

**COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**



AGENDA

Affordable Housing Advisory Committee (AHAC)
5th Floor Meeting Room – Building F
October 1, 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 9-10-18 AHAC Regular meeting minutes
- 4. INFORMATIONAL ITEMS**
 - a. Upcoming Housing Related Public Hearing Items
 - i. Esperanza Place – Amend PUD and AHDBA (Appvd by BCC 9/25)
 - ii. Regal Acres – Amend PUD and AHDBA (Appvd CCPC 9/6; BCC 10/23)

- iii. Rural Lands West (Final Staff Review Due 10/15)
- iv. Community Housing Plan- stage 3 items (BCC 10/9)

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. Property Review Subcommittee Report (Subcommittee meeting 9/27/18)
- b. Triennial Housing Incentive Review Report (11/13-BCC)
- c. Review of applicants for vacant and expiring AHAC positions:

Denise Murphy (exp. 10/1/18): For-profit Housing Provider
Joe Schmitt (exp. 10/1/18): CCPC Member
Taylor McLaughlin (exp. 10/1/18): Banking and Mortgage
Scott Kish (exp. 10/1/18): Labor engaged in Home Building

Applications Received:

- 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: November 5, 2018, 8:00AM

MINUTES OF THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

September 10, 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: Joseph Schmitt
Sheryl Soukup
Mary Waller
Litha Berger
John Cowan
Scott Kish

Excused: Steve Hruby, Chair
Carlos Portu
Denise Murphy
Taylor McLaughlin, Vice-Chair

Absent: Christina Apostolidis

ALSO PRESENT: Kim Grant – Director, Operations and Veterans Services
Kristi Sonntag, Interim Director, Community and Human Services
Cormac Giblin, Manager, Housing & Grant Development - CHS
Hilary Halford, Sr. Grants Coordinator – CHS
Jason Rummer, Operations Analyst - CHS
Don Luciano, Grant Coordinator - CHS
Barbetta Hutchinson – Operations Coordinator - CHS

OTHERS PRESENT: George Danz; Ellen Pennifeld; Jackie Mortman; Barbara Melvin, FFIB;

1. CALL TO ORDER

In absence of the Chair and Vice-Chair, the group asked Joe Schmitt to preside over the meeting. Joe called the meeting to order at 8:11 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 Mary Waller and was seconded by Litha Berger. The motion passed by a vote of 6-0.
- b. Litha Berger made a motion to approve the minutes from the meeting of August 6, 2018. Mary Waller seconded. The motion passed by a vote of 6-0.

4. INFORMATIONAL ITEMS

- a. Triennial Housing Incentive Review - Cormac told the group that every three years the group must review a report regarding affordable housing incentives. Staff is currently working on the new report for this year and plans to have everything ready to take it to the BCC in November. Joe Schmitt asked Cormac if the word Impact Fee “Waiver” should be in the title of the incentive, and Cormac said the language dictated from the State. Mary asked if the committee could have it a week before they have the meeting to review it, so they will have plenty of time to read it. Cormac agreed that he would have it to the members as early as possible in advance of the meeting.
- b. Collier County Planning Communities Map – The map was discussed and reviewed to try to find a way to define “East Naples”. This map has been in the comp plan for 25 years. David Weeks said it was from the census tract originally.
- c. Upcoming Housing Related Public Hearing Items – Cormac went over the public hearings that are going to be held regarding affordable housing over the next few months. Joe Schmitt told the group that Regal Acres was approved by the Planning Commission this past Thursday. Cormac said that Rural Lands West was going to be about the same size as Ave Maria. Cormac mentioned that the BCC meeting on October 9th will discuss the Housing Plan (3rd Phase).
- d. Jason Rummer gave the group an update on the Quarterly Housing Data. According to NABOR, inventory on available housing is down 20% from last year. He will come back to the next meeting with new housing demand methodology.

5. PUBLIC COMMENT

There were no public speakers.

6. DISCUSSION ITEMS AND PRESENTATIONS

- a. The applications for the vacancies of the committee were reviewed. Sheryl Soukup motioned to continue to advertise, Mary Waller seconded, and the vote was 6-0 for the motion.

7. ADJOURN

- a. There being no further business for the good of the County, the meeting was adjourned at approximately 8:55 a.m. after being motioned by John Cowan, seconded by Scott Kish and having a final vote of 6-0.

NEXT MEETING: OCTOBER 1, 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” [].

Rural Land West - Final Submission

Staff Review Comments - Community and Human Services, 09/19/18

Cormac Giblin, AICP – Housing and Grant Development Manager

Comment #1-

Staff is pleased with the revision of the ADU program to include specific affordability requirements for Low and Moderate-income households. The applicant has incorporated all requested staff changes to the section.

Comment #2-

Staff have met with the developer and their representative multiple times since the last review to discuss how RLW intends to implement sections of the Future Land Use Element and Housing Element of the County’s Growth Management Plan that address housing affordability.

Staff’s previous comment was, “It is recommended that a housing needs analysis be performed to estimate the affordable housing demand generated by the Rural Lands West proposal, as well as a plan to address the supply of those units.” Previous review comments also described the need for housing that is affordable in Collier County.

In response the developer and their representative shared a proposed market breakdown with staff, included below.

	Rural Lands West Product	North	South	Town Center	Total Units	Sales Value per Unit
1	Condo-Duplex-Single Fam	1,625	1,215	375	3,215	\$240,000
2	Multi-Fam (Apts)			500	500	\$160,000
3	Single Fam Product A	1,829	1,559	125	3,513	\$305,000
4	Single Fam Product B	1,496	1,276		2,772	\$397,000
	Total Residential	4,950	4,050	1,000	10,000	

The intent is to show that many of the units to be constructed in RLW have internal sales values *proposed* to fall into some the County’s housing affordability spectrum.

Staff has several comments on this approach.

1. Collier County’s approved Housing Demand Methodology assigns a maximum purchase price of \$287,153 as the top level of affordably for households at the ceiling of the Gap

income level. Households at the Moderate-Income level require products priced less than \$236,397. Households at the Low-income level require products priced less than \$127,138, and those at the Very-Low income require products priced less than that.

Aside from the 200 optional ADUs that may be built, there appears to be little or no housing proposed to be offered for households at the Very-Low or Low-income levels, and minimal units (500 multi-Fam Apts) at the Moderate-income level.

2. There is no certainty that any of the products listed in the chart will be sold for the values identified.

3. There is no mechanism to ensure that any housing products continue to remain affordable after the first sale.

Recommendation-

Absent conducting a housing needs analysis to estimate the affordable housing demand generated by Rural Lands West, as well as a plan to address the supply of those units, staff proposes the following recommendation.

In addition to the optional ADU Program, Rural Lands West should commit that at least 15% of the units that they propose may be sold at purchase prices near the Low, Moderate, and Gap affordability ranges (product types 1, 2, & 3), will be sold to households that are certified to be in those ranges.

	Rural Lands West Product	North	South	Town Center	Total Units	Sales Value per Unit	15% of Products 1, 2, & 3
1	Condo-Duplex-Single Fam	1,625	1,215	375	3,215	\$240,000	482
2	Multi-Fam (Apts)			500	500	\$160,000	75
3	Single Fam Product A	1,829	1,559	125	3,513	\$305,000	527
4	Single Fam Product B	1,496	1,276		2,772	\$397,000	
	Total Residential	4,950	4,050	1,000	10,000		1,084

This will result in a commitment of approximately 10.8% of the total units to be developed in RLW, which is in line with recommendations and proposals contained in the recently completed Collier County Community Housing Plan.

These units should be certified for initial occupancy and comply with long-term monitoring requirements similar to other developments in Collier County.

RLW should also consider the donation of a residential parcel to the County, an Affordable Housing Land Trust, or the County’s designee in order to address the housing needs of households at the Very-Low income level and below.

Comparison of Affordable Housing Commitments

Ave Maria (2005) - for reference	
Total Units	11,000
	Commitments
Gap	n/a
Moderate	1,000
Low	700
Very-Low	200
Land	28ac

Affordable Commitments = 1,900 units (17.3% of total) + donation of 28 acres

RLW Proposal			
Total Units	10,000		
	Commitments	Market Projection	Optional ADUs
Gap	0	3,513	
Moderate	0	3,215	100
Low	0	500	100
Very-Low	0		
Land	0ac		

Affordable Commitments = None. Projections Only and Optional ADUs

Staff Recommendation		
Total Units	10,000	
	Commitments	Optional ADUs
Gap	527	
Moderate	482	100
Low	75	100
Very-Low	0	
Land	XXac	

Affordable Commitments = 1,084 units (10.8% of total) + XXac donation and Optional ADUs

These staff recommendations, when taken in total, would result in RLW addressing housing affordability in a similar fashion to other previously approved large-scale developments, DRIs, and the other approved SRA in Collier County.

Housing Plan Implementation Items

Summary of Today's Items 10-9-18

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

2018

**Collier County Board of
County Commissioners**

**Affordable Housing Advisory
Committee**

**STATE HOUSING INITIATIVES PARTNERSHIP (SHIP)
TRIENNIAL REPORT**

NOVEMBER 13, 2018

Florida State Statute 420.9076 (4) requires that all local governments participating in the State Housing Initiatives Partnership (SHIP) program review and evaluate the implementation of eleven (11) affordable housing incentives identified in 420.9076(4)(a)-(k).

The following eleven incentives are identified in State Statute and must be reviewed and evaluated by the Affordable Housing Advisory Committee (AHAC) every three years

Existing Incentives in use in Collier County	
1	Expedited Permitting - The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s.163.3177 (6)(f)3
2	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
3	Density Flexibility – The allowance of flexibility in densities for affordable housing
4	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
6	Street Requirements – The modification of street requirements for affordable housing
7	Ongoing Oversight – 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
8	Land Bank Inventory – The preparation of a printed inventory of locally owned public lands suitable for affordable housing
9	Proximity - The support of development near transportation hubs and major employment centers and mixed-use developments (activity centers, density bands and strategic opportunity sites)
Incentives not in use in Collier County	
10	Reservation of Infrastructure - The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate-income persons
11	Accessory Dwelling Units - The allowance of affordable accessory residential units (granny flats, mother-in-law quarters, guest cottages) in residential zoning districts

	Incentive Description	Incentives and AHAC Review Comments	AHAC Recommendation
1	<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>The County's Growth Management Department reviews and refines the building permit process with input from the Development Services Advisory Committee (DSAC) and the public. In 2012 the Board approved a staff augmentation contract with a private provider to assist building division staff during times of elevated permitting requests.</p> <p>The Community Housing Plan, developed by AHAC and the Stakeholders Committee, and approved by the BCC on October 25, 2017, included new recommendations to improve the existing Expedited Permitting process.</p>	<p><u>Current incentive status</u></p> <p>(1) On February 27, 2018, the Board of County Commissioners approved Resolution 2018-40 to improve the Expedited Development Review process based upon the Stakeholder Committee and AHAC recommendations.</p> <p>(2) Enhanced Expedited Permitting has been implemented with affordable housing developers having successfully utilized the improved process.</p>

2	<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, low and moderate-income persons and households are eligible for the deferral of impact fees per LDC Sec 74-401.</p> <p>Impact Fee deferrals or waivers have historically been allowed since 1993. However, Resolution No. 2008-97, restricted the use of the remaining funds for deferral of County Impact Fee suspending the program for single family, owner-occupied affordable housing developments.</p> <p>On June 23, 2015, the BCC accepted a recommendation to reinstate the impact fee deferral program for single family residences.</p> <p>The 2017 Community Housing Plan (CHP) recommended improvements to the Impact Fee Deferral program which the Board adopted via Ordinance 2018-28 on February 27, 2018.</p>	<p><u>Current incentive status</u></p> <p>(1) Ordinance 2018-28 was adopted 2/27/18 to clarify and strengthen the Impact Fee Deferral program</p> <p>Future opportunities:</p> <p>(1) Explore options to be able to retain existing AH units by renewing or extending existing incentives, or creating new incentives, in exchange for the AH unit remaining affordable under the requirements and obligations of AH agreements.</p> <p>(2) Consider an impact fee reduction based on affordable housing proximity to activity centers/Strategic Opportunity Sites; or as part of a mixed income/mixed use development</p> <p>(3) Consider increasing the length of the deferral (currently 10 years) to maintain affordability of units for a longer period.</p>
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3	<p>Density Flexibility – The allowance of flexibility in densities for affordable housing</p>	<p>The developer may request increased density when including 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><u>Current incentive status</u></p> <p>(1) County staff have prepared Growth Management Plan and Land Development Code changes to increase the affordable housing density bonus to allow up to 12 additional units to the base density for a max of 16 du/acre</p> <p>(2) Changes to the Growth Management Plan were approved by the BCC on 7/10/18</p>
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		During the development of the 2017 Community Housing Plan, AHAC and the Stakeholders Committee reviewed the existing program and recommended increasing the maximum allowed density bonus. The Board of County Commissioners agreed to the proposed changes on February 27, 2018.	and transmitted to the State DEO in July 2018. (3) Adoption & Implementation hearings to the Land Development Code will occur in late 2018 and early 2019.
4	Parking and Setbacks – The reduction of parking and setback requirements for affordable housing	<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.</p> <p>Parking, setbacks and other cost-saving infrastructure changes were reviewed during the development and adoption of the Community Housing Plan in 2016-2017.</p>	<p><u>Current incentive status</u></p> <p>(1) The Community Housing Plan (CHP) recommended that the "...County continue to explore and refine the list of regulatory relief items and present a full list to the Board for approval through the applicable LDC or GMP amendment cycles." (2) Recommendations to provide regulatory relief, based upon Phase 3 of the Community Housing Plan implementation, will be provided to the County Commission on October 9, 2018.</p>
5	Flexible Lot Configurations – The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing	<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>In preparing the 2017 Community Housing Plan, it was recommended that the County consider amending the LDC to adopt some elements of "smart code" after the completion of the four geographic re-study areas.</p>	<p><u>Current incentive status</u></p> <p>(1) The County Re-Study of four distinct geographic areas is still under way. Future flexibility may be provided as recommendations make their way through the Growth Management Plan (GMP) and Land Development Code (LDC) amendment process in 2019.</p>
6	Street Requirements – The modification of street requirements for affordable housing	<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>As discussed in the Community Housing Plan (CHP) process in 2016-2017, street requirements could be addressed with Parking, Setback and Flexible Lot Configuration review and possible "Smart Code" future amendments to the LDC or GMP.</p>	<p><u>Current incentive status</u></p> <p>(1) The Community Housing Plan recommended that the "...County continue to explore and refine the list of regulatory relief items and present a full list to the Board for approval through the applicable LDC or GMP amendment cycles." (2) Regulatory relief recommendations, as part of Phase 3 of the CHP, will be presented to the BCC on October 9, 2018</p>
7	Ongoing Oversight – 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	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, and the Development Services Advisory Committee to review and examine impacts on the cost of housing.	<p><u>Current incentive status</u></p> <p>(1) On a case by case basis add a Fiscal Impact to Affordable Housing section to specifically discuss impact of cost on housing affordability.</p>

8	<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>In 2018, two parcels of County owned property were included in a Request for Information (RFI) for the development of housing that is affordable. This process has continued with additional Board direction anticipated in late 2018 and early 2019.</p> <p>In addition, five (5) other county-owned parcels were advertised for invitation for sealed bids for affordable housing development. The results will be presented to the County Commission later in 2018.</p> <p>On February 27, 2018, the BCC adopted Resolution 2018-39 to consider co-location of affordable housing with future county public facility land acquisition efforts.</p>	<p><u>Current incentive status</u></p> <p>(1) Based upon a Community Housing Plan recommendation, the BCC has directed staff to proceed with establishing a community land trust (CLT).</p> <p>Future Opportunities:</p> <p>(1) Encourage other public entities such as the school district, the City of Naples and the City of Marco Island, and area Fire Districts, to look at their available land for co-location of affordable housing</p> <p>(2) Utilize funds in the affordable housing trust fund to consider purchasing land suitable for affordable housing.</p> <p>(3) Encourage collaborative partnerships among nonprofit and for-profit businesses interested in addressing housing affordability.</p> <p>(4) Proceed with the creation of a Community Land Trust and provide initial County funding per 2017 CHP recommendation.</p>
9	<p>Proximity – The support of development near transportation hubs and major employment centers and mixed-use developments (activity centers, density bands and strategic opportunity sites)</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 opportunity exists, the development community has not taken advantage of the density for affordable housing.</p> <p>This topic was also reviewed during the 2016-2017 Community Housing Plan process. Specific suggestions from the Stakeholders and AHAC included “Strategic Opportunity Sites”, higher densities in Activity Centers & Strategic Opportunity Sites, and integration of bus routes with affordable housing locations, amongst others.</p>	<p><u>Current Incentive Status</u></p> <p>(1) The concepts of Strategic Opportunity Sites, increased density in Activity Centers and Strategic Opportunity Sites, conversion of commercial to residential, increased density in Community Redevelopment Agency acres, linking transportation and affordable housing, and other concepts remain under discussion with the Board of County Commissioners.</p>
10	<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 as presently there is no policy or need to reserve infrastructure for future development in Collier County.</p>	<p>Incentive is not proposed for adoption.</p>
11	<p>Accessory Dwelling Units (ADUs) - The allowance of affordable accessory residential units in residential zoning districts</p>	<p>Not a current incentive. The use of these units, sometimes referred to as mother-in-law suites, granny flats or ADUs, is addressed in the County code under the term “guest cottage”.</p>	<p>Maintain current guest house code.</p> <p>Future opportunities:</p> <p>(1) A proposed development known as Rural Lands West is proposing a pilot program for ADUs.</p> <p>(2) At a later date, research the Palm Beach County pilot program for “cottage homes” and City of Rockledge cottage home regulations and present findings to AHAC.</p>

The Collier County Board of County Commissioners invited the Urban Land Institute (ULI) to come to Collier County in early 2017 to assist in the development of a community-wide approach to address the housing affordability challenges. The Urban Land Institute Advisory Services Panel spent a week in Collier County to study housing affordability and provide recommendations. The final ULI Panel Report included 35 specific recommendations to assist in addressing the housing affordability challenges. The Collier County Board of County Commissioners provided direction to staff to explore 27 of the 35 recommendations.

The outcome of the work by the Stakeholders Committee, Affordable Housing Advisory Committee, and staff was the acceptance of the Collier County Community Housing Plan - October 25, 2017. The Community Housing Plan (CHP) includes a multitude of recommendations that have been brought back to the BCC and the community for direction in three phases – February 27, 2018, April 24, 2018 and October 9, 2018.

The Community Housing Plan, the SHIP LHAP and the HUD 5-Year Consolidated Plan will guide Collier County's efforts to address housing affordability in the coming years. The Community Housing Plan – October 25, 2017 is attached as an exhibit to the 2018 SHIP Triennial Report.

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