

**COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**



AGENDA

Affordable Housing Advisory Committee (AHAC)
5th Floor Meeting Room – Building F
September 10, 2018
8:00 A.M.

AHAC COMMITTEE MEMBERS

Steve Hruby, AHAC Chairman
Taylor McLaughlin, Vice-Chair
John Cowan, AHAC Member
Mary Waller, AHAC Member
Scott Kish, AHAC Member
Joseph Schmitt, AHAC Member

Litha Berger, AHAC Member
Dr. Carlos Portu, AHAC Member
Christina Apostolidis, AHAC Member
Sheryl Soukup, AHAC Member
VACANT, (for-profit housing provider)

COLLIER COUNTY STAFF

Kim Grant, Director, Community and Human Services
Cormac Giblin, Housing and Grant Development Manager
Susan Golden, Sr. Housing and Grants Coordinator, CHS
Hilary Halford, Sr. Housing and Grants Coordinator, CHS
Barbetta Hutchinson, Operations Coordinator, CHS
Jason Rummer, Operations Analyst, CHS

NOTICE: ALL PERSONS WISHING TO SPEAK ON ANY AGENDA ITEM MUST REGISTER PRIOR TO SPEAKING. ALL REGISTERED SPEAKERS WILL RECEIVE UP TO THREE (3) MINUTES UNLESS THE TIME IS ADJUSTED BY THE CHAIRMAN. DURING COMMITTEE DISCUSSION, COMMITTEE MEMBERS MAY ASK DIRECT QUESTIONS TO INDIVIDUALS. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIRMAN AND STATE YOUR NAME AND AFFILIATION FOR THE RECORD BEFORE COMMENTING.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COLLIER COUNTY FACILITIES MANAGEMENT DEPARTMENT. ASSISTED LISTENING DEVICES FOR THE HEARING IMPAIRED ARE AVAILABLE IN THE COUNTY COMMISSIONER'S OFFICE.

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL OF COMMITTEE MEMBERS AND STAFF**
- 3. APPROVAL OF AGENDA AND MINUTES**
 - a. Approval of today's agenda
 - b. Approval of 8-6-18 AHAC Regular meeting minutes
- 4. INFORMATIONAL ITEMS**
 - a. Triennial Housing Incentive Review (11/13-BCC)

- b. Collier County Planning Communities Map
- c. Upcoming Housing Related Public Hearing Items
 - i. Esperanza Place – Amend PUD and AHDBA (CCPC 8/16 BCC 9/25)
 - ii. Regal Acres – Amend PUD and AHDBA (CCPC 9/6 BCC tbd)
 - iii. Rural Lands West (Final Staff Review 9/30)
 - iv. Community Housing Plan- stage 3 items (BCC 10/9)
 - v. GMP/LDC Amendments to Definition and AHDB Program (CCPC 10/20 BCC 12/11)
- d. Quarterly Housing Data
 - i. Well Fargo HOI
 - ii. Collier County Population Estimates
 - iii. Collier County Employment Statistics (ESP Positions)
 - iv. Available Housing Stock Report

5. PUBLIC COMMENT

- a. Persons wishing to speak must register prior to speaking. All registered speakers will receive up to three (3) minutes unless the time is adjusted by the Chairman.

6. DISCUSSION ITEMS AND PRESENTATIONS

- a. Review of applicants for vacant AHAC position (for-profit housing provider)
 - i. Jacob Winge – Property Management
 - ii. Ryan Wilson - Banking
 - iii. Justin Emens - Banking
 - iv. Jenna Buzzacco-Foerster - Naples Chamber
 - v. Barbra Melvin - Banking

7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS

8. ADJOURN

NEXT AHAC MEETING DATE: October 1, 2018, 8:00AM

MINUTES OF THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

August 6, 2018
8:00 A.M.
Naples, Florida

LET IT BE REMEMBERED that the Collier County Affordable Housing Advisory Committee met on this date at 8:00 A.M. in a *WORKING SESSION* at 3299 Tamiami Trail East, Building F, 3rd, Board Room, Naples, Florida, with the following Members present:

Present: Steve Hruby, Chair
Sheryl Soukup (arrived 8:10)
Mary Waller
Litha Berger
Joseph Schmitt
Christina Apostolidis

Excused: Carlos Portu
Denise Murphy

Absent: Taylor McLaughlin, Vice-Chair
Scott Kish
John Cowan

ALSO PRESENT: Kim Grant – Director, Community and Human Services
Cormac Giblin, Manager, Housing & Grant Development - CHS
Hilary Halford, Sr. Grants Coordinator - CHS
Barbetta Hutchinson – Operations Coordinator - CHS

OTHERS PRESENT: George Danz; Barbara Melvin, FFIB; Gabriele Molina, Collier Clerk; Katrina Lin, Collier Clerk; Michael Puchalla, HELP.

1. CALL TO ORDER

Steve Hruby, Chair, called the meeting to order at 8:08 A.M., read the procedures to be observed during the meeting and led the group in the Pledge of Allegiance.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

Six members were in attendance; therefore, a quorum was established.

3. APPROVAL OF AGENDA AND MINUTE

- a. A motion was made to approve the agenda by Joe Schmitt and was seconded by Mary Waller. The motion passed by a vote of 6-0.
- b. Mary Waller made a motion to approve the minutes from the meeting of June 4, 2018 and Litha Berger seconded. The motion passed by a vote of 6-0.

4. INFORMATIONAL ITEMS

Cormac told the group that they have four members who have expiring terms – Denise Murphy, Joe Schmitt, Taylor McLaughlin and Scott Kish. They should apply as soon as possible before the end of August so that we can bring the nominations to the committee before the board meeting in September.

- a. Cormac reviewed the Housing Plan Implementation Timeline with the group and showed the progress overall. Part of the plan is requesting the current 8 units per acre density bonus to increase to 12; expand the time periods on the impact fee deferral; Repeal and replace the Local Trust Fund; streamline applications; Create a Community Land Trust; Among others.
- b. Hilary reviewed the county owned properties. There were 16 potential properties, 9 were presented to the BCC, 6 were recommended for further research and 2 were recommended to be sent out for RFI to determine if there was any interest in the market. The Bembridge and Manatee properties received 10 responses of those interested in building affordable housing. The project was put on hold by the BCC until specific items were completed. CHS initiated a feasibility study analysis which led to a joint effort of AHAC and the Parks and Rec Board to review results. There will be a joint meeting where applicants will be present to give their ideals. Steve, Mary, Litha and Sheryl volunteered to be a part of the meeting. There will be volunteers from the Parks & Rec Board as well. A full report will be given to the BCC by the end of the year.
- c. Cormac talked about Milano Lakes and their 2015 zoning commitments. The builders agreed to preferential treatment for essential personnel in 147 of their 296 units, however the units rent at market rate. Cormac relayed that the quarterly apartment inventory produced by Jason Rummer has been placed on the CHS website.

5. PUBLIC COMMENT

There were no public speakers.

6. DISCUSSION ITEMS AND PRESENTATIONS

After reading the discussion in the Naples Daily News regarding the location of East Naples, Joe Schmitt suggested that we begin to use the names of the community planning districts when we speak about different areas of town. He stated that this would clarify and simplify the locations we mean. There are a total of 12 planning districts and some areas would need a combination of districts to encompass major areas.

7. ADJOURN

- a. There being no further business for the good of the County, the meeting was adjourned at approximately 9:00 a.m. after being motioned by Litha Berger, seconded by Mary Waller and having a final vote of 6-0.

NEXT MEETING: SEPTEMBER 10, 2018 AT 8:00 A.M.

Location: 5th Floor Training Room, Administration (Building F) located at 3299 Tamiami Trail East.

**COLLIER COUNTY AFFORDABLE HOUSING ADVISORY
COMMITTEE**

Stephen Hruby, Chairman

The foregoing Minutes were approved by Committee Chair on _____, 2018, "*as submitted*"
OR "*as amended*" .

2015

BCC Collier County

Affordable Housing Advisory
Committee
Community and Human Services
Division

**[2015 INCENTIVE REVIEW AND
RECOMMENDATION REPORT]**
STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)

DECEMBER 8, 2015

2015 Incentive Review and Recommendation Report

Required to be Reviewed per FI Statute 420.9076(4) and Recommended for Adoption at 12/8/2015 BCC Meeting (without enhancements)

Existing Incentives*	Page
Expedited Permitting - The processing of approvals of development orders or permits, as defined in Sec. 163.3164(7) and (8), F.S. for affordable housing projects is expedited to a greater degree than other projects (See Senate Bill 2011 – SB 176)	4
Impact Fee Waivers or Modifications – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing	4
Density Flexibility – The allowance of flexibility in densities for affordable housing	5
Parking and Setbacks - The reduction of parking and setback requirements for affordable housing	5
Flexible Lot Configurations – The allowance of flexible lot configurations, including zero-lot-line, for affordable housing	5
Street Requirements – The modification of street requirements for affordable housing	6
Oversight (Ongoing) – The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing	6
Land Bank Inventory – The preparation of a printed inventory of locally owned public lands suitable for affordable housing	6
Proximity - The support of development near transportation hubs and major employment centers and mixed-use developments (activity centers and density bands)	6
Incentives Not In Use*	
Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons	7
Accessory Dwelling Units - The allowance of affordable residential units in residential zoning districts	7

Additional Items to be Considered at 2016 Proposed Workshop

Goal: More units and Preserve Units

NEW – Additional Incentives for Elderly Housing Units	8
NEW – Require a certain level of affordable housing in all new developments that previously would have been covered under Development of Regional Impact (DRI) regulations	8
NEW: Preservation of Existing Affordable Housing – The establishment of efforts to preserve or elongate timeframes for units designated as affordable in order to reduce the need for additional units to come on-line	8
NEW – Sustain levels of affordable housing in existing CRA’s	8
NEW - Sustain levels of mobile home housing	9
NEW – Transfer Development Rights (TDR) for affordable workforce housing	9
NEW – Assist all essential services personnel by reducing non-housing costs	9
NEW - Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons; utilize TCMA/TCEA mitigation opportunities to further AH objectives	9
NEW – Inclusionary Zoning – require a certain percentage of affordable workforce housing with all new residential developments, with mitigation options	10
NEW – Micro Housing – Create local development codes to suit small single family units	10

Goal: Less Development Cost

NEW (revisited) - Utilize Funding from the Affordable Housing Trust Fund (AHTF) to defray development costs for affordable workforce housing	10
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*=Some incentives are recommended for expansion. The expansion will be discussed at the workshop. At this meeting, only re-adopting what is currently in place.

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016 Proposed Workshop

Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at Workshop

NEW: Impact Fees for AH – Designate a specific impact fee for use towards affordable housing initiatives for residential and commercial development, intended to be in an amount similar to a jail or library impact fee	11
NEW – Dedicate funding annually to the Affordable Housing Trust Fund , or generate by other means	11
NEW: Linkage Fees – Fees paid by new commercial businesses based on their specific need for generation of new affordable housing	11
NEW – Target County grant funds toward the development or preservation of affordable housing as a high priority	11
NEW - Fees paid “in lieu of” related to inclusionary zoning option	10

2015 Incentive Review and Recommendation Report

Priority	Active	Incentive Description	Incentives and AHAC Review Comments	AHAC Recommendation
<u>Required to be Reviewed: Existing</u> and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements				
A	Y	<p>Expedited Permitting – The processing of approvals of development orders or permits, as defined in Sec. 163.3164(7) and (8), F.S. for affordable housing projects is expedited to a greater degree than other projects (See Senate Bill 2011 – SB 176)</p>	<p>In accordance with F.S. 553.791(7)(9), no more than 30 business days after receipt of a permit application, the local building official shall issue the requested permit or provide a written notice to the permit applicant identifying the specific plan features that do not comply with the applicable codes, as well as the specific code chapters and sections.</p> <p>In 2010, the Growth Management Department refined the building permit process and performance measures, developing an expedited review procedure for all building permits, not to exceed 5 business days for one and two family dwelling permits, or 15 business days for any commercial permit application. In 2012 the Board approved a staff augmentation contract with a private provider to assist building division staff during times of elevated permitting requests. As a result of this updated process and a staffing contract, all development projects are given priority and developers in the community are aware of the permit volume and review times through public meetings.</p> <p>The committee concluded that the current Expedited Permitting process is sufficient and is adequately expediting the review of development orders and permits for affordable housing projects.</p>	<p style="text-align: center;"><u>Maintain current incentive, plus NEW</u></p> <p>(1) Expand scope of program to include expedited review for multi-family, senior housing, and Medicaid assisted housing permits using state or federal funds receive the same 15 business day priority within the existing approved Growth Management Department procedures.</p>
A	Y	<p>Impact Fee Waivers or Modifications – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing</p>	<p>Individuals or organizations constructing new affordable housing units to benefit very low- and low-income persons and households are eligible for the deferral of impact fees per LDC Sec 74-401.</p> <p>Collier County Resolution No. 2008-97, provided Board of County Commissioner direction on restricting the use of the remaining funds for deferral of County Impact Fee for single family homeowners who occupied affordable housing units. The County had suspended the program for use with single family development. On June 23, 2015 the BCC accepted a recommendation to reinstate the impact fee deferral program for single family residences, so it is now available for single and multi family residences.</p>	<p style="text-align: center;"><u>Maintain Current Incentive plus NEW:</u></p> <p>(1) Explore options to establish a funding source. Such fund may be used for future deferred impact fees for owner occupied dwelling units. (2) Extend future impact deferral to include Multi-family, senior housing, and Medicaid assisted housing. (3) Explore options to be able to retain existing AH units to prevent a decrease of AH units over time by renewing or extending incentives, in exchange for the AH unit remain affordable under the requirements and obligations of AH agreements. (4) Consider an impact fee reduction based on locality of activity centers; must be accompanied by determination of a funding source to cover the reduction (5) Consider increasing the length of the deferral (currently 10 years) to maintain affordability of units for a longer period of time</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC and ordinance changes.</i></p>

2015 Incentive Review and Recommendation Report

Required to be Reviewed: Existing and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements				
A	Y	<p>Density Flexibility – The allowance of flexibility in densities for affordable housing</p>	<p>The developer may request increased density when including a affordable housing in the proposed development via the Affordable Housing Density Bonus Program, codified by Ordinance No. 04-41, as Land Development Code (LDC) 2.06.00 et seq, which density bonus can only be granted by the Commission and utilized by the Developer in accordance with the strict limitations and applicability of said provisions.</p> <p>The County currently has processes and procedures that allow for the Developers to have additional input and feedback for projects, early in the process, including a NIM meeting to allow for public contribution and involvement, to be able to address possible issues and/or concerns. This increases certainty of the outcome.</p>	<p style="text-align: center;"><u>Maintain current incentive plus NEW:</u></p> <p>(1) Find a way for this to be coupled with the density bands to incent more affordable housing in the density bands</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC changes.</i></p>
A	Y	<p>Parking and Setbacks – The reduction of parking and setback requirements for affordable housing</p>	<p>The county has several procedures in place whereby developers may request reduction of parking and setback requirements for all uses, including affordable housing.</p> <p>In the case of redevelopment projects, deviations are allowed when applied through the site development plan (SDP) review. For projects that use a rezone process such as a Planned Unit Development (PUD), deviations are allowed as part of that process. In addition, there are special deviations allowed within the Immokalee Urban area that both reduce parking and setbacks, many of which are administrative.</p> <p>Besides the deviation process, certain variances allowed. Staff has the ability to apply administrative variances to certain thresholds and above staff thresholds the standard variance process is available.</p> <p>The County currently has an interim deviation available for Immokalee.</p>	<p style="text-align: center;"><u>Maintain current incentive</u></p>
A	Y	<p>Flexible Lot Configurations – The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing</p>	<p>Zero lot configuration allowed as use in PUD's and as Conditional Use elsewhere per 4.02.04 of the LDC under cluster housing.</p>	<p style="text-align: center;"><u>Maintain current incentive</u></p>

2015 Incentive Review and Recommendation Report

Required to be Reviewed: Existing and Recommended for Adoption at 12/8/2015 BCC Meeting without enhancements			
A	Y	<p>Street Requirements – The modification of street requirements for affordable housing</p>	<p>Street requirements for affordable housing are considered as deviations in the PUD approval process and variances in the conventional zoning process, on a case by case basis.</p> <p>Cross-section widths can be modified by the County Engineer administratively per 6.06.01.N of the LDC.</p> <p style="text-align: center;"><u>Maintain current incentive</u></p>
A	Y	<p>Oversight (Ongoing) – The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing</p>	<p>An ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption is in place. Collier County requires all items which have the potential to increase the cost of housing to be prepared and presented to the Collier County Board of County Commissioners with the amount of the increase or decrease mentioned in the executive summary under fiscal impact. The County regularly utilizes the existing entities and processes undertaken by the AHAC, the Planning Commission, the Development Services Advisory Committee to review and examine impacts to the cost of housing.</p> <p>(1) On a case by case basis add a Fiscal Impact to Affordable Housing section to specifically discuss impact of cost on affordable housing</p> <p style="text-align: center;"><u>Maintain current incentive, plus NEW</u></p>
A	Y	<p>Land Bank Inventory – The preparation of a printed inventory of locally owned public lands suitable for affordable housing</p>	<p>Florida Statute 125.379, Disposition of County property for affordable housing, requires the preparation of a printed inventory of locally owned public lands suitable for affordable housing. Collier County has completed this process and maintains a list of locally owned properties.</p> <p>Resolution 2007-172 and Resolution 2010 -123 directs the use of surplus land and directs those funds derived from the sale of such property be placed in the Affordable Housing Trust Fund.</p> <p style="text-align: center;"><u>Maintain current incentive plus NEW:</u></p> <p>(1) Broadening this to other public entities such as the school system, the City of Naples and the City of Marco Island (2) Utilize the funds in the affordable housing trust fund to consider purchase land suitable for affordable housing.</p> <p><i>Implementation requires: Confirmation of other jurisdictions to participate, revision of Resolution to revise uses of funds in the Affordable Housing Trust Fund</i></p>
A	Y	<p>Proximity – The support of development near transportation hubs and major employment centers and mixed-use developments (activity centers and density bands)</p>	<p>The County currently addresses this incentive through additional density offered in designated density bands and activity centers. It is noted that while this exists, the development community has not advantaged this for affordable housing.</p> <p style="text-align: center;"><u>Maintain current incentive plus NEW:</u></p> <p>(1) Recommend further incentives to develop AH units in specific locations throughout the County that are located within Activity Centers and Density Bands. (mention of less impact to infrastructure, transportation...) (2) Possibly layer more incentives into these areas (3) Bolster the AHDB program in these areas (4) Consider these incentives for those up to 120% AMI with greater incentive levels for lower than 80% AMI (5) Review compatibility of design to provide further assurances to the Development Community</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by LDC changes.</i></p>

2015 Incentive Review and Recommendation Report

Required to be Reviewed: Not In Use			
<u>Not Recommended for Adoption at 12/8/2015 BCC Meeting</u>			
N	<p>Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons</p>	<p>Not a current incentive.</p>	<p><u>Do not adopt. See Additional Items for a Potential Expansion.</u></p>
N	<p>Accessory Dwelling Units- The allowance of affordable residential units in residential zoning districts</p>	<p>Not a current incentive.</p> <p>The use of these units, sometimes referred to as mother-in-law suites, already exists in the code under the term “guest cottage”.</p> <p>Deterrents include: Increases full time dwelling units not included in density calculations (potentially doubles density in neighborhoods), adds additional impacts on infrastructure not previously allocated for this additional density, rental units are regulated and thus would increase regulatory costs to monitor, regulatory fees associated with dwelling units have not been collected (i.e.: impact fees).</p> <p>The committee views this as having a low impact in return for the effort to allow these additional dwelling units that have not been planned for in the greater community planning efforts that support our current community.</p>	<p><u>Maintain current guest house code, only</u></p>

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016 Proposed Workshop

Goal: More Units and Preserve Units

N	NEW – Additional Incentives for Elderly Housing Units	The committee discussed several possible options for new incentives in this arena.	<p style="text-align: center;">NEW</p> <p>(1) Any developer targeting 55 and over, gets additional density for affordable units or possibly reduced or deferred impact fees</p> <p>(2) At senior living facilities, any request for additional beds above the base .45 FAR would require a certain percentage of affordable beds</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>
N	NEW – Require a certain level of affordable housing in all new developments that previously would have been covered under Development of Regional Impact (DRI) regulations	<p>The committee discussed the Rural Lands West development currently underway as an example of a large volume of housing stock being developed with no current plans for affordable housing.</p> <p>With the changes to the DRI (Developments of Regional Impact) regulations at the state level, some large projects will not have to address the housing issues previously required by state DRI review. The committee discussed the need to assure that affordable housing is a required component of all large projects.</p>	<p style="text-align: center;">NEW</p> <p>(1) The committee recommends further study and analysis</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>
N	NEW: Preservation of Existing Affordable Housing – The establishment of efforts to preserve or elongate timeframes for units designated as affordable in order to reduce the need for additional units to come on-line	<p>Most owned units designated as affordable have up to a 15 year affordability period. This is recommended to be maintained.</p> <p>This could take on the form of extending the term of affordability for future rental units beyond the typical 15 years to a 30 year term.</p> <p>This could also take on the form of funds or programs to rehabilitate or otherwise develop affordable housing already in the housing stock.</p>	<p style="text-align: center;">NEW</p> <p>(1) Extend the period of affordability to 30 years for all new affordable rental</p> <p>(2) Extend the term of impact fee deferrals beyond the 10 years if the unit remains affordable, and pay the impact fee from the affordable housing trust fund</p> <p>(3) Direct funds from the AHTF to pay for rehabilitation of existing affordable housing stock</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>
N	NEW – Sustain levels of affordable housing in existing CRA's	The committee discussed the potential to partner with the CRA's on redevelopment in order to avoid displacement of affordable housing.	<p style="text-align: center;">NEW</p> <p>(1) Find ways to partner with the CRA's to incentivize more affordable workforce housing in the CRA's</p> <p>(2) Consider leveraging of future TIF funds with other available funding sources such as grants or the affordable housing trust fund</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016 Proposed Workshop

Goal: More Units and Preserve Units

N	NEW - Sustain levels of mobile home housing	The committee also discussed the issue of mobile homes in our community as a viable source of affordable housing, and the need for a method to allow replacement units and other upgrades under the current code. It is the committees understanding that the Growth Management Department is currently pursuing such alternatives.	<u>NEW</u> (1) Support existing work to find ways to support redevelopment and/or replacement of sub-standard mobile home housing in the community; specifically to establish a set of standards to enhance or support mobile home preservation.
N	NEW – Transfer Development Rights (TDR) for affordable workforce housing	The committee discussed the option to provide for enhanced Transfer Development Rights when affordable housing in general or specifically for the elderly is to be constructed. One option may be to allow for additional units for the same price, if the additional units are affordable.	<u>NEW</u> (1) The committee recommends the County pursue further study to develop a rationally supported basis for enhanced TDR's for the purpose of affordable workforce housing. Specifically a tiered scale is recommended similar to that in the affordable housing density bonus program. <i>Implementation Requires: Further study and analysis to develop firm parameters, followed by implementation.</i>
N	NEW – Assist all essential services personnel by reducing non-housing costs	The committee discussed that those employed as essential services personnel in the community are the target market for the affordable workforce housing. Many employers currently provide some form of subsidy such as supplying affordable housing, subsidizing day care, paying a portion of transportation costs.	<u>NEW</u> (1) During the approval process for new construction where essential services personnel will be employed, require a form of subsidy from the employer. <i>Implementation Requires: Further study and analysis to develop firm parameters, followed by approval.</i>
N	NEW - Reservation of Infrastructure – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate income persons; utilize TCMA/TCEA mitigation opportunities to further AH objectives	The committee identified an opportunity to link affordable housing to transportation concurrency exception and management areas (TCMA and TCEA). For example, if there is a failed road system based on the concurrency review, the applicant/developer may mitigate such failure by taking action that positively impacts the cost of affordable housing or defrays others costs incurred. Such options may include an employer providing bus passes to employees, for example.	<u>NEW</u> (1) As such developments come through the process, seek mitigation strategies that further the objectives of providing housing that is affordable to the residents of the County. <i>Implementation requires: Staff and planning commission working with applicants to identify valuable and palatable options to present to the Board.</i>

2015 Incentive Review and Recommendation Report

Additional Items to be Considered at 2016 Proposed Workshop

Goal: More Units and Preserve Units

N	<p>NEW – Inclusionary Zoning – require a certain percentage of affordable workforce housing with all new residential developments, with mitigation options</p>	<p>The committee and the community are split on this option. Most would only consider this if there were also an “in lieu of” option such as a payment to the affordable housing trust fund, or an option to build units in another location. Others felt this was the only way to ensure affordable workforce units are built.</p> <p>After further discussion, the committee recommends this option be further studied for its’ financial and economic impact to determine real benefit. It is recognized that there is only a small percentage of land still available for building in the County, and there is concern over inappropriate concentration as an outcome.</p> <p>The committee discussed the option to add an additional requirement to require inclusionary zoning in density bands and activity centers.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) Prior to making a determination, study the economic impact of placement or mitigation of affordable units to determine whether benefits are substantial enough to warrant implementation and administration.</p> <p>(2) Consider this for encouragement of GAP housing (80-150% AMI)</p> <p><i>If considered, Implementation Requires: Further study and analysis to develop economic impact as well as firm parameters, possibly followed by GMP and LDC changes.</i></p>
N	<p>NEW – Micro Housing – Create local development codes to suit small single family units</p>	<p>The committee sees the appeal of this option, though it raises significant concerns in terms of impact to the infrastructure of the community. Significant research and work would be required to assess all changes in current codes, fees, etc. even to assess feasibility.</p> <p>This type of housing could suit young professionals, seasonal workers, and possibly young couples with no children.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) Study full impact and effects of allowing for smaller units, including but not limited to LDC and GMP impacts, impact fee impacts, and future land use element impacts.</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by GMP and LDC changes.</i></p>
<u>Goal: Less Development Cost</u>			
Y	<p>NEW (revisited) - Utilize Funding from the Affordable Housing Trust Fund (AHTF) to defray development costs for affordable workforce housing</p>	<p>Per Resolution 2007-203, the County does have an affordable housing trust fund (AHTF) that could be modified to recognize various revenue streams. The Resolution provides for uses of the funds for Down Payment assistance, Impact Fee Relief, Land Acquisition, Construction Loans, Community Land Trust, Homebuyer Education and Counseling, Disaster Recovery and Mitigation, and administration.</p> <p>The committee views the funds available in the AHTF as a key ongoing element to sustain and further develop affordable workforce units in the County.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) Once funding sources are determined, bring forth a revised resolution that specifies funding sources and uses of the funds for BCC approval and implementation.</p>

2015 Incentive Review and Recommendation Report

Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at 2016 Proposed Workshop

N	<p>NEW: Impact Fees for AH – Designate a specific impact fee for use towards affordable housing initiatives for residential and commercial development, intended to be in an amount similar to a jail or library impact fee</p>	<p>The committee considered the topic of an Impact Fee for the express purpose of funding affordable housing in Collier County. The committee, after receiving public input, considers this a viable option to address the on-going issue of meeting affordable workforce housing needs in our community.</p> <p>The overall goal is to establish a reliable, locally managed, funding source for use to incent or develop affordable workforce housing. The concept is to spread out the economic impact for affordable housing such that everyone pays a small amount rather than some [developers] paying larger amounts that may result if other incentives or programs were implemented.</p> <p>One appeal of this approach is that the local government maintains control over spending plans and therefore can be responsive to the current market and other economic conditions. Impact fee revenue would be placed in the affordable housing trust fund and disbursed according to a BCC approved plan of action.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) The committee recommends the County pursue the requisite study to develop a rationally supported impact fee for the purpose of affordable workforce housing. It is recognized this may be a lengthy process, but if adopted could provide a long term and flexible solution to the County</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by adoption of the new impact fee.</i></p>
N	<p>NEW – Dedicate funding annually to the Affordable Housing Trust Fund, or generate by other means</p>	<p>Not a current incentive, though via Resolution 2007-203, the County does have an affordable housing trust fund (AHTF).</p> <p>The essence of this concept is to develop funding streams for a dedicated fund with a local plan to fund affordable workforce housing in some manner. Mitigation buyouts of other required incentives is one optional revenue stream; general funding is one, impact fees dedicated to affordable housing is another, increase or additional tourist tax is a consideration; others can be developed. The local government would establish rules and regulations as to how the funding may be collected and allocation. Some of the advantages are that this becomes all local decision making and therefore can be market and economic flexible.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) The committee, after receiving public input, recommends pursuit of this option. The public reaction to date was very strong in favor of this option.</p> <p><i>Implementation Requires: Further study and analysis to develop methods and options, followed by creation of an implementation plan.</i></p>
N	<p>NEW: Linkage Fees – Fees paid by new commercial businesses based on their specific need for generation of new affordable housing</p>	<p>As the County continues its efforts to recruit new businesses, it could consider a linkage fee whereby an assessment for each business would be made based on the number of affordable units their workforce would need.</p> <p>This has the effect of employers having a part in the solution set.</p>	<p style="text-align: center;"><u>NEW</u></p> <p>(1) Consider development of an affordable housing linkage fee.</p> <p><i>Implementation Requires: Further study and analysis to develop firm parameters, followed by adoption of the new impact fee.</i></p>

2015 Incentive Review and Recommendation Report

Options to Develop Steady Revenue Source(s) for Affordable Housing Trust Fund to be Considered at 2016 Proposed Workshop

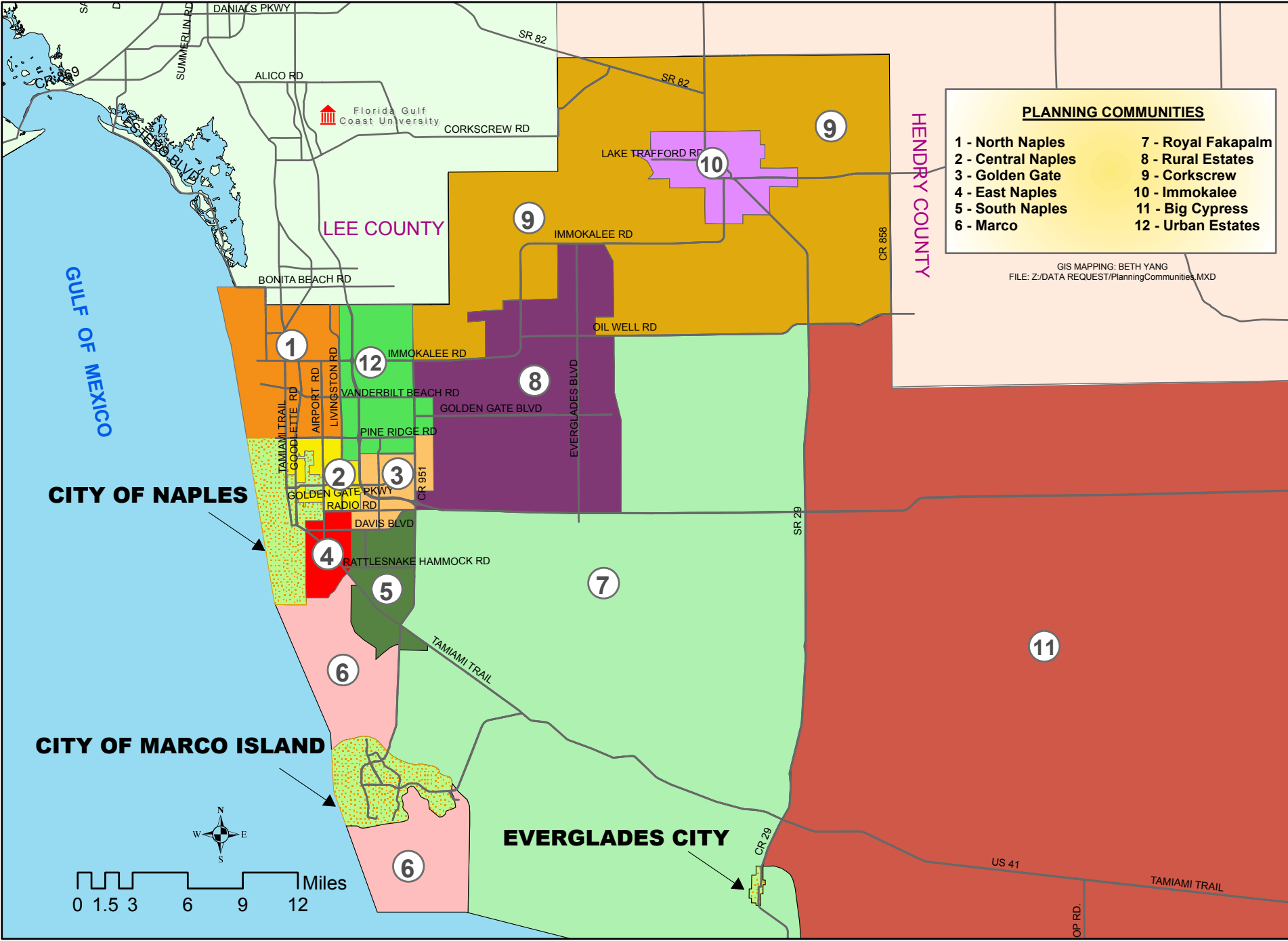
N	NEW – Target County grant funds toward the development or preservation of affordable housing as a high priority	The committee recognizes the County receives and distributes between \$2M and \$3M annually in entitlement funding. The CHS staff is presently beginning the planning process to develop a five year plan for allocation priorities.	<u>NEW</u> (1) The committee recommends that affordable housing be identified as a high priority in the plan, as long as the planning process supports this. (2) Consider specifying a percentage of grant funds to be allocated for affordable workforce housing <i>Implementation Requires: Input to the planning process showing the needs in the community, and eventual BCC approval of the plan and priorities in May or June 2016.</i>
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2015 Incentive Review and Recommendation Report

Not considered viable in, or applicable to our community at this time

N	<p>NEW – Discounted AH GAP Impact Fees and a GAP Housing Trust Fund</p>	<p>Not a current incentive.</p> <p>The committee considered the topic of a Discounted Affordable Housing (GAP) Impact Fees and a GAP Housing Fund for the purpose of assuring additional Gap affordable housing is constructed in Collier County. The essence of this concept is to tax higher end real estate transactions, only, and use that revenue to backfill the required impact fees; thereby reducing the impact fee and increasing the profit to the Gap housing developer.</p>	<p style="text-align: center;"><u>Do not activate an incentive</u></p> <p>The committee, after receiving public input, does not recommend this incentive option. The public reaction to date is a lack of interest or uncertainty about the potential for this option.</p>
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COLLIER COUNTY PLANNING COMMUNITIES



PLANNING COMMUNITIES	
1 - North Naples	7 - Royal Fakapalm
2 - Central Naples	8 - Rural Estates
3 - Golden Gate	9 - Corkscrew
4 - East Naples	10 - Immokalee
5 - South Naples	11 - Big Cypress
6 - Marco	12 - Urban Estates

GIS MAPPING: BETH YANG
 FILE: Z:/DATA REQUEST/PlanningCommunities.MXD

CITY OF NAPLES

CITY OF MARCO ISLAND

EVERGLADES CITY

LEE COUNTY

HENDRY COUNTY

GULF OF MEXICO

0 1.5 3 6 9 12 Miles

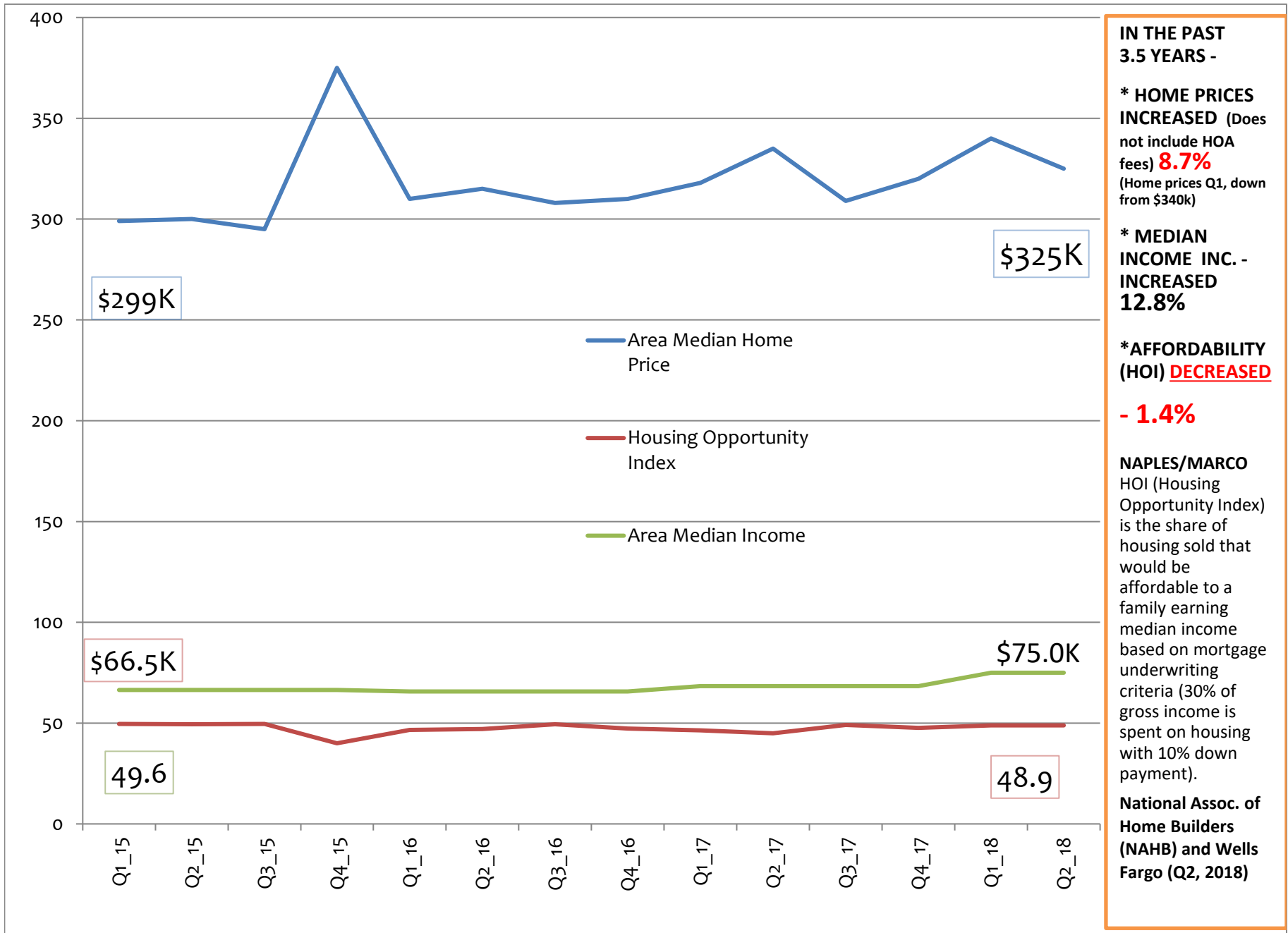
Upcoming Consideration – Oct 2018

2

Regulation and Governance	Increase, Maintain, or Restore Supply	Enhance Transportation Options	Increase Wages	Communication and Engagement
7 member BCC	Increase Density in AHDB program	Bus routes near aff. development	Government wages	YIMBY and Volunteer Projects
Simple Majority for AH Zoning	Incl. Zoning with flexibility options	Park and Ride System	Minimum wage	Directory of affordable housing for developers
Increase Density at Strategic Sites	Rental of guest houses / ADU	Bus Rapid transit or express routes		Myths and Facts Brochure
Increase Admin Approvals / Regulatory Relief	Commercial by Transp, Jobs; Incr. density	Implement Pathways Plan		Marketing and Communication Plan
Expedite Dev. Review and Permitting	Community Land Trust	Promote Ride Sharing Options		Hire Community Outreach Coord
Reduce regs to reduce cost	Use Publicly owned land	Secure revenue source for transit		Streamline application process
Adopt SMART code (LDC)	Reduce or waive impact fees			Directory of affordable housing for consumers
Reinstate Housing Trust Fund				Dev Housing Education Program
Dedicated Funding Source				Housing Resources Guide
Adopt New Definition and Methodology				Hire Housing Counselor
Commercial to Residential Conversions				Community Vision

Housing Plan Implementation Items for October consideration

- ▶ Direct staff to continue work on a **Mixed Income Housing Incentive Program**
- ▶ Provide **regulatory relief** to certain housing applications (including senior housing)
- ▶ Develop a streamlined process for **commercial to residential conversions**
- ▶ Develop guidelines to **incentivize mixed income residential housing** in future and redeveloped activity centers
- ▶ Develop a process identify and allow for **increased density in Strategic Opportunity Sites** (over 16 units/acre)
- ▶ Provide an **increase in density** in the Community Redevelopment Agency (CRA) areas and along transit corridors



AHAC Population Model

6-Sep-18

County Population DEC 16, 2017		372,880
Population Growth per US Census	7.1%	26,399
Population >2.7 per HH		9,777
2018 Projected Housing Need (0 - 140% AMI or 47.2% of NEW POP)		4,614
<u>Available Inventory under 290K (AUG 2018)</u>		1,239
Projected Owned Demand (61%)		2,814
Renting Demand (39%)		1,799

Year	Population	Growth	Growth Rate
2017	372,880	24,644	7.1%
2016	366,095	8,901	2.5%
2015	357,194	8,978	2.6%
2014	348,216	8,733	2.6%
2013	339,483	6,927	2.1%
2012	332,556	4,889	1.5%
2011	327,667	6,167	1.9%
2010	321,500		

Collier County, Florida Population 2018. Collier County, Florida's estimated population is 372,880 with a growth rate of 7.08% in the past year according to the most recent United States census data. Dec 16, 2017
<http://worldpopulationreview.com/us-counties/fl/collier-county-population/>
<https://www.census.gov/quickfacts/fact/table/colliercountyflorida/PST040217>

	2013			2017		
	Employment	Median	Entry**	Employment	Median	Entry**
Total all occupations	118,850	\$14.76	\$9.35	142,480	\$16.24	\$10.38
Registered Nurses	2,280	\$65,520	\$47,756	2,400	\$69,846	\$53,851
Nursing Assistants	1,460	\$27,040	\$20,800	1,250	\$28,329	\$24,252
Radiologic Technologists and Technicians	270	\$58,240	\$43,680	180	\$58,032	\$43,160
Teachers (includes Elementary, Secondary, Assistants, Instructors, EXCEPT Special Education)	2,020	\$38,425	\$33,642	3,040	\$40,802	\$22,302
Police and Sheriff's Patrol Officers	640	\$56,160	\$47,840	710	\$61,796	\$48,984
Firefighters	400	\$54,080	\$35,360	550	\$60,590	\$40,040
Tellers	850	\$27,040	\$22,880	550	\$33,196	\$26,873
Bank Managers (includes Loan Officers, Financial Managers and Financial Analysts)	640	\$93,892	\$64,415	1,030	\$73,860	\$46,300
	9,060			9,710		

Source: Florida Department of Economic Opportunity, Bureau of Labor Market Statistics, May 2018.

** Entry Wage - This is the wage an entry-level worker might expect to make. It is defined as the average (mean) wage earned by the lowest third of all workers in a given occupation.

<i>2013/2017 overall Increase in Employment</i>	19.9%	<i>2013/2017 overall Wage Increase</i>	10.0%
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Listing Inventory July 2017	
Condo	Count
\$0-\$175K	83
\$175K-\$225K	51
\$225K-\$300K	225
	359

Listing Inventory AUG 2018			
Condo	Count		
\$0 - \$125K	41	80% AMI	\$ 127,138
\$125K - \$235K	664	120% AMI	\$ 236,397
\$235K - \$290K	356	140% AMI	\$ 287,153
	1061	195.5%	



Inventory July 2017	
Single Family	Count
\$0-\$175K	300
\$175K-\$225K	381
\$225K-\$300K	511
	1192

Inventory AUG 2018			
Single Family	Count		
\$0 - \$125K	2	80% AMI	\$ 127,138
\$125K - \$235K	35	120% AMI	\$ 236,397
\$235K - \$290K	141	140% AMI	\$ 287,153
	178	-85.1%	



Total Inventory UNDER \$300K (Condo & Single Family)	1551
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Total Inventory UNDER \$290K (Condo & Single Family)	1239	-20.1%
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For purposes of these geographic boundaries, we utilize the USPS Zip Codes as follows:

Legend	
Geographic Location	USPS Zip Codes
Naples Beach:	34102, 34103, 34108
North Naples:	34109, 34110, 34119
Central Naples:	34104, 34105, 34116
South Naples:	34112, 34113
East Naples:	34114, 34117, 34120, 34137
Marco:	34145
Immokalee & Ave Maria:	34142

Sources: NABOR (Naples) and MIAAOR (Marco)

Notes:
702 new Condo Units added in 2018 from 2017
The inventory of Single Family units decreased by 1,014 from 2017 to 2018
The overall inventory of for sale housing decreased by 312 units in 2018 from 2017

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 7/30/2018 11:46:43 AM.

Name: Home Phone:

Home Address:

City: Zip Code:

Phone Numbers

Business:

E-Mail Address:

Board or Committee:

Category:

Place of Employment:

How long have you lived in Collier County:

How many months out of the year do you reside in Collier County:

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)?

Do you or your employer do business with the County?

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board?

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

CLAAC - 2 years GMOC - 1 year

Please list your community activities and positions held:

Collier Republican Club, the Greater Naples Better Government Committee, the Friends of Rookery Bay, the East Naples Civic Association, the Friends of the Collier County Museums, Boys and Girls Club of Collier County, The Latchkey League, East Naples Kiwanis, the NAACP, and Youth Haven.

Education:

BAS - Florida SouthWestern - Management MS (2019) - Hodges - Management

Experience / Background

A Fourth Generation Floridian, Jacob's family has lived in Collier County since the 1920s. He is a civic leader in SWFL with over a decade of experience through service and passionate advocacy for education, the SWFL environment, affordable housing, sustainable tourism, and local government. Jacob has volunteered, supported, and served with a number of organizations and local boards including the Collier Republican Club, the Greater Naples Better Government Committee, the Friends of Rookery Bay, the East Naples Civic Association, the Friends of the Collier County Museums, Boys and Girls Club of Collier County, The Latchkey League, East Naples Kiwanis, the NAACP, and Youth Haven. He also serves on the Conservation Collier Land Acquisition Advisory Board and the Growth Management Oversight Committee. After serving in student government, ultimately representing nearly one million students as the State President of FCSSGA in the Florida College System from 2013-2014 Jacob continued work in Higher Education and the Nonprofit Sector. He now serves as the Field Marking Manager for the United Group of Companies, a national property management firm. Jacob, a proven leader and communicator, is a product of Collier County Public Schools, a graduate of Barron Collier High School. Jacob attended Florida SouthWestern State College where he obtained his BAS in Supervision and Management and is pursuing a MS in Management at Hodges University concentrating in Organizational Leadership. Jacob's professional experience includes marketing, community outreach, and strategic planning. His academic passion outside his hobby of history is in organizational behavior and strategy. He often lectures on subjects of History, Florida History and Environment, American Politics, and Leadership Development. Jacob has led strategic reform initiatives, developed strategic plans and processes, as well as designed solutions to cultivate both fellow employees and volunteers.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 8/9/2018 12:15:34 AM.

Name: Ryan Wilson **Home Phone:** 2392870613

Home Address: 8475 Ibis Cove Circle

City: Naples **Zip Code:** 34119

Phone Numbers

Business: 2394036605

E-Mail Address: ryan.wilson@iberiabank.com

Board or Committee: Affordable Housing Advisory Committee

Category: Not indicated

Place of Employment: Iberiabank Mortgage

How long have you lived in Collier County: 10-15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? Yes

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Not Indicated

Please list your community activities and positions held:

I am employed with Iberiabank Mortgage as a Mortgage Lender; and although I have been looking for areas within the community in which I can get involved — I currently am not participating in any activities.

Education:

My professional career exists of over 20 years in finance; however, I completed my Associate of Arts degree in Financial Services in 2012.

Experience / Background

I am a 15 year veteran in the mortgage industry in which I have specialized, and worked closely with first-time homebuyers and specialized programs. Prior to my career in residential lending — I worked in automotive sales and finance.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 10/10/2017 1:37:27 PM.

Name: Justin Lee Emens **Home Phone:** 239-216-2607

Home Address: 597 Corbel Dr

City: Naples **Zip Code:** 34110

Phone Numbers

Business: 239-403-6696

E-Mail Address: justin.emens@iberiabank.com

Board or Committee: Affordable Housing Advisory Committee

Category: Not indicated

Place of Employment: IberiaBank

How long have you lived in Collier County: more than 15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? Yes

IberiaBank provides operating and money market deposit accounts for Collier Mosquito Control and have previously provided banking and financial services for various other County services.

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

Its possible but unlikely. As a financial institution that generates revenue from lending to single family and multifamily developers/builders, a decision or recommendation by this committee could impact whether or not a loan is made. It would be prudent to err on the side of caution.

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Not Indicated

Please list your community activities and positions held:

Education:

Master of Science Real Estate, University of Florida Bachelor of Science, Finance, FGCU High School Graduate, Barron Collier High School

Experience / Background

Seventeen years in Finance and Real Estate through Commercial Banking and Capital Market Lending for Investment Real Estate. During my career I have been involved with over \$1B in Commercial Real Estate transactions. A Naples native, I began my career as a formally trained Real Estate Analyst in Commercial Mortgage Banking and Capital Markets. I currently manage a team of five that oversees more than \$300MM in Loan Commitments and \$550MM in Commercial Deposits.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 10/2/2017 2:41:35 PM.

Name: Jenna Buzzacco-Foerster **Home Phone:** 330-518-0370

Home Address: 4572 25th CT SW

City: Naples **Zip Code:** 34116

Phone Numbers

Business: 239-298-7929

E-Mail Address: jenna@napleschamber.org

Board or Committee: Affordable Housing Advisory Committee

Category: Advocate for Low Income Persons

Place of Employment: Greater Naples Chamber of Commerce

How long have you lived in Collier County: 10-15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? Yes

The Greater Naples Chamber of Commerce has a contract with the county for economic development and visitors information services.

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Not Indicated

Please list your community activities and positions held:

-- Currently a mentor at Grace Place

Education:

-- Bachelor's degree in journalism from Drake University in Des Moines, Iowa

Experience / Background

-- 10 years at the Naples Daily News covering a variety of state and local government issues, including affordable/workforce housing; budgets; and growth & development

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 3/21/2016 11:27:29 AM.

Name: Barbara Melvin **Home Phone:** 239-348-2742

Home Address: 9234 Campanile Circle Unit 102

City: Naples **Zip Code:** 34114

Phone Numbers

Business: 239-248-8474

E-Mail Address: barbaramelvin@ffibank.com

Board or Committee: Affordable Housing Advisory Committee

Category: Not indicated

Place of Employment: First Florida Integrity Bank

How long have you lived in Collier County: 10-15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? Yes

We have some of their bank accounts

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

Making homes affordable will help us to lend money to clients who are in need of affordable homes

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Not Indicated

Please list your community activities and positions held:

Collier County NAACP - 1st VP Haitian Coalition of Collier County - VP Boys and Girls Club -
Great Futures Captain Dress for Success SW FL - Immediate Past President Small Business
Resource Network - Immediate Past President Champions for Learning - Committee member
FGCU Small Business Development Advisory Board Member FL Advisory Council on Small &
Minority Business Development- Board Member

Education:

University of Phoenix - still going Nottoway High School - Diploma

Experience / Background

Banking 25 years with 10 years mortgage experience, investment experience and retail
experience. Worked with many non profits in the Community Trained to do workshops for 1st
time homebuyers and more