

**COLLIER COUNTY GROWTH MANAGEMENT PLAN  
and  
CITY OF NAPLES COMPREHENSIVE PLAN**

**HOUSING ELEMENT**

Prepared by  
Collier County Planning and Zoning Department  
Comprehensive Planning Section

Prepared for  
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS  
and  
NAPLES CITY COUNCIL  
Adopted October, 1997

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

<u>SYMBOL</u>	<u>DATE AMENDED</u>	<u>ORDINANCE NO.</u>
	February 5, 1991	91-15
	May 9, 2000	2000-25 **
	May 9, 2000	2000-26 ***
(I)	May 9, 2000	2000-27
(II)	January 25, 2007	2007-14 ****
(III)	January 8, 2013	2013-10 *****

The parenthesized Roman numeral symbols enumerated above appear throughout this Element and provide informational citations to adopted documents recorded in the Official Records of Collier County, as required by Florida law. These symbols are for informational purposes only, meant to mark entries amended after the 1997 adoption of the full Element and typically found in the margins of this document, but are not themselves adopted.

Note: Amendments made by Ordinance No. 91-15 are no longer denoted on the pages of the Element with Roman numeral symbols.

\* Indicates adopted portions.

\*\* Ordinance No. 2000-25 rescinded and repealed in its entirety Collier County Ordinance No. 99-63, which had the effect of rescinding certain EAR-based (1996 EAR) objectives and policies at issue in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).

\*\*\* 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 (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 readopting Policy 2.2.3 of the Golden Gate Area Master Plan.

\*\*\*\* Based on 2004 Evaluation and Appraisal Report (EAR).

\*\*\*\*\* Based on 2011 Evaluation and Appraisal Report (EAR).

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

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 denoted with a plus symbol (+) 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.

(II) = Plan Amendment by Ordinance No. 2007-14 on January 25 2007

**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.**

(III) **OBJECTIVE 1:**  
Provide new affordable housing units in order to meet the current and future housing needs of legal residents with very-low, low, moderate and affordable workforce incomes, including households with special needs such as rural and farmworker housing in rural Collier County.

**JOINT CITY OF NAPLES/COUNTY POLICIES**

(III) **Policy 1.1:**  
By January 14, 2014, the Department of Housing, Human and Veteran Services shall establish a method of Indexing the demand for very-low, low, moderate and affordable workforce housing.

(III) **Policy 1.2:**  
By January 14, 2014, the Department of Housing, Human and Veteran Services shall establish a method of Indexing the availability and costs of very-low, low, moderate and affordable workforce housing.

(III) **Policy 1.3:**  
By January 14, 2014, the Department of Housing, Human and Veteran Services shall develop methods to predict future need, based on the Indexes established in Policies 1.1 and 1.2 above.

(III) **Policy 1.4:**  
By January 14, 2015, the Department of Housing, Human and Veteran Services shall establish necessary strategies, methods and tools to support this Objective.

(III) **Policy 1.5:**  
On an annual basis, beginning in June 2014, the Department of Housing, Human and Veteran Services shall provide a report to the Board of County Commissioners on the status of affordable housing in each Commission District within the County.

(II)(III) **Policy 1.6:**  
The County shall maintain an interlocal agreement with the City of Naples that requires the City to provide their proportionate share of affordable housing units or provide the financial equivalent to the County. (The City's proportionate share and financial equivalent will be evaluated and substantiated by the most current data, studies, and methods available to the County.)

(III) **Policy 1.7:**  
The interlocal agreement referenced within Policy 1.1 shall be re-evaluated every three years.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(II)(III) **Policy 1.8:**  
The County shall, with the City of Naples, 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)(III) **Policy 1.9:**  
The County shall, with the City of Naples, explore the development of a fair share affordable housing ordinance that shall require commercial and residential developments to address the lack of affordable housing. The local jurisdictions will evaluate a broad range of options including the development of an affordable 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 housing as the population increases.

(II)(III) **Policy 1.10:**  
The County shall create or preserve affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction. 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)(III) **Policy 1.11:**  
The County shall maintain an inventory of all approved affordable 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)(III) **OBJECTIVE 2:**  
Increase the number of affordable housing units, by the methods contained in Objective 1 and subsequent Policies, for very-low, low, moderate and affordable workforce income residents with the assistance of for-profit and not-for-profit providers of affordable housing, within the County and its municipalities.

JOINT CITY OF NAPLES/COUNTY POLICIES

(II)(III) **Policy 2.1:**  
Not-for-profit agencies shall assist the County in reaching its annual affordable 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 housing projects.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

- (II)(III) **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, moderate and affordable workforce income residents.
- (II)(III) **Policy 2.3:**  
The County shall, with the City of Naples, 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 housing opportunities for very low, low, moderate and affordable workforce income residents.
- (II)(III) **Policy 2.4:**  
The County shall, with the City of Naples, 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)(III) **Policy 2.5:**  
The County shall, with the City of Naples, continue to review its existing permit processing systems in an effort to reduce the processing time and cost of affordable 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)(III) **Policy 2.7:**  
The County shall increase the utilization of existing impact fee ordinances to facilitate the development of affordable housing through the provisions of deferrals.

CITY OF NAPLES POLICIES

- (III) + **Policy 2.8:**  
The City of Naples continues to 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)(III) **Policy 2.9:**  
The County shall review its Affordable-workforce Housing Density Bonus Ordinance every three 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 housing density bonus units into market rate developments as well as to support developments exclusively providing affordable housing.)
- (II)(III) **Policy 2.10:**  
The County Housing, Human and Veteran Services Department shall continue to administer affordable housing programs, in cooperation with public and private sponsors, to provide safe,

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

affordable housing to residents of the County's urban designated areas and rural areas. Programs administered 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
- Acquisition (exclusive of Collier County Government) and rehabilitation program

(II)(III) **Policy 2.11:**

The County in coordination with for-profit and not-for-profit providers of affordable housing development shall 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)(III) **OBJECTIVE 3:**

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)(III) **Policy 3.2:**

The County shall 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 housing.

(II)(III) **Policy 3.3:**

The 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, moderate and affordable workforce income residents for home improvements, rehabilitation and first time homebuyer's assistance.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013



CITY POLICIES

- (II)(III) + **Policy 3.4:**  
Through the Neighborhood Planning Process, the City of Naples continues to identify local housing issues and develop programs as needed to address these concerns.
- (II)(III) + **Policy 3.5:**  
The City of Naples continues to implement incentive policies, where practical, to protect and preserve historic structures, and maintain the existing residential character of the area.
- (II)(III) + **Policy 3.6:**  
The City of Naples continues to 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)(III) + **Policy 3.7:**  
The City of Naples continues to address the conservation of housing stock and the preservation and protection of residential neighborhoods through its Neighborhood Action Plans.

COUNTY POLICIES

- (II)(III) **Policy 3.8:**  
The County shall 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, moderate and affordable workforce income households.
- (II)(III) **OBJECTIVE 4:**  
Conduct housing surveys, every three years or sooner, for the purpose of identifying substandard dwelling units. Through continued enforcement of 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)(III) **Policy 4.1:**  
The County shall, with the City of Naples, 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)(III) **Policy 4.2:**  
The County shall, with the City of Naples, require the demolition of dilapidated, unsafe or unsanitary housing that does not meet the housing code or, which cannot economically be rehabilitated.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(II)(III) **Policy 4.3:**  
The County shall, with the City of Naples, create a single uniform relocation housing policy, consistent with the U.S. Department of Housing and Urban Development requirements.

(II)(III) **Policy 4.4:**  
In the event of a natural disaster, the County shall, with the City of Naples, require that replacement housing 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)(III) **Policy 4.5:**  
The County shall, with the City of Naples, require all dwelling units 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)(III) **OBJECTIVE 5:**  
Annually monitor all identified historically significant homes in order to promote the conservation, maintenance and/or rehabilitation of those structures.

JOINT CITY OF NAPLES /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)(III) **Policy 5.2:**  
The County shall, with the City of Naples, 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.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(II)(III) + **Policy 5.4:**

By 2019, the County shall with the City of Naples study potential incentives to encourage the conservation, maintenance and rehabilitation of historic homes and shall 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)(III) **Policy 5.6:**

By 2018, 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)(III) **Policy 5.7:**

By 2019, the Historical/Archaeological Preservation Ordinance shall be updated to include the results of the Historical Survey and any relevant changes in State or Federal regulations concerning historical properties.

(II)(III) **OBJECTIVE 6:**

Monitor changes to state and federal regulations pertaining to group housing and Continuing Care Retirement Centers, and, as necessary, amend the Land Development Code to ensure compliance.

JOINT CITY OF NAPLES/COUNTY POLICIES

(II)(III) **Policy 6.1:**

The County shall, with the City of Naples, provide non-profit group housing and Continuing Care Retirement Center 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)(III) **Policy 6.2:**

The County shall, with the City of Naples, review the County and City's Fair Housing ordinances and procedures with regard to group housing and Continuing Care Retirement Centers 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.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(II)(III) **Policy 6.3:**  
The County shall, with the City of Naples, review their respective land development regulations and building codes, and amend as necessary, to ensure compliance with State and Federal regulations to provide for group housing and Continuing Care Retirement Centers, and foster care facilities licensed by the State of Florida.

(II)(III) **Policy 6.4:**  
The County shall, with the City of Naples, allow group housing and Continuing Care Retirement Centers 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)(III) **OBJECTIVE 7:**  
Restrict new rezonings for mobile home development to areas outside of the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map, due to area's susceptibility to flooding and storm surge.

JOINT CITY OF NAPLES/COUNTY POLICIES

None

CITY OF NAPLES POLICIES

(III) + **Policy 7.1:**  
The City of Naples continues to recognize 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.

(III) + **Policy 7.2:**  
The City of Naples continues to disallow additional mobile home developments within the city limits due to the City's low elevation, susceptibility to flooding, storm surges and high winds in hurricane and tropical storms, and vulnerability 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

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

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)(III)

**OBJECTIVE 8:**

Utilize SHIP, CDBG, or other funding sources and, in partnership with Federal, State and non-profit housing agencies, to provide in concert with Objective 1, a number of rehabilitated or new residential units per year for very low, low, moderate and affordable workforce income residents, based on identified need. (Families benefiting from such housing will include, but are not limited to, farmworkers and other populations with special housing needs.)

**COUNTY POLICIES**

(I)(II)(III)

**Policy 8.1:**

The County shall continue to identify sub-standard residences, of any type, within the Immokalee Urban Area and require that those residences be rehabilitated to current housing code standards or demolished.

(I)(II)(III)

**Policy 8.2:**

The County shall continue to target affordable housing and code enforcement programs to correct deficiencies identified in the 2004 Immokalee Urban Area housing assessment survey.

(I)(II)(III)

**Policy 8.3:**

Funding for rehabilitation of both owner and rental units shall 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)(III)

**Policy 8.4:**

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)(III)

**Policy 8.5:**

The County shall utilize CDBG funds to provide farmworker-housing opportunities, including special consideration aimed at those units that current SHIP program guidelines prohibit from assistance.

(III)

**OBJECTIVE 9:**

Support housing programs that encourage the development of energy efficient and environmentally sensitive housing.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013

(III) JOINT CITY OF NAPLES/COUNTY POLICIES

(III) None

(III) CITY POLICIES

(III) None

(III) COUNTY POLICIES

(III) **Policy 9.1:**

The County shall encourage the construction of energy efficient housing by exploring innovative regulations that promote energy conserving and environmentally sensitive technologies and design.

(III) **Policy 9.2:**

The County shall educate the public about the economic and environmental benefits of resource efficient design and construction.

(III) **Policy 9.3:**

The County shall expedite plan review of housing projects that promote energy conservation and design.

(III) **Policy 9.4:**

The County shall continue to encourage the development of mixed housing types near employment centers in order to reduce Green House Gas emissions and minimize carbon footprints.

(III) **Policy 9.5:**

The County shall promote the incorporation of US EPA Energy Star Building and Appliances programs into construction and rehabilitation practices.

(III) = Plan Amendment by Ordinance No. 2013-10 on January 8, 2013