

**COLLIER COUNTY/CITY OF NAPLES COMPREHENSIVE PLAN**

**HOUSING ELEMENT**

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

Adopted October, 1997

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

<b>Symbol</b>	<b>Date Amended</b>	<b>Ordinance No.</b>
**	May 9, 2000	Ordinance No. 2000-25
***	May 9, 2000	Ordinance No. 2000-26
(I)	May 9, 2000	Ordinance No. 2000-27
(II)	January 25, 2007	****Ordinance No. 2007-14

\*\*\*\* Based on 2004 EAR, Evaluation and Appraisal Report

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

\*\* Ordinance No. 2000-25, rescinded and repealed in its entirety Collier County Ordinance No. 99-63, which had the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in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

\* Indicates adopted portions

Note: the support document will be updated as current information becomes available.

(II) = Plan Amendment adopted on January 25, 2007 Ordinance No. 07-14

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

**(II) = Plan Amendment adopted on January 25, 2007 Ordinance No. 07-14**

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

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

**Policies that are asterisked (\*) are included for informational purposes only pursuant to Chapter 163. Policies identified as COUNTY POLICIES are not being adopted by the City of Naples. Policies identified as CITY POLICIES are not being adopted by Collier County. These policies are provided for informational purposes only.**

**(II) I. INTRODUCTION**

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

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

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

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

**GOAL, OBJECTIVES AND POLICIES  
HOUSING ELEMENT**

**(II) GOAL 1:**

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

**OBJECTIVE 1:**

The number of new affordable-workforce housing units shall increase by at least fifteen percent of the units approved to be built in the County per year, but not less than 1,000 units per year averaged over a five-year period in an effort to continue meeting the current and future housing needs of legal residents with very-low, low and moderate incomes, including households with special needs such as rural and farmworker housing in rural Collier County.

**JOINT CITY OF NAPLES/COUNTY POLICIES**

**(II) Policy 1.1:**

Collier County shall pursue interlocal agreements with the City of Naples, the City of Marco Island, and Everglades City to require that each city provide their proportionate share of affordable-workforce housing units (or the financial equivalent). Each city's proportionate share and financial equivalent will be evaluated and substantiated by the most current data, studies, and methods available to the County.

**(II) Policy 1.2:**

Collier County and the City of Naples will work together to accomplish the community wide goal of supporting a sufficient supply of market rate and below market rate housing. This effort may include the consolidation of the City of Naples and the County housing programs and activities, including, but not limited to, state and federally funded programs such as SHIP and CDBG, in an effort to provide greater efficiency.

**(II) Policy 1.3:**

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

**(II) Policy 1.4:**

Collier County shall seek to distribute affordable-workforce housing equitably throughout the county where adequate infrastructure and services are available. Programs and strategies to encourage affordable-workforce housing development may include, but are not limited to, density by right within the Immokalee Urban area and other density bonus provisions, impact fee deferrals, expedited permitting (fast tracking), public-private partnerships, providing technical assistance and intergovernmental coordination.

**CITY OF NAPLES POLICIES**

None

## **COUNTY POLICIES**

### **(II) Policy 1.5:**

Collier County shall maintain an inventory of all approved affordable-workforce housing units within the county. The inventory shall contain the location, structure type, number of bedrooms, and target income range for each housing unit.

### **(II) OBJECTIVE 2:**

The Collier County Board of County Commissioners aided in the establishment of the Collier County Housing Development Corporation in 2003. The mission of the Housing Development Corporation is to serve as a non-profit agency, with an executive board made up of representatives from business, government, housing advocates, and the community at large, which along with other not for profit agencies shall assist Collier County and its municipalities in achieving a goal of increasing the number of affordable-workforce housing units by at least fifteen percent of the units approved to be built in the County per year, but not less than 1,000 units per year averaged over a five-year period for very-low, low and moderate income residents of Collier County.

## **JOINT CITY OF NAPLES/COUNTY POLICIES**

### **(II) Policy 2.1:**

Not for profit agencies, such as the Collier County Housing Development Corporation shall assist the County in reaching its annual affordable-workforce housing goal by holding workshops and fairs to raise awareness and understanding of housing issues in the County; working together to purchase and develop parcels; and, contributing funds towards the purchase of land for affordable-workforce housing projects.

### **(II) Policy 2.2:**

Partnerships shall be encouraged between private developers, non-profit entities, local governments and other interested parties to ensure the development of housing that meets the needs of the County's very-low, low and moderate income residents.

### **(II) Policy 2.3:**

Collier County and the City of Naples staff will continue to provide community organizations with brochures and up-dates on various housing programs, grant opportunities, technical assistance and other information that will promote affordable-workforce housing opportunities for very low, low and moderate income residents.

### **(II) Policy 2.4:**

Collier County and the City of Naples shall continue to review existing codes and ordinances and amend them as needed to allow for flexible and innovative residential design that encourages mixed use development with a variety of housing designs, styles, and price ranges.

### **(II) Policy 2.5:**

Collier County and the City of Naples shall continue to review its existing permit processing systems in an effort to reduce the processing time and cost of affordable-workforce housing and continue to identify areas that can be streamlined.

### **(II) Policy 2.6:**

Collier County shall continue to provide technical support and assistance to private developers and non-profit housing organizations in their efforts to secure State or Federal funding.

**(II) Policy 2.7:**

Collier County shall increase the utilization of existing impact fee ordinances to facilitate the development of affordable-workforce housing through the provisions of deferrals.

**CITY OF NAPLES POLICIES**

None

**\*Policy 2.8:**

Provide financial, technical and support assistance to the residents of the Carver/River Park neighborhood through continued coordination with property owners, property managers and renters.

**COUNTY POLICIES**

**(II) \*Policy 2.9:**

The County shall review the County's Affordable-workforce Housing Density Bonus Ordinance every two years or sooner, as necessary, and revise the Ordinance, as necessary, to reflect changing community needs and market conditions. The purpose of the Affordable-workforce Housing Density Bonus Ordinance shall be to encourage the blending of affordable-workforce housing density bonus units into market rate developments as well as to support developments exclusively providing affordable-workforce housing.

**(II) \*Policy 2.10:**

The Collier County Operations Support and Housing Department shall continue to operate affordable-workforce housing programs, in cooperation with public and private sponsors, to provide safe, affordable-workforce housing to residents of the County's urban designated areas and rural areas. Programs operated by the Department will continue to include, but are not limited to:

- Impact fee deferrals
- Housing rehabilitation and emergency repairs
- Down payment and closing cost assistance

**(II) \*Policy 2.11:**

The Collier County Operations Support and Housing Department will continue to coordinate with local utility providers to ensure that the necessary infrastructure and facilities for new housing developments are in place, consistent with the County's Concurrency Management System.

**(II) \*Policy 2.12:**

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

**(II) OBJECTIVE 3:**

**(II) = Plan Amendment adopted on January 25, 2007 Ordinance No. 07-14**

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

#### **JOINT CITY OF NAPLES/COUNTY POLICIES**

**(II) Policy 3.1:**

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

**(II) Policy 3.2:**

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

**(II) Policy 3.3:**

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

#### **CITY POLICIES**

**(II) \*Policy 3.4:**

Through the Neighborhood Planning Process, the City will identify local housing issues and develop programs as needed to address these concerns.

**(II) \* Policy 3.5:**

The City of Naples will initiate a study of the Old Naples area to determine architectural and development standards to protect and preserve the existing residential character of the area.

**(II) \* Policy 3.6:**

The City of Naples will study and make recommendations to amend the Code of Ordinances to address impacts of larger homes on smaller lots within the City of Naples. These changes will be reviewed to determine their effectiveness.

**(II) \* Policy 3.7:**

The City of Naples will implement their housing maintenance code to address the conservation of housing stock and the preservation and protection of residential neighborhoods.

#### **COUNTY POLICIES**

**(II) Policy 3.8:**

Collier County will continue to maintain its Community Development Block Grant (CDBG) urban entitlement county status with the U.S. Department of Housing and Urban

Development, which will continue to result in an annual allocation of federal funding available to assist very-low, low and moderate income households.

**(II) OBJECTIVE 4:**

Collier County and the City of Naples will conduct a comprehensive housing survey, every three years or sooner, for the purpose of identifying substandard dwelling units. Through continued enforcement of County housing codes, and the provision of housing rehabilitation or replacement programs, the number of substandard units (associated with a lack of plumbing and/or kitchen facilities) throughout the County shall be reduced by 5% per year through rehabilitation or demolition.

**JOINT CITY OF NAPLES/COUNTY POLICIES**

**(II) Policy 4.1:**

Utilize the most recent comprehensive housing inventory to develop and implement new programs to reduce substandard housing. Reduction of the number of substandard units will be accomplished by employing existing methods such as, but not limited to, housing code inspections, rehabilitation programs, and demolition of substandard units and their replacement with new construction.

**(II) Policy 4.2:**

Require the demolition of dilapidated, unsafe or unsanitary housing that does not meet the housing code or, which cannot economically be rehabilitated.

**(II) Policy 4.3:**

Review and amend the existing relocation policy of the City of Naples and the County, and create one uniform relocation housing policy, consistent with the U.S. Department of Housing and Urban Development requirements.

**(II) Policy 4.4:**

In the event of a natural disaster, replacement housing shall comply with all applicable federal, state and local codes and shall consider factors such as, but not limited to, commercial accessibility, public facilities, places of employment, and housing income.

**(II) Policy 4.5:**

All dwelling units will be maintained in a safe and sanitary condition, including adequate light, ventilation, sanitation and other provisions, as required by the County and the City of Naples minimum housing codes. This task will be accomplished through housing code inspections and code enforcement actions, and housing rehabilitation programs supported through state, federal, local and/or private resources.

**CITY OF NAPLES POLICIES**

None

**COUNTY POLICIES**

None

**(II) OBJECTIVE 5:**

Collier County and the City of Naples will annually monitor all identified historically significant homes to determine if these structures are being conserved, maintained, and/or rehabilitated.

## **JOINT CITY/COUNTY POLICIES**

### **(II) Policy 5.1:**

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

### **(II) Policy 5.2:**

Collier County and the City of Naples will review their land development regulations, building code, FEMA regulations, and other requirements every five years, and amend these as necessary to encourage the conservation, maintenance and rehabilitation of historically significant structures.

## **CITY POLICIES**

### **\*Policy 5.3**

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

### **(II) \*Policy 5.4:**

By 2008, Collier County and the City of Naples will study potential incentives to encourage the conservation, maintenance and rehabilitation of historic homes and will make recommendations to the City Council and to the Board of County Commissioners as to which incentives should be adopted.

## **COUNTY POLICIES**

### **(II) \*Policy 5.5:**

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

### **(II) \* Policy 5.6:**

By 2008, the Board of County Commissioners shall commission a new Historical Survey for all of unincorporated Collier County. The Survey shall review the current status of all previously identified historical structures and sites within the unincorporated County and shall make recommendations as to which of these sites or structures should be nominated to the National Register. The Survey shall also review and make similar recommendations regarding any previously unidentified historic structures or sites.

### **(II) \*Policy 5.7:**

By 2009, the Historical/Archaeological Preservation Ordinance shall be updated to include the results of the Historical Survey and to include any relevant changes in State or Federal regulations concerning historical properties.

### **(II) OBJECTIVE 6:**

Collier County shall monitor changes to state and federal regulations pertaining to group care facilities, and, as necessary, amend its Land Development Code to ensure compliance.

**JOINT CITY OF NAPLES/COUNTY POLICIES**

**(II) Policy 6.1:**

Provide non-profit group care facility organizations with information on federal, state and local housing resources that will assist them in the provision of special needs housing. On an annual basis, or as needed, provide technical assistance and support as organizations apply for funding assistance.

**(II) Policy 6.2:**

Collier County shall review the County and the City of Naples Fair Housing ordinances and procedures with regard to group care facilities and shall seek to consolidate local fair housing implementation in order to promote consistency and coordination in the siting of such facilities between the jurisdictions.

**(II) Policy 6.3:**

Review the existing County and City of Naples land development regulations and building codes, and amend as necessary, to ensure compliance with State and Federal regulations to provide for group homes and foster care facilities licensed by the State of Florida.

**(II) Policy 6.4:**

Collier County may allow group care facilities in residentially zoned neighborhoods where adequate infrastructure, services and resources are available. The location of these facilities will be in compliance with local land use regulations and will be consistent with Chapter 419, Florida Statutes.

**CITY OF NAPLES POLICIES**

None

**COUNTY POLICIES**

None

**(II) OBJECTIVE 7:**

Although mobile home developments currently exist within the coastal areas of Collier County, as a result of the coastal community's susceptibility to flooding and storm surges, no new rezone to permit mobile home development will be allowed within the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map.

**JOINT CITY OF NAPLES/COUNTY POLICIES**

None

**CITY OF NAPLES POLICIES**

**\*Policy 7.1:**

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

**\*Policy 7.2:**

Additional mobile home developments will not be permitted in the city limits due to the City's low elevation, susceptibility to flooding, storm surges and high winds in hurricane and tropical storms and that mobile homes are particularly vulnerable to damage.

### **COUNTY POLICIES**

**(II) \* Policy 7.3:**

The County has numerous sites where mobile homes are a permitted use and these sites will continue to be available for mobile home developments. However, due to the low lying elevations, susceptibility to flooding, storm surges and high winds from hurricanes and tropical storms, and that mobile homes are particularly vulnerable to damage, no additional sites will be zoned for mobile home development within the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map.

**(I)(II) OBJECTIVE 8:**

Collier County shall continue to utilize SHIP, CDBG, or other funding sources and, in partnership with Federal, State and non-profit housing agencies, will seek to provide a minimum of 50 rehabilitated or new residential units per year for very low, low and moderate income residents of the Immokalee Urban Area, Rural Fringe Mixed Use District, and within the Rural Lands Stewardship Area. Families benefiting from such housing will include, but not be limited to, farmworkers and other populations with special housing needs.

**(I)(II) Policy 8.1:**

Collier County shall continue to pursue the policy of requiring all non-conforming or sub-standard residences of any type within the Immokalee Urban Area to be either rehabilitated to current housing code standards or demolished.

**(I)(II) Policy 8.2:**

By 2008, Collier County shall complete a review of the residential density caps established within the Immokalee Area Master Plan Element of this Growth Management Plan. Based upon this review, the County shall determine if and where it may be appropriate to increase such caps, so as to encourage the development of new affordable-workforce housing units for farmworkers, very low, low and moderate income residents.

**(I)(II) Policy 8.3:**

During 2004, the County completed a housing assessment survey of single family, multi-family, and mobile home units and mobile home parks in the Immokalee Urban Area, in order to determine the number of units that do not meet the County's current health, safety and minimum housing codes. The County shall target affordable-workforce housing and code enforcement programs to correct the conditions.

**(I)(II) Policy 8.4:**

Funding for rehabilitation of both owner and rental units within the Immokalee Urban and Rural Lands Stewardship Areas will be provided through USDA funding, State SHIP funding, CDBG funding, or other appropriate funding sources, and leveraged with additional funding sources to the maximum degree possible.

**(I)(II) Policy 8.5:**

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

**(I)(II) Policy 8.6:**

Collier County will continue to utilize CDBG funds to provide farmworker-housing opportunities. In addition to housing units that currently qualify for assistance under SHIP program guidelines, special consideration of CDBG funds will be aimed at units that current SHIP program guidelines prohibit from assistance (i.e., mobile home units). Farmworkers will also be encouraged, through the use of multi-lingual outreach programs, to take advantage of any other CDBG, SHIP, Local, State, Federal and private programs for which they may qualify.