

Collier County Community Housing Plan

East of 951 Advisory Committee
4-16-2024

Community Housing Plan

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Plan was accepted by the County Commission 10/25/17 with Broad Community Support



Define the Issue

- ▶ What is Affordable Housing?
- ▶ Who Needs Affordable Housing?
- ▶ How Much do we Need?

What Affordable Housing IS

4

- ▶ Safe, DECENT, & Affordable
- ▶ Less than 30% of monthly income



The Preserve at Bristol Pines
Naples, FL



McDowell Housing- EKOS on Santa
Barbara Naples, FL



Big Cypress Housing- Hatcher's Preserve
Immokalee, FL

Collier County Housing Plan Definition – **Can Afford**



3 Person HH

\$21,150 (Ext. Low)	Retail, Servers, Labor
\$35,250 (Very Low)	Teaching Asst, Hospitality
\$55,400 (Low)	Teacher, firefighter, Construc.
\$84,600 (Moderate)	Finance, Manufac., Nurse, 2-Wage Earn.
\$98,700 (Gap)	Professionals, Mangmt, 2-Wage Earn.

Rent 2 BR

\$528
\$1,410
\$2,115
\$2,467



OWN

\$63,450
\$275,000
\$330,000



Approach



- *Realistic
- * Meet current and future needs
- * Solidify appropriate incentives, programs
- * Maintain a sufficient supply for all income sectors
- * Flexible
- * Respond to market conditions
- * Use Stakeholder input

Strategic Guidance ULI Study Collier County Housing Plan

Urban Land Institute Engagement January 2017

- ▶ Collier County described as, “Mayberry meets Rodeo Drive”
- ▶ Housing is an, “...economic issue, not a social issue...”

ULI Study Findings

“Reframe the discussion”

**Affordable
Housing**
should be
reframed to

**Housing
Affordability** to
be inclusive of all
ranges, all income
segments and
housing types

Current Status of Plan Recommendations

Regulation and Governance	Increase, Maintain, or Restore Supply	Enhance Transportation Options	Increase Wages	Communication and Engagement
7-member BCC	Increase Density in AHDB program	Bus routes near aff. development	Government wages	YIMBY and Volunteer Projects
Simple Majority for AH Zoning	Mixed Income Hsg with flexibility options	Park and Ride System	Minimum wage	Directory of affordable housing for developers
Increase Density at Strategic Sites	Rental of guest houses / ADU	Bus Rapid transit or express routes		Myths and Facts Brochure
Increase Admin Approvals / Regulatory Relief	Commercial by Transp, Jobs; Incr. density	Implement Pathways Plan		Marketing and Communication Plan
Expedite Dev. Review and Permitting	Community Land Trust	Promote Ride Sharing Options		Hire Community Outreach Coord
Reduce regs to reduce cost	Use Publicly owned land	Secure revenue source for transit		Streamline application process
Adopt SMART code (LDC)	Reduce or waive impact fees			Directory of affordable housing for consumers
Reinstate Housing Trust Fund				Dev Housing Education Program
Dedicated Funding Source		Legend:		Housing Resources Guide
Adopt New Definition and Methodology		Green = Presented to and Adopted by Board		Hire Housing Counselor
Commercial to Residential Conversions		Red = Board Direction not to Move Forward		Community Vision

Reality Check

- ▶ This is a long-range plan
- ▶ Many items can be implemented within one year, some longer
- ▶ Funds may not be available for two or more years

THE PANEL IS IMPRESSED WITH the planning and study that has already been completed regarding housing affordability in Collier County. The panel's recommendations reflect and endorse much of the work that has already been completed. However, what is abundantly clear to the panel is that action and implementation are crucial to creating sustainable solutions. Implementation of the panel's recommendations will require sincere action, tremendous political will, and strong leadership.

Everyone Participates

- ▶ Development Industry
- ▶ General Public
- ▶ Non-Profit Organizations
- ▶ For-Profit Builders
- ▶ Employers
- ▶ Government Agencies

QUALITY OF LIFE ISSUE
ECONOMIC ISSUE

Growth Implications

In a county expected to grow significantly in population by 2040, what does that finding mean for the future? The county is expected to add 58,000 households over the next 23 years. If the local issue of cost burden is not addressed, then—at a minimum—11,000 more households will experience severe cost burden (above 50 percent) than do households today. Given ever-rising real estate values and a seemingly bottomless demand for higher-end homes and rentals, the likelihood of both the number and percentage of cost-burdened households increasing is high.

RESULTS...

- ▶ In 2017 Collier County approved the Collier County Community Housing Plan; contained over **35** individual actions that have been adopted to improve Housing Affordability
- ▶ Since 2018, **4,502 NEW** affordable units have been approved by the Collier County Board of County Commissioners to be built; **2,305** of those in the Urban Area and **2,197** in the Rural Areas & Immokalee
- ▶ The Collier County Board of County Commissioners dedicated the **5-acre** County-Owned Bembridge PUD site on Santa Barbara Blvd for affordable housing and contracted to have **82** affordable family rental units built (Harmony Apartments- opened December 2023)
- ▶ The Board purchased and dedicated **22-acres** of the Golden Gate Golf Course property for affordable housing and contracted for **252** affordable rental apartments and **120** affordable senior housing units to be built (Renaissance Hall at Old Course- groundbreaking Feb 2024)
- ▶ The Board directed the purchase of **7.2-acres** using Surtax Funding for the construction of **160** affordable units on Collier Blvd. (Jan 2024)

2023 Report Card

NEW RESIDENTIAL UNITS APPROVED IN 2023

Application Number	Project Name	Hearing Date	Outcome: Ordinance/Resolution/Other	Maximum Number of Residential Dwelling Units Allowed	Approved Additional Residential Dwelling Units	Approved Affordable Dwelling Units	Percentage Affordable	Area Median Income Level (AMI) Commitment
PL20210002313 & PL20210002314	Isles of Capri Mixed Use Infill Subdistrict (Small Scale GMPA) & Isles of Capri MPUD (PUDZ)	1/10/2023	2023-02	80 MF	80	0	0.0%	\$5,000 payment per DU constructed to Affordable Housing Trust Fund (\$400,000 Total)
PL20200001208	Sandy Lane RPUD (PUDZ)	1/24/2023	2023-04	640 (SF, 2F, MF)	640	0	0.0%	None
PL20210001860	Orange Blossom Ranch MPUD (PUDA)	1/24/2023	2023-11	400 MF Rental	400	40	10.0%	40 Units @ 100%
PL20220003938	Kaicasa (PUDA)	2/14/2023	2023-12	400 DU	400	400	100.0%	400 Units @ 120%
PL20220003739	Justin's Village Phase 2 From RMF-6 GTZO-R to RMF-12 GTZO-R	4/25/2023	2023-21	28 MF	28	4	14.3%	4 Units @ 50%
PL20210001906	5196 23rd Ct SW RZ (From RSF-3 to RMF-6)	5/9/2023	2023-22 RMF-6	2 MF	2	0	0.0%	None
PL20210001434	Williams Farm RPUD (PUDZ)	5/23/2023	2023-23 RPUD	336 SF	336	0	0.0%	None
PL20210000349	Plantation PUD (PUDA)	5/23/2023	2023-24 PUDA	Added 1 DU (419 Total)	1	0	0.0%	None
PL20220001043 & PL20220001042	Airport Carlisle Mixed Use Subdistrict (SS GMPA) & Haven at North Naples (PUDZ)	5/23/2023	2023-27 GMPA 2023-28 PUDZ	336 MF	336	76	22.6%	38 units @ 100% 38 Units @ 80%
PL20210000419	Collier Boulevard Mixed-Use Commerce Center PUD (PUDA)	6/13/2023	2023-31 PUDA	413	413	0	0.0%	None
PL20220004279	Tree Farm MPUD (PUDA)	6/27/2023	2023-34	580 Dus	580	232	40.0%	58 Units @ 80% 174 Units for Essential Service Personnel
PL20210001496	Town of Big Cypress (SRA)-Create Town of Big Cypress-Converted Longwater Village SRA	6/27/2023	Resolutions 2023-121, -122, and -127	4432	4,432	882	19.9%	882 Units @ 100%
PL20220000890	Roost Road (PUDR)	7/11/2023	2023-36	300 DUs	300	0	0.0%	None
PL20220004087	PFCF/NSV Immokalee PUD (PUDZ)	10/10/2023	2023-44	250 MFDUs	250	170	68.0%	150 Units @ 100% 20 Units @ 80%
PL20210002776	Collier Rod and Gun Club at the Preserve (SRA)	10/10/2023	Resolution 2023-183	225 SF	225	0	0.0%	None
PL20220001142	Cocohatchee Bay (PUDA)	10/10/2023	2023-46	Added 10 DUs (600 Total)	10	0	0.0%	None
PL20220003213 & PL20220002908	Ascend Naples (GMPA & PUDZ) (From E to RPUD)	10/24/2023	2023-50 PUDZ 2023-51 GMPA	208 MF Rental Units	208	71	34.1%	31 Units @ 80% 31 Units @ 100% 9 Units @ 120%
PL20230012389 & PL20230012392	Government Public Services Residential Tourist and Commercial Subdistrict (GMPA) & Golden Gate Golf Course RT Tract (PUDA)	11/14/2023	2023-52 MPUD 2023-53 GMPA	Added 117 (98 previously approved) MF Rental Units (215 Total) or 158 Hotel/Motel or 98 Timeshare Units	215	215	100.0%	24 Units @ 80% 25 Units @100% 166 Units @120% rent
PL20220001779	Rock Creek Estates (PUDZ)	11/14/2023	2023-54 RPUD	15 SF	15	0	0.0%	None
PL20220003791	Marco Shores Golf Course Community (PUDA)	12/12/2023	2023-70 PUDA	Added 90 MF (1,670 Total)	90	0	0.0%	None
2023 New Residential Units Approved					8,961	2,090	23.3%	

2023 Report Card

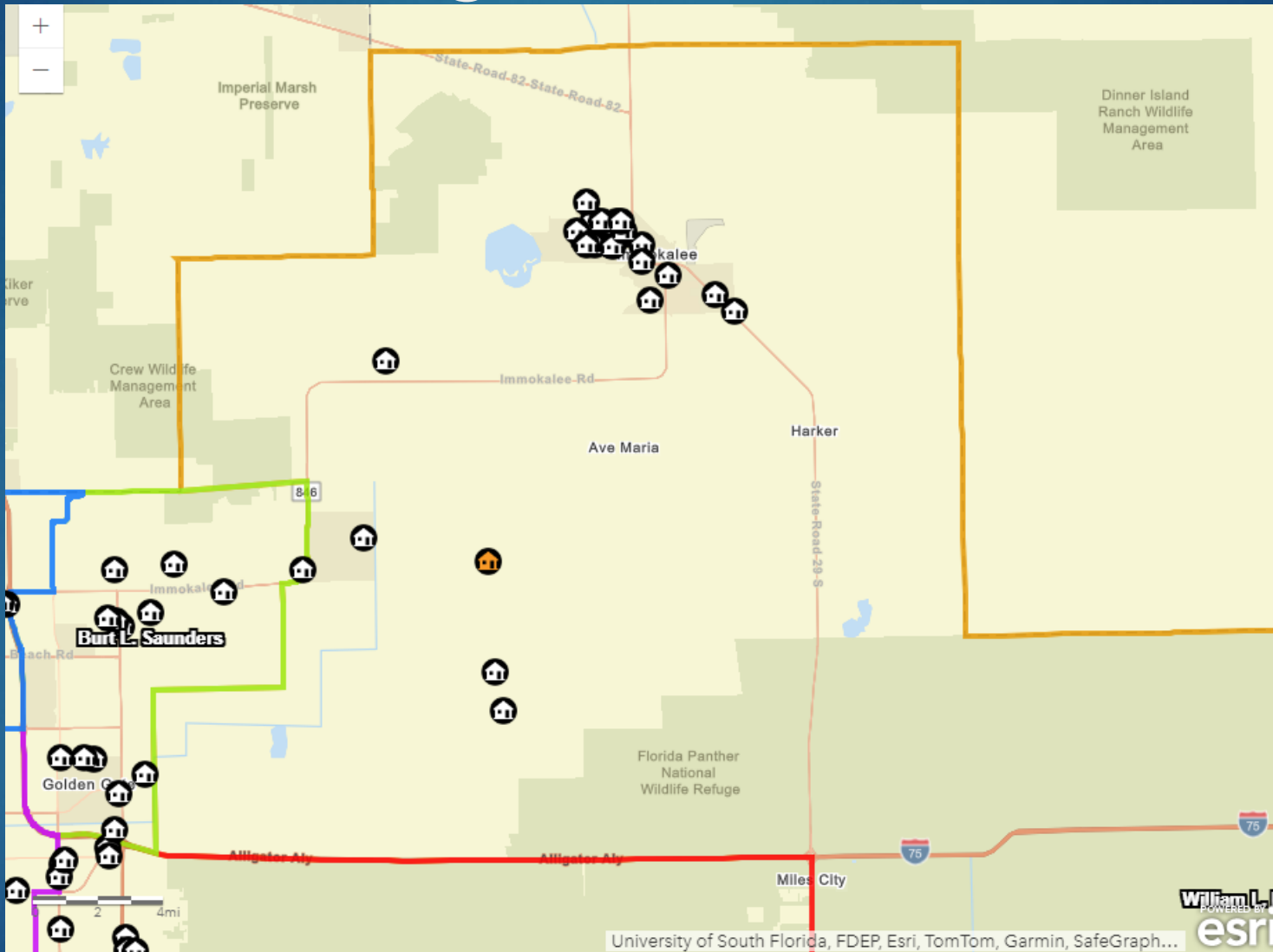
Twenty new residential developments were approved by the Board of County Commissioners in Calendar Year 2023

- A total of 20 new developments were approved by the BCC containing a total of 8,961 new residential units.
- TEN developments approved in 2023 addressed Housing Affordability (9 included affordable set-aside units, 1 included a monetary contribution to the Housing Trust Fund of \$400,000).
- Of the 8,961 new residential units approved in 2023, 6,871 were market rate units (76.7%) and 2,090 were affordable set-aside units (23.3%).

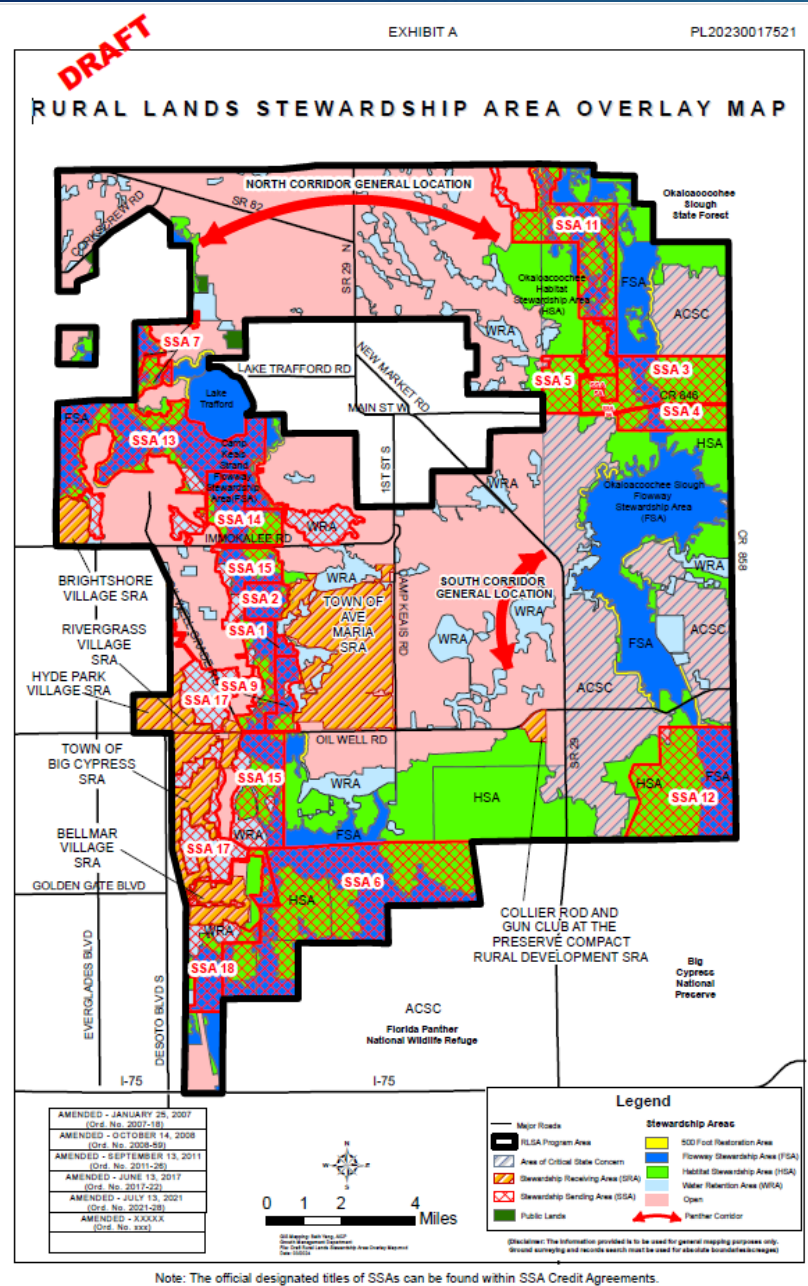
Upcoming Issues

- ▶ Live Local Act – Zoning, Taxes, Funding
- ▶ Growth Management Plan & Land Development Code Changes
- ▶ Accessory Dwelling Units
- ▶ AHAC
- ▶ Surtax Funding
- ▶ Development Funding
- ▶ Momentum

Affordable Housing Locations- East of 951



Rural Land Stewardship Area



Rural Lands Stewardship Area Overlay Policy 4.7.5:

To address the accommodation of Affordable Housing in a Town or Village, the SRA applicant shall utilize one of the following options:

1. Affordable Housing Land Reservation
 - a. **Reservation of one or more site(s) within the SRA or within a proximal SRA** in the RLSAO with densities and development standards that accommodate Affordable Housing residential uses at a minimum density of 10 units per acre, for acquisition by either Collier County, a Community Land Trust, a private developer or any other affordable housing provider.
 - b. **The aggregate acreage of such site(s) shall be equal to or greater than 2.5% of the gross area of the SRA.**
 - c. The acreage of land reserved for Affordable Housing will be considered as a Public Benefit Use and not require the consumption of Stewardship Credits but shall be included in the calculation of total SRA acreage.
 - d. The County shall verify the site(s) is/are appropriate and approve the site(s) at time of SRA approval, subject to standards to be established in the LDC.
 - e. Affordable Housing units shall be excluded from the Traffic Impact Statement or trip cap for the SRA in which they are located.
2. Alternatives proposed by the SRA Applicant
 - a. While compliance with the Land Reservation described above shall be deemed to satisfy affordable housing requirements, other options may be proposed by the SRA applicant and approved by the Board of County Commissioners to address housing affordability issues in the subject SRA.
3. The process and procedures to implement this policy, including a definition to be used to determine "proximal SRA" and specific guidelines and standards in those instances in which alternative options may be proposed, shall be set forth in the Rural Lands Stewardship Area Overlay Zoning District.

Rural Land Stewardship Area Affordable Housing Commitments

- ▶ Town of Ave Maria = 1900 units (rescinded) + 28 acres to Habitat for Humanity
- ▶ Rivergrass Village = \$400,000 to the Community Foundation
- ▶ Hyde Park Village/ Skysail = None
- ▶ Longwater Village + Bellmar Village / Town of Big Cypress = 882 Units
- ▶ Brightshore Village = 170 Units
- ▶ Collier Rod & Gun Club CRD = None
- ▶ Horsetrails Village (proposed) = 305 Units

THANK YOU

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