

Part 1 Strategic Plan Edits

Page 3 Draft verbiage
Housing

(With the highest housing prices in Florida, affordable housing has become a critical issue for the County. Even with the highest median (half above/half below) family income in the state (\$71,800 as of June 2011), the County's middle-income families still struggle to obtain housing due to a lack of bank lending, job stability and overall tightening of the credit markets.

Based on the incidence of Cost Burden (monthly amount required to meet all housing needs) nearly one quarter of the households in Collier County have a problem affording their housing. Those units (owned and rented) with severe Cost Burden (over 50% of Household Income is required for housing costs) total 12.0% of the units in Collier County. Units with moderate Cost Burden (between 30% and 50% of Household Income is for housing costs) is another 14.6% of the housing stock.

Low-income families (making below 80% of the median income) continue to experience the most trouble in the housing market. They will continue to be the County's main focus for affordable housing rental and owner programs. The County's housing programs operate countywide.)

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Housing-Change in red

With the highest housing prices in Florida, affordable housing continues to be a critical issue for the County. Even with the highest median (half above/half below) family income in the state (\$71,800 as of June 2011), the County's middle-income families still struggle to obtain housing due to a lack of bank lending, job stability and overall tightening of the credit markets.

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With Southwest Florida continuing to be the epicenter of the foreclosure crisis, the abundance of single family homes on the market continues. As a result of the crisis, it has become increasingly difficult for first time homebuyers to secure bank financing. More and more of the population is remaining in their housing or renting. As a result, the greatest need in the community regarding housing is in the area of rental assistance and housing rehabilitation.

Low-income families (making below 80% of the median income) continue to experience the most trouble in the housing market. They will continue to be the County's main focus for affordable housing rental and owner programs. The County's housing programs operate countywide.

The County will focus on the rehabilitation of existing housing units to preserve the existing housing stock and provide a more effective method of attaining decent housing for the low-moderate income population. The program has been centered on rehabilitation of units for the elderly population, where the most severe conditions exist.

Using other federal funds, foreclosed homes will continue to be acquired, renovated and sold to income qualified families interested in homeownership. Significant principle reductions will be awarded to assist with obtaining bank financing.

Page 3 Homeless

Collier County, through the HHVS, is the Lead Agency for the Continuum of Care (CoC) efforts in the community. The County's homeless priorities were developed with input from the CoC and are directed toward implementing the County's 10-Year Plan to Eliminate Homelessness. The priorities will continue to be homelessness prevention, families with children, chronic homeless and the development of **sheltered housing** and permanent supportive housing.

Page 4-5 Community Development

The County will continue to support affordable rental housing; rehabilitation of **existing homes, Public Facilities, economic development, public service initiatives, special needs housing and infrastructure**; creating economic opportunities; expanding social services; and revitalizing its low income neighborhoods.

Socioeconomic

While County's population has continued its growth, up 32.7% from 2000 to 2010 (88,100 new residents); this number is deceptive in that it does not reflect that the bulk of new residents arrived between 2004-2007 and the rate of increase has slowed dramatically in the last years of the decade. The County is expected to add another 32,600 people through the year 2016.

During the winter season, the County's population increases by 25%, as wealthy residents visit their winter homes.

The County is radically diversifying the characteristics of the heads of households: 79.4% are white, 3.6% African-American and 15.6% are now Hispanic.

The County continues to have an older age structure: 41.5% of all households are headed by someone over 65. This figure represents an increase of 1.5% in senior heads of households from 2006.

The County's median family income (half above/half below) in 2011 is \$71,800, the highest in the State, however it is down from \$72,300 in 2010.

Almost half of the County's total personal income is received through investment income, twice the statewide rate. Affluent retirees/visitors are the County's economic base.

Collectively the County's residents are highly affluent: 48% of all households had incomes above \$50,000 a year in 2000 and 60% in 2010.

The Claritas Inc. proprietary demographic information found 24% of the County's households were upper-middle income or higher, 50% were middle-class and 26% were working class. This compares to 2006 figures which showed 33% of the County's households were upper-middle income or higher, 35% were middle-class and 32% were working class.

Reflecting the County's unique economy, recent statistics show that employment is higher than average in agriculture, construction, retail sales, entertainment, accommodation and food service; however it should be noted that these are traditionally lower wage jobs.

Collectively, the County's adult educational attainment levels are above the statewide rate; but minority education attainment levels lag well behind even their statewide rates.

In 2010, 6.7% of the County's residents have household incomes below the poverty line.

Page 4
Housing

Reflecting its location on the Gulf of Mexico, and older age structure the County has a high level of multifamily condominium units,

The vast majority of the housing stock is new, built after 1980.

Reflecting the County's strong second-home market, 24% of all units were "held for seasonal use" in 2010.

The latest public data (Source: City-data.com) estimated the median house or condo value in 2009 for Collier County to be \$292,100 (it was \$149,000 in 2000). In Florida, the estimated house or condo median value in 2009 was \$182,400 which is significantly lower than in the 2004-2007 boom periods.

However, the median sales price is drastically lower than previous years at approximately \$200,000 for 2009 according to the Naples Area Board of Realtors

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How These Forces Shaped County Priorities

The most serious problem facing the County is the lack of financing for home mortgages and the unwillingness of the financial institutions to address the issue. Higher unemployment has also generated a condition where families can no longer afford housing, at any price. A shift has occurred toward rental housing since home

ownership is less affordable. Older homeowners have also seen a return of adult children who cannot afford housing of their own.

Foreclosures have also generated a negative impact on the housing market for several reasons. First is the loss of housing by a family that can no longer meet their mortgage requirements. A second issue exists with the falling property values that reduce the ability of local government to address problems due to the lack of tax revenue. The last issue is that many rental properties are now requiring a credit history when renting units. The impact of the foreclosure on the credit history now makes some potential renters ineligible even for rental units.

Foreclosures have resulted in many units coming onto the real estate market. However, the intricacies of the sale of these units have left many unavailable for purchase for the **general public**. The average time that a foreclosed/short sale unit remains on the open market now exceeds 1.5 years.

The obvious shift in strategy is toward increasing rental housing and single family home rehabilitation programs. In addition the NSP program is a main element in rehabilitating and reselling foreclosed single family units. **Due to additional units coming onto the market with reduced sales prices, these units could be a good source for acquisition and rehabilitation to be sold to income qualified clients interested in homeownership. Significant principle reductions will be given to assist with obtaining bank financing.**

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OBSTACLES TO MEETING UNDERSERVED NEEDS

The major obstacle to meeting the County's underserved needs will continue to be the declining levels of federal/state financial support for these programs.

In response to this obstacle, the County has enacted a number of local programs to increase the supply of affordable housing. A shift in demand has occurred toward rental housing due to the real estate issues. Concentration on affordable multifamily rental units as a housing strategy appears to be more realistic.

Another significant obstacle is the high foreclosure rate that exists in the county. This condition impacts affordability in several ways. **(Deleted the rest of the paragraph)**

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OBSTACLES TO MEETING UNDERSERVED NEEDS

The major obstacle to meeting the County's underserved needs will continue to be the declining levels in federal/state support for these areas.

In response to this obstacle, the County has enacted a number of local programs to increase the supply of affordable housing including density bonus, impact fee deferrals and expedited permitting. **The County continues to maximize the grants received from the numerous sources to better serve the low and moderate income families and work with other agencies and government departments to develop policies that assist meeting these needs.** (Deletion in blue) **The County is also exploring efforts to raise funds locally to support the production of affordable housing. In addition, the County is researching alternatives including Community Land Trust, surplus government property and other resources to address these needs.)**

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The County **did** receive written comments during the 30 day public comment period. **Written comments are provided in the Appendix.**

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Nonprofit Organizations

A small number of nonprofit agencies operating in Collier County exist for the express purpose of providing housing and/or housing and community development services. The types of services offered include home buyer counseling/classes, housing development programs including acquisition and rehabilitation of housing for resale and **the construction of new rental/multifamily housing.**

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Gaps

Gaps in the delivery system include the following:

- **Limited routes of public transportation exist especially for low to moderate income workers to their job**
- Affordability of housing due to low wages and high unemployment
- Lack of loan opportunities for mortgages
- No Public Housing Authority for low to moderate income households. The Collier County Housing Authority is limited to farmworkers in their housing options.

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1. BASIS FOR ASSIGNING PRIORITIES

Affordable Housing

The County has given top priority to rental programs to enable low to moderate income households the opportunity to obtain decent housing. The real estate market has experienced significant changes in recent years with a sharp rise in prices with the boom of 2004 through 2007. This period was followed by a more significant decrease in values due to the recessionary factors. The decline in prices has not resulted in the attainability of housing that might have been expected by such a drop. Instead, the constricting of the financial markets has made home mortgages difficult to obtain. A corresponding increase in unemployment/underemployment has also resulted in a reduced ability to afford housing at any price.

Because many home owners cannot sell their current units and must continue to support their houses even if they are up-side-down on the mortgages, the County has made owner-occupied rehabilitation programs a housing priority. This program assists in conserving the existing housing stock within the community.

The County will encourage the development of affordable rental housing low to moderate income population increases. Rental subsidies may be required to assist in making rental units more affordable.

Using other federal funds, foreclosed homes will continue to be acquired, renovated and sold to income qualified families interested in homeownership. Significant principle reductions will be provided to assist with obtaining bank financing.

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Community Development

The County has several low-income neighborhoods where it has provided community development improvements. These include Immokalee, Copeland, Golden Gate and the Carver/River Park neighborhood in the City of Naples.

Both the Immokalee community and the Carver/River Park neighborhood have completed visioning and master planning processes. Recommendations from those processes may include housing construction, rehabilitation, public facility improvements and other HUD eligible projects. The County will work with neighborhood organizations to encourage the implementation of these master plans and potentially include HUD eligible project in future County one-year action plans.

Planning for community needs has also been performed by the Bayshore-Gateway Triangle CRA and the Immokalee CRA which addresses conditions of blight within their boundaries.

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2. EXTENT THAT ANY RACIAL OR ETHNIC GROUP HAS A DISPROPORTIONAL GREATER NEED FOR ANY INCOME CATEGORY

The following table identifies the Cost Burden based on ethnic distribution. In all categories, Renters have a more significant Cost Burden than Owners. Most non-white categories have a more severe Cost Burden than the average for the County. Disproportionate need exists when the average rate of Cost Burden (Moderate and Severe Combined) for any ethnic group is 10% higher than the average for the area. Based on this criteria, there is no disproportionate need in Collier County.

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Farmworkers

Collier County has a need farmworker housing to support its large agricultural economy. Farm workers who are typically low paid and transient. Currently Collier County has 641 housing units for farm worker families and 192 dorm beds for single workers based on records maintained by the Collier County Housing Authority.

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1. PRIORTIES AND SPECIFC OBJECTIVES

The County has placed its highest priority on helping the “working poor” renter households find affordable housing and assisting low-income households achieve homeownership.

County’s Specific Housing Objectives for FY2011 through FY2016 are:

Provide credit counseling and homeownership training assistance to approximately 1,000 perspective low-income homebuyers (over the five year period).

Federal Funds: HOME/CDBG

Expand the existing program to rehabilitate housing to improve the overall housing stock

Where possible, acquire multi-family units for rehabilitation to provide affordable housing or foreclosed single family homes for rehabilitation and resale to income qualified households.

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Land Development Regulations are a more specific set of rules that impact the method in which development can occur.

- The Land Development Regulations require a costly and time consuming process for securing bonus densities. This process includes approval by the Board of County Commissioners.

- The Land Development Regulations require a costly and time consuming process to approve site plans process required for farm labor housing and group homes;
- The Land Development Regulations provide a program (enabled by the Comprehensive Plan) of impact fee deferrals for affordable housing projects.
- The process required under the Land Development Regulations for compliance with environmental standards adds cost to the development of affordable housing;
- Generally, the process for securing approval of affordable-workforce housing permits is costly, time consuming, and unpredictable

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2. STRATEGIES TO REMOVE OR AMELIORATE NEGATIVE EFFECTS OF PUBLIC POLICIES, LAND USE CONTROLS, ZONING AND BUILDING REGULATIONS, AND MARKET CONDITION INCLUDE THE FOLLOWING.

Strategies to address barriers posed by land use controls, zoning regulations and fees include:

- Amend the Comprehensive Plan to allow for more flexibility to obtain density bonuses.
- Amend the Comprehensive Plan to allow impact fee waivers rather than just deferrals;
- Amend the Comprehensive Plan to allow waiver of such things as native vegetation preservation requirements for which there is currently flexibility allowed under Policy 6.1.1 of the Conservation Element. Adopt associated regulations in the land development code;
- Amend the Land Development Regulations to streamline the process for density bonuses and create a higher level of predictability.
- Amend the Land Development Regulations to streamline the process for approving of farm labor housing and group homes;
- Establish an affordable housing support resource to help navigate through the approval process in the County. This responsibility should be assigned to an existing position within the county government that is of authority and knowledgeable of the county development, permitting and code enforcement for an affordable housing assistance program;
- Explore grant and public/private partnerships to leverage the use of state and federal funds more efficiently;
- Formulate quantifiable measures of effectiveness for incentive strategies such as expedited permitting, impact fee deferrals and bonus densities to evaluating how well each mechanisms functions. Also, regularly evaluate each mechanism and modify them as needed to adjust to circumstances;

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1. PRIORITIES AND SPECIFIC OBJECTIVES

While the County has given the Non-Homeless Persons with Special Needs a medium priority, the County will continue to support projects and services to benefit these problems.

Specific Objectives for Non-Homeless Persons with Special Needs for FY 2011 through FY 2016 based on the request for funding and the ability to serve this population with that funding:

- New or expanded facilities for persons with special needs: 25 beds
 - Federal Funds: HOME/CDBG. State/Local: private
- Supportive services to serve eligible persons with special needs: 200 persons
 - Federal Funds: CDBG. State/Local: State/private



Part 2 FY2011-2016 Citizen Participation Plan Edits

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Criteria for Amendment(s) to Five Year Consolidated Plan

Amendment to Five Year Consolidated Plan (CP): The County may from time to time find it necessary to amend its CP. The following will define what constitutes and does not constitute a substantial amendment to the CP:

Definitions:

The following definitions are essential to understanding the elements regarding the entitlement funding. These definitions refer to the main elements of Activities and Projects.

Activities: Activities refer to the specific services that are provided to the low to moderate income population. HUD provides a list of these activities as well as a description of what comprises the Activity, eligibility and identification numbers.

Projects: Each Activity may be comprised of one or more Projects that are designed to achieve the goal of the particular Activity. The Projects are the specific requests for funding from subrecipients that are included in the Annual Action Plan.

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FY2011-2016 Consolidated Plan Edits Part 3 Housing Needs

None



Tracking Analysis if Impediments

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Actions to Correct/Identify Impediments

The County will ensure that any fair housing complaints that are received are also forwarded to HUD for investigation. In addition, the County will take the following actions to raise public awareness on this issue.

Numbering and text corrected to be the same 1-18

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Ethnic Groups with a disproportional need

The following table identifies the Cost Burden based on ethnic distribution. In all categories, Renters have a more significant Cost Burden than Owners. Most non-white categories have a more severe Cost Burden than the average for the County. The HUD definition of disproportional need is when any specific ethnic group has a Cost Burden rate that is 10% higher than the Cost Burden rate for the entire population of the County. Based on this criterion, there is no disproportionate need in Collier County.



FY2011-2012 Action Plan Edits to Draft

Page 1

The main priorities in utilizing the limited federal, state and local funds include infrastructure and public facilities, affordable housing opportunities and job creation for the community's low and moderate income residents. Collier County has administrated numerous years of HUD entitlement funding and has achieved HUD's timeliness ratio. Collier continues to expend nearly 100% of its federal funding on low and moderate income beneficiaries.

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2. BASIS FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

The projects selected for inclusion in the Action Plan for this fiscal year are concentrated geographically in the Immokalee area as well as parts of Naples, East Naples, Bayshore and Golden Gate. These communities also represent the location of the majority of the low to moderate income residents of the County.

Other projects addressing the needs of low and moderate income residents include Meals Programs for seniors, Emergency Shelter, Rental Assistance and Homebuyer Education, which are issues County-wide. However, these services will be directed toward the elderly as well as low to moderate income persons.

3. ACTIONS TO ADDRESS OBSTACLES

With Southwest Florida continuing to be the epicenter of the foreclosure crisis, the abundance of single family homes on the market continues. As a result of the crisis, it has become increasingly difficult for first time homebuyers to secure bank financing. More and more of the population is remaining in their housing or renting. As a result, the greatest need in the community regarding housing is in the area of rental assistance and housing rehabilitation. Collier County will focus the efforts in these areas to meet the demand.

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2. PLAN DEVELOPMENT

Local not for profit agencies, the Community Redevelopment Agencies, Collier County Housing Authority and participating municipalities were contacted to prepare and submit proposals to be included in the Annual Action Plan. These proposals were examined to determine the ability to meet the goals and priorities of the Consolidated Plan as well as the ability to serve the public. After review, those projects that best met the needs of the Consolidated Plan were selected for inclusion in this year's submission to HUD after a review by a selection committee.

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1. PRIORITIES

Priorities are placed with Rental Assistance programs for the next year. This action is taken since data reveals that the greatest need is in this category. Additionally, the disruption in the Real Estate market along with higher unemployment and foreclosure rates has made home ownership more difficult.



Another priority is in the area of rehabilitation of existing housing units to preserve the existing housing stock and provide a more effective method of attaining decent housing for the population. The program has been centered on rehabilitation of units for the elderly population, where the most severe conditions exist.

Using other federal funds, foreclosed homes will continue to be acquired, renovated and sold to income qualified families interested in homeownership.

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Error! Reference source not found.Action Plan Barriers to Affordable Housing Response:

1. ACTION TO BE TAKEN

The Affordable Housing Advisory Committee has formed a sub-committee that is investigating various governmental regulations and policies that can be implemented to improve the access to and availability of affordable housing in the County including density bonus by right and deferral of impact fees
Significant subsidies will be provided for the homebuyers of the Neighborhood Stabilization Program houses to assist with the qualification of mortgages
Rental assistance will be provided for special needs and the elderly through the Tenant Based Rental Assistance Program

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The County will finalize its 10 Year Plan to end homelessness, in conjunction with the Continuum of Care and the Collier County Hunger and Homeless Coalition. The Plan will support a Housing First model which includes wrap around support services for our most vulnerable citizens.



FY2011-2016 Consolidated Plan Edits Part 6 Templates & Back

Addition of Public Comments & responses

