



ORDINANCE NO. 13-10

AN ORDINANCE AMENDING ORDINANCE NUMBER 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE HOUSING ELEMENT TO PROVIDE FOR 2011 EVALUATION AND APPRAISAL REPORT (EAR) BASED AMENDMENTS TO THE GROWTH MANAGEMENT PLAN; BY PROVIDING FOR SEVERABILITY; AND BY PROVIDING AN EFFECTIVE DATE.

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WHEREAS, the Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, Collier County has held public hearings to provide for and encourage public participation throughout the 2011-12 plan amendment process; and

WHEREAS, Collier County did submit the 2011-12 Growth Management Plan amendments to the Department of Economic Opportunity for preliminary review on May 03, 2012; and

WHEREAS, the Department of Economic Opportunity did review and did not make written objections to the amendments to the Growth Management Plan and transmitted the same in writing to Collier County within the time provided by law; and

WHEREAS, Collier County has 60 days from receipt of the Objections, Recommendations and Comments Report from the Department of Economic Opportunity to adopt, adopt with changes or not adopt the proposed amendments to the Growth Management Plan; and

WHEREAS, the Collier County Planning Commission held a public hearing on the adoption of the amendments to the Growth Management Plan on October 30, 2012; and

WHEREAS, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and did hold public hearings concerning the adoption of the amendments to the Growth Management Plan on January 8, 2013; and

WHEREAS, all applicable substantive and procedural requirements of law have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: ADOPTION OF AMENDMENTS TO THE HOUSING ELEMENT OF THE GROWTH MANAGEMENT PLAN.

The Board of County Commissioners hereby adopts the amendments to the Housing Element attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION TWO: SEVERABILITY.

If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION THREE: EFFECTIVE DATE.

The effective date of these plan amendments, if the amendments are not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, these amendments shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on these amendments may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County this 9th day of January, 2013.

ATTEST:
DWIGHT E. BROCK, CLERK

By: 

Attest as to Chairman's signature.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: 

GEORGIA A. HILLER, ESQ.
Chairwoman

Approved as to form and legal sufficiency:

Heidi A. Cicko HRC
Heidi Ashton-Cicko 12/14/12
Managing Assistant County Attorney

Attachment: Exhibit "A"

2011 EAR-BASED ADOPTION - HOUSING ELEMENT
Rev. 12/13/12

CP\12-CMP-00848\92

This ordinance filed with the
Secretary of State's Office the
17th day of January, 2013
and acknowledgement of that
filing received this 17th day
of January 2013
By [Signature]
Deputy Clerk

Words underlined are added; words struck through are additions; words with
*** indicates a page break

STATE OF FLORIDA)

COUNTY OF COLLIER)

I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2013-10

which was adopted by the Board of County Commissioners on the 9th day of January, 2013, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 14th day of January, 2013.

DWIGHT E. BROCK
Clerk of Courts, and Clerk
Ex-officio to Board of
County Commissioners

Ann Jennejohn

By: Ann Jennejohn,
Deputy Clerk

**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>
	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 adopted portions of this document, but are not themselves adopted.

** 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 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 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 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.

* Indicates adopted portions.

Note: Support documents will be introduced and updated as current information becomes available.

(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 1: [Goal provided for contextual purposes only; no change proposed, page 3]
TO CREATE AN ADEQUATE SUPPLY OF DECENT, SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL RESIDENTS OF COLLIER COUNTY.

OBJECTIVE 1: [Revised text, page 3]
~~The number of Provide~~ 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 order an effort to continue meeting the current and future housing needs of legal residents with very-low, low, and 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

Policy 1.1: [New Policy, page 3]
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.

Policy 1.2: [New Policy, page 3]
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.

Policy 1.3: [New Policy, page 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.

Policy 1.4: [New Policy, page 3]
By January 14, 2015, the Department of Housing, Human and Veteran Services shall establish necessary strategies, methods and tools to support this Objective.

Policy 1.5: [New Policy, page 3]
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.

Policy 1.1 6: [Renumbered and revised text, page 3]
~~Collier The County shall pursue maintain an~~ interlocal agreements with the City of Naples, ~~the City of Marco Island, and Everglades City to that~~ requires that each the eCity to provide their proportionate share of affordable-workforce housing units (or provide the financial equivalent to the County). (Each city's 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.)

Policy 1.7: [New Policy, page 3]
The interlocal agreement referenced within Policy 1.1 shall be re-evaluated every three years.

Exhibit "A"

As approved by CCPC on 10-30-12
Housing Element – to BCC for Adoption

EAR-based GMP amendments

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Policy 1.38: [Renumbered and revised text, page 3]
~~Collier~~ The County shall, with 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.

Policy 1.39: [Renumbered and revised text, page 3]
The County shall, with 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.

Policy 1.410: [Renumbered and revised text, page 3]
~~Collier~~ 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 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.

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COUNTY POLICIES

Policy 1.511: [Renumbered and revised text, page 3]
~~Collier~~ The 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.

OBJECTIVE 2: [Revised text, page 3]
~~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 the methods contained in Objective 1 and subsequent Policies, 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 and affordable workforce income residents with the assistance of for-profit and not-for-profit providers of affordable housing, within the of Collier County and its municipalities.~~

Words underlined are added; words ~~struck through~~ are deleted.

JOINT CITY OF NAPLES/COUNTY POLICIES

Policy 2.1: [Revised text, page 4]
~~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.

Policy 2.2: [Revised text, page 4]
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~~ and affordable workforce income residents.

Policy 2.3: [Revised text, page 4]
~~Collier~~ The County shall, with ~~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~~ and affordable workforce income residents.

Policy 2.4: [Revised text, page 4]
~~Collier~~ The County shall, with ~~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.

Policy 2.5: [Revised text, page 4]
~~Collier~~ The County shall, with ~~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.

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Policy 2.7: [Revised text, page 4]
~~Collier~~ The 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 [Revised text, page 5]
None

Policy 2.8: [Revised text, page 5]
The City of Naples continues to ~~P~~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.

Words underlined are added; words ~~struck through~~ are deleted.

COUNTY POLICIES

Policy 2.9:

[Revised text, page 5]

The County shall review ~~the County's~~ its Affordable-workforce Housing Density Bonus Ordinance every ~~two~~ 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-workforce housing density bonus units into market rate developments as well as to support developments exclusively providing affordable-workforce housing.)

Policy 2.10:

[Revised text, page 5]

The Collier County ~~Operations Support and Housing, Human and Veteran Services~~ Department shall continue to ~~operate~~ administer 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~~ 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

Policy 2.11:

[Revised text, page 5]

The Collier County ~~Operations Support and Housing Department~~ in coordination with for-profit and not-for-profit providers of affordable housing development will 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.

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OBJECTIVE 3:

[Revised text, page 5]

~~Collier County shall~~ eContinue 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

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Policy 3.2:

[Revised text, page 6]

~~Collier~~ The County will 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-workforce housing.

Words underlined are added; words ~~struck through~~ are deleted.

Policy 3.3: [Revised text, page 6]
~~Collier~~ 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, ~~and moderate~~ and affordable workforce income residents for home improvements, rehabilitation and first time homebuyer's assistance.

CITY POLICIES

Policy 3.4: [Revised text, page 6]
Through the Neighborhood Planning Process, the City of Naples continues to ~~will~~ identify local housing issues and develop programs as needed to address these concerns.

Policy 3.5: [Revised text, page 6]
The City of Naples continues to implement incentive policies, where practical, ~~will initiate a study of the Old Naples area to determine architectural and development standards~~ to protect and preserve historic structures, and maintain the existing residential character of the area.

Policy 3.6: [Revised text, page 6]
The City of Naples ~~will~~ 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.

Policy 3.7: [Revised text, page 6]
The City of Naples ~~will implement their housing maintenance code to~~ continues to address the conservation of housing stock and the preservation and protection of residential neighborhoods through its Neighborhood Action Plans.

COUNTY POLICIES

Policy 3.8: [Revised text, page 6]
~~Collier~~ The County ~~will~~ 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, ~~and moderate~~ and affordable workforce income households.

OBJECTIVE 4: [Revised text, page 7]
~~Collier County and the City of Naples will~~ eConduct ~~a comprehensive~~ housing surveys, 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

Policy 4.1: [Revised text, page 7]
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.

Policy 4.2: [Revised text, page 7]
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.

Policy 4.3: [Revised text, page 7]
~~Review and amend the existing relocation policy of the County and create one a single uniform relocation housing policy, consistent with the U.S. Department of Housing and Urban Development requirements.~~
The County shall, with the City of Naples, and the County and create one a single uniform relocation housing policy, consistent with the U.S. Department of Housing and Urban Development requirements.

Policy 4.4: [Revised text, page 7]
In the event of a natural disaster, the County shall, with the City of Naples, require that 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.

Policy 4.5: [Revised text, page 7]
The County shall, with the City of Naples, require 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.

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OBJECTIVE 5: [Revised text, page 7]
~~Collier County and the City of Naples will annually monitor all identified historically significant homes in order to promote the determine if these structures are being conserved, maintained, and/or rehabilitated of those structures.~~
Annually monitor all identified historically significant homes in order to determine if these structures are being conserved, maintained, and/or rehabilitated of those structures.

JOINT CITY OF NAPLES/COUNTY POLICIES [New text, page 7]

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Policy 5.2: [Revised text, page 8]
~~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~~
The County and shall, with the City of Naples, will review their land development regulations, building code, FEMA regulations, and other requirements every five years, and amend these as

Words underlined are added; words ~~struck through~~ are deleted.

Exhibit "A"
As approved by CCPC on 10-30-12
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EAR-based GMP amendments

12-11-12

necessary to encourage the conservation, maintenance and rehabilitation of historically significant structures.

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Policy 5.4: [Revised text, page 8]
By ~~2019~~ 2008, ~~Collier the~~ County ~~and shall with~~ the City of Naples ~~will~~ study potential incentives to encourage the conservation, maintenance and rehabilitation of historic homes and ~~will~~ shall make recommendations to the City Council and to the Board of County Commissioners as to which incentives should be adopted.

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Policy 5.6: [Revised text, page 8]
By ~~2001~~ 18, 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.

Policy 5.7: [Revised text, page 8]
By ~~2001~~ 19, 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.

OBJECTIVE 6: [Revised text, page 8]
~~Collier County shall m~~Monitor changes to state and federal regulations pertaining to group housing and Continuing Care Retirement Centers ~~care facilities~~, and, as necessary, amend ~~its~~ the Land Development Code to ensure compliance.

Policy 6.1: [Revised text, page 9]
~~The County shall, with the City of Naples, P~~provide non-profit group housing and Continuing Care Retirement Center ~~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.

Policy 6.2: [Revised text, page 9]
~~Collier~~ The County shall, with the City of Naples, review the County and the City's ~~of Naples~~ Fair Housing ordinances and procedures with regard to group housing and Continuing Care Retirement Centers ~~care facility~~ 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.

Policy 6.3: [Revised text, page 9]
The County shall, with the City of Naples, Rreview their respective ~~existing County and City of Naples~~ land development regulations and building codes, and amend as necessary, to ensure compliance with

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Exhibit "A"

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State and Federal regulations to provide for group housing and Continuing Care Retirement Centers, and foster care facilities licensed by the State of Florida.

Policy 6.4:

[Revised text, page 9]

The County shall, with the City of Naples, Collier County may allow group housing and Continuing Care Retirement Centers 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.

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OBJECTIVE 7:

[Revised text, page 9]

~~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 Restrict new rezoningse to permit for mobile home development to areas outside of the will be allowed within the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map, due to area's susceptibility to flooding and storm surge.~~

CITY OF NAPLES POLICIES

Policy 7.1:

[Revised text, page 9]

The City of Naples continues to 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:

[Revised text, page 9]

The City of Naples continues to disallow ~~Additional mobile home developments will not be permitted 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 that mobile homes are particularly vulnerability to damage.~~

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OBJECTIVE 8:

[Revised text, page 10]

~~Collier County shall continue to uUtilize SHIP, CDBG, or other funding sources and, in partnership with Federal, State and non-profit housing agencies, will seek to provide in concert with Objective 1, a number of minimum of 50 rehabilitated or new residential units per year for very low, low, and moderate and affordable workforce income residents, based on identified need 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 are not be limited to, farmworkers and other populations with special housing needs.)~~

Words underlined are added; words ~~struck through~~ are deleted.

COUNTY POLICIES

Policy 8.1: [Revised text, page 10]
~~Collier~~ The County shall continue to identify pursue the policy of requiring all non-conforming or sub-standard residences, of any type, within the Immokalee Urban Area and require that those residences to be either rehabilitated to current housing code standards or demolished.

~~**Policy 8.2:** [Deleted text, page 10]
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.~~

Policy 8.23: [Revised text, page 10]
~~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 continue to target affordable workforce housing and code enforcement programs to correct the conditions deficiencies identified in the 2004 Immokalee Urban Area housing assessment survey.~~

Policy 8.34: [Renumbered and revised text, page 10]
Funding for rehabilitation of both owner and rental units ~~within the Immokalee Urban and Rural Lands Stewardship Areas will~~ shall be provided through USDA funding, State SHIP finding, CDBG funding, or other appropriate funding sources, and leveraged with additional funding sources to the maximum degree possible.

Policy 8.45: [Renumbered text, page 10]

Policy 8.56: [Revised text, page 11]
~~Collier~~ The County will shall continue to utilize CDBG funds to provide farmworker-housing opportunities, including In addition to housing units that currently qualify for assistance under SHIP program guidelines, special consideration of CDBG funds will be aimed at those 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.

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OBJECTIVE 9: [New text, page 11]
Support housing programs that encourage the development of energy efficient and environmentally sensitive housing.

JOINT CITY OF NAPLES/COUNTY POLICIES [New text, page 11]
None

Words underlined are added; words ~~struck through~~ are deleted.

CITY POLICIES

[New text, page 11]

None

COUNTY POLICIES

[New text, page 11]

Policy 9.1:

[New text, page 11]

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

Policy 9.2:

[New text, page 11]

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

Policy 9.3:

[New text, page 11]

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

Policy 9.4:

[New text, page 11]

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.

Policy 9.5:

[New text, page 11]

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