closer collaboration and communication between housing policy staff and planners within areas such as zoning, comprehensive planning, and coastal resiliency. Long term monitoring will remain with CHS and CHS will remain included in and privy to affordable housing commitments drafted by the Housing Policy and Economic Development Division.

AHAC Recommendation: No changes recommended at the present time.

Schedule for Implementation: None

420.9076(4)(j) PUBLIC LAND INVENTORY

Meeting Synopsis: Public lands discussion has occurred regularly at AHAC meetings since 2018. In 2023, AHAC members reviewed the list of County Owned lands.

Existing Strategy: The County's Real Property office maintains a list of county owned properties as required by F.S. 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 Board of County Commissioners (BCC) and advertised for sale in the local newspaper.

The BCC adopted Resolution 2018-39 to encourage the co-location of public facilities and housing that is affordable. 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 Invitation to Negotiate (ITN) process, the County selected McDowell Housing Partners to construct 82 units of affordable rental housing. This project, formerly known as The Harmony, now called Ekos on Santa Barbara, will be completed in late 2023 and is governed by a Developer Agreement with a 99-year ground lease ensuring long term affordability. During 2018-2019, the BCC 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).

AHAC discussed during various meetings in 2023 the need for a clearer policy and procedures on the sale or transfer of public lands with greater public transparency.

AHAC Recommendation: AHAC recommends an annual review of the County Owned lands list. AHAC recommends promotion and advertisement of the County Owned lands eligible for constructing affordable housing to developers such as the Manatee property and the Port of the Islands property.

Schedule for Implementation: Annual review of County Owned lands list was implemented. Promotion and advertisement of the County Owned lands eligible for construction of affordable housing to developers was implemented and is on-going.

420.9076(4)(k) SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Meeting Synopsis: Discussed during the spring and summer of 2021 as part of the Community Housing Plan, regulatory relief, and development standards modifications to the Land Development Code (LDC).

Existing Strategy: This issue was reviewed during the development of the 2017 Community Housing Plan (CHP) with recommendations for the County to consider integration of bus routes (Collier Area Transit, 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 units per acre (upa) to 25 upa.

Schedule for Implementation: This recommendation was heard and recommended of adoption by the Planning Commission on October 5, 2023, and scheduled for presentation to the Board of County Commissioners during the fourth quarter of 2023.

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Title XXX SOCIAL WELFARE

Chapter 420 HOUSING

SECTION 9076 Adoption of affordable housing incentive strategies; committees.

420.9076 Adoption of affordable housing incentive strategies; committees.—

(1) Each county or eligible municipality participating in the State Housing Initiatives Partnership Program, including a municipality receiving program funds through the county, or an eligible municipality must, within 12 months after the original adoption of the local housing assistance plan, amend the plan to include local housing incentive strategies as defined in s. [420.9071](#)(18).

(2) The governing board of a county or municipality shall appoint the members of the affordable housing advisory committee. Pursuant to the terms of any interlocal agreement, a county and municipality may create and jointly appoint an advisory committee. The local action adopted pursuant to s. [420.9072](#) which creates the advisory committee and appoints the advisory committee members must name at least 8 but not more than 11 committee members and specify their terms. Effective October 1, 2020, the committee must consist of one locally elected official from each county or municipality participating in the State Housing Initiatives Partnership Program and one representative from at least six of the categories below:

(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.

(3) All meetings of the advisory committee are public meetings, and all committee records are public records. Staff, administrative, and facility support to the advisory committee shall be provided by the appointing county or eligible municipality.

(4) Annually, the advisory committee shall review the established policies and procedures,

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regulations, ordinances, and other policies. At a minimum, each advisory committee shall submit an annual report to the local governing body and to the entity providing statewide training and technical

regulations, ordinances, and other policies. At a minimum, each advisory committee shall submit an annual report to the local governing body and to the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program which includes recommendations on the implementation of affordable housing incentives in the following areas:

- (a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. [163.3177\(6\)\(f\)3](#).
- (b) All allowable fee waivers provided for the development or construction of 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) Affordable accessory residential units.
- (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.

The advisory committee recommendations may also include other affordable housing incentives identified by the advisory committee. Local governments that receive the minimum allocation under the State Housing Initiatives Partnership Program shall perform an initial review but may elect to not perform the annual review.

(5) The approval by the advisory committee of its local housing incentive strategies recommendations and its review of local government implementation of previously recommended strategies must be made by affirmative vote of a majority of the membership of the advisory committee taken at a public hearing. Notice of the time, date, and place of the public hearing of the advisory committee to adopt its evaluation and final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation in the county. The notice must contain a short and concise summary of the evaluation and local housing incentive strategies recommendations to be considered by the advisory committee. The notice must state the public place where a copy of the evaluation and tentative advisory committee recommendations can be obtained by interested persons. The final report, evaluation, and recommendations shall be submitted to the corporation.

(6) Within 90 days after the date of receipt of the evaluation and local housing incentive strategies recommendations from the advisory committee, the governing body of the appointing local government shall adopt an amendment to its local housing assistance plan to incorporate the local housing incentive strategies it will implement within its jurisdiction. The amendment must include, at a minimum, the local housing incentive strategies required under s. [420.9071\(18\)](#). The local government must consider the strategies specified in paragraphs (4)(a)-(k) as recommended by the advisory committee.

(7) The governing board of the county or the eligible municipality shall notify the corporation by certified mail of its adoption of an amendment of its local housing assistance plan to incorporate local housing incentive strategies. The notice must include a copy of the approved amended plan.

(a) If the corporation fails to receive timely the approved amended local housing assistance plan to incorporate local housing incentive strategies, a notice of termination of its share of the local housing distribution shall be sent by certified mail by the corporation to the affected county or

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its local housing assistance trust fund shall be transferred to the Local Government Housing Trust Fund to the credit of the corporation to administer the local government housing program.

its local housing assistance trust fund shall be transferred to the Local Government Housing Trust^{Party III} Fund to the credit of the corporation to administer the local government housing program.

(b) If a county fails to timely adopt an amended local housing assistance plan to incorporate local housing incentive strategies but an eligible municipality receiving a local housing distribution pursuant to an interlocal agreement within the county does timely adopt an amended local housing assistance plan to incorporate local housing incentive strategies, the corporation, after issuance of a notice of termination, shall thereafter distribute directly to the participating eligible municipality its share calculated in the manner provided in s. [420.9073](#).

(c) Any county or eligible municipality whose local distribution share has been terminated may subsequently elect to receive directly its local distribution share by adopting an amended local housing assistance plan to incorporate local housing incentive strategies in the manner and according to the procedure provided in this section and by adopting an ordinance in the manner required in s. [420.9072](#).

(8) The advisory committee may perform other duties at the request of the local government, including:

(a) The provision of mentoring services to affordable housing partners including developers, banking institutions, employers, and others to identify available incentives, assist with applications for funding requests, and develop partnerships between various parties.

(b) The creation of best practices for the development of affordable housing in the community.

(9) The advisory committee shall be cooperatively staffed by the local government department or division having authority to administer local planning or housing programs to ensure an integrated approach to the work of the advisory committee.

(10) The locally elected official serving on an advisory committee, or a locally elected designee, must attend biannual regional workshops convened and administered under the Affordable Housing Catalyst Program as provided in s. [420.531](#)(2). If the locally elected official or a locally elected designee fails to attend three consecutive regional workshops, the corporation may withhold funds pending the person's attendance at the next regularly scheduled biannual meeting.

History.—s. 32, ch. 92-317; s. 15, ch. 93-181; s. 38, ch. 97-167; s. 24, ch. 2006-69; s. 19, ch. 2007-198; s. 117, ch. 2008-4; s. 30, ch. 2009-96; s. 16, ch. 2011-15; s. 67, ch. 2011-139; s. 11, ch. 2016-210; s. 19, ch. 2020-27; s. 37, ch. 2021-51.

Public Notice

FY2023-2024 HUD and SHIP Second Round Grant Application Cycle

The Collier County Community and Human Services Division (CHS) announces the opening of a second round FY2023-2024 grant application cycle. During FY2023-2024, Collier County received federal funds from the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG), and State Housing Initiatives Partnership (SHIP) funds. During the first round of the application cycle the CDBG and SHIP funds were not fully allocated, therefore prompting the Collier County Community and Human Services Division to open an additional round of funding opportunities through a second application cycle.

The pre-application period for State and Federal grant funds will begin on Thursday, October 12, 2023, and will continue until 12:00 PM noon on Thursday, October 19, 2023. Those invited to complete a full application will be notified prior to November 1, 2023. The full application portal will be opened to invitees, November 1, 2023, and will close at 12:00 PM noon, Wednesday, November 22, 2023. The pre-applications will be available through the CHS website at www.colliercountyfl.gov under the Public Services, Community and Human Services Division Main page link and paper copies of the application may also be obtained at our offices at 3339 Tamiami Trail East, Suite 213, Naples, FL 34112.

All pre-applications must be consistent with the Collier County's Consolidated Plan 2020-2025 and/or FY 2022-2025 SHIP Local Housing Assistance Plan (LHAP). Pre-application and full application details are provided in the FY2023-2024 Grant Application guidance.

Administered by the U.S. Department of Housing and Urban Development (HUD), the federal program projects must meet one or more of three national objectives:

- Benefits low- and moderate-income persons or households who earn at or below 80% of the median income
- Aids in the prevention or elimination of slums or blight
- Qualifies as a certified urgent need

Federal CDBG-PY2023- unallocated funding in the amount of \$100,000 for only public service activities under the CDBG program are eligible for funding as the County's Public Service cap has not been reached. State (SHIP) unallocated FY2023/2024 funds in the amount of \$1,477,451.45 are also included in this grant application cycle. Funding amounts are subject to change based on actual amounts awarded from grantor agencies and availability of funds. Awards made under SHIP may only be used to support homeowner strategies such as Purchase Assistance, Housing Rehabilitation, Demolition & Replacement of Manufactured Homes and New Construction Assistance. The SHIP FY2024 has an expenditure deadline of June 30, 2026.

One-on-one technical assistance meetings are required in order to be considered to be invited to submit a full application. Those interested in applying in the FY2023-2024 funding cycle should contact CHS by calling 239-252-4228 to schedule a meeting between October 23, 2023, and October 27, 2023. No applications will be accepted unless a pre-application and a one-on-one technical assistance meeting have occurred.

Any questions, comments, clarifications, or changes made during the technical assistance period and/or with individuals will be made public on or about November 1, 2023, on the CHS website and through an email blast to those applicants that have made an application.

Public comments will be accepted at the Affordable Housing Advisory Committee hearing scheduled for Tuesday October 17, 2023, at 9:00 a.m. at the Collier County Growth Management Development Services Building, Conference Room 609/610, located at 2800 Horseshoe Dr. N., Naples, FL 34104.

Collier County is an Equal Opportunity Employer. Collier County complies with the Fair Housing Act (42 U.S.C. 3600, et seq) and County Fair Housing Ordinance No. 92-9.

Organizations seeking information, technical assistance with the grant application process, or for any other questions may contact Lisa Carr by phone at (239) 252-2339 or by email at lisa.carr@colliercountyfl.gov.

Publish Date: October 12, 2023
