

**COLLIER COUNTY  
AFFORDABLE HOUSING ADVISORY COMMITTEE**



**AGENDA**

Affordable Housing Advisory Committee  
**Human Resources Conference Room**  
3303 Tamiami Trail East  
(Main Government Complex)  
Building "B"

**October 22, 2018  
8:30 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

COLLIER COUNTY STAFF

**Kristi Sonntag**, Interim 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. Regal Acres – Amend PUD and AHDBA (Appvd CCPC 9/6; BCC 10/23)

**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:** December 3, 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, 3<sup>rd</sup>, 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 9<sup>th</sup> will discuss the Housing Plan (3<sup>rd</sup> 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:** 5<sup>th</sup> 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” [ ]**.

# **COLLIER COUNTY**

## **AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)**

### **RESULTS OF PARAB/AHAC PROPERTY REVIEW JOINT SUB-COMMITTEE**

Cormac Giblin, AICP

Housing and Grant Development Manager

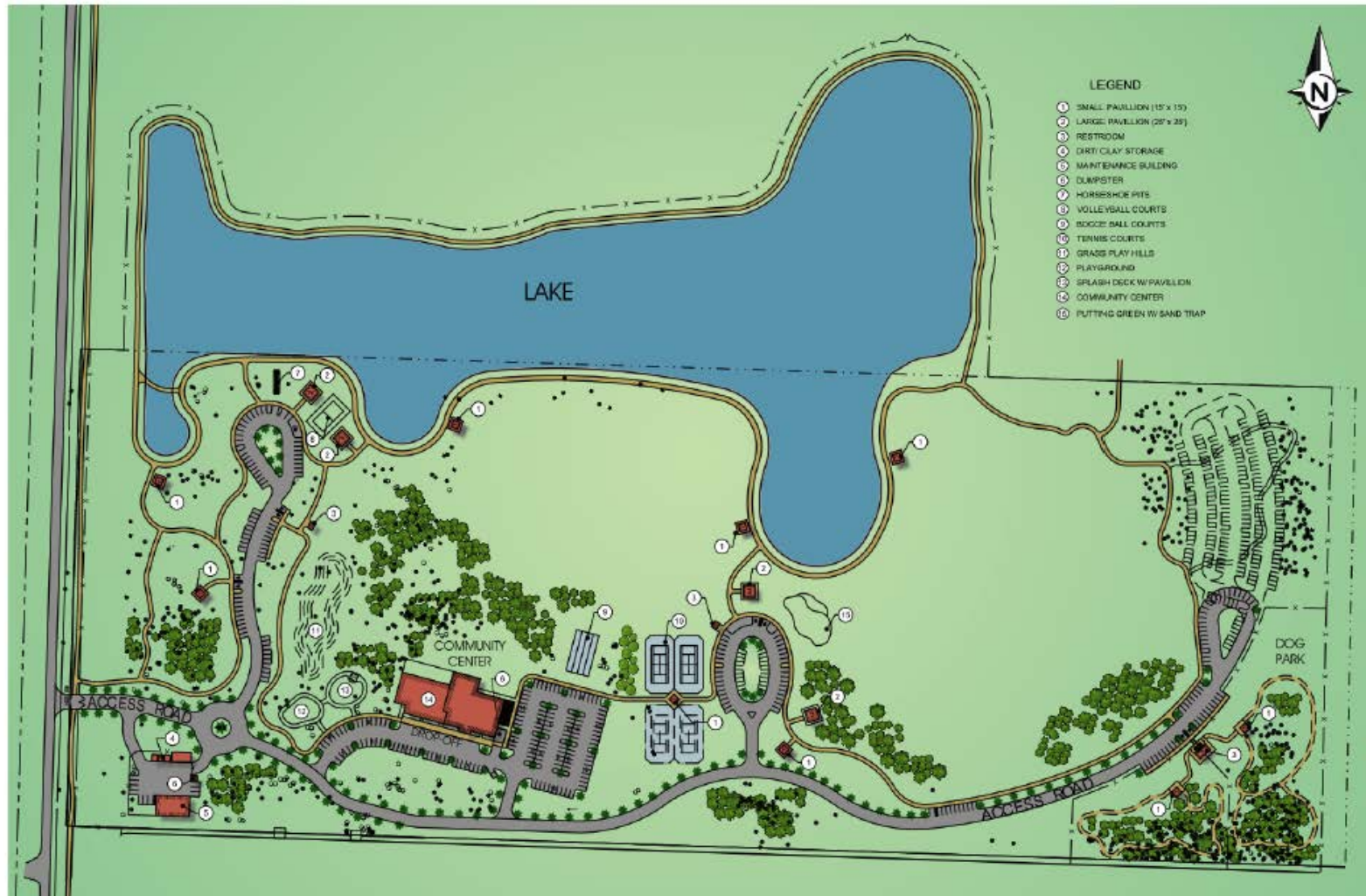
Collier County Community and Human Services Div.

October 22, 2018

# History and Status of Manatee Park Site

- Owned by County since 1973
- 2005 Design Plan (“active recreation” focus) was rejected by local community
- 2008 Concept Plan was developed with input from neighbors (“passive park” focus)
- 2017 Public input into Parks Master Plan- Major Capital Project priorities:
  - #1 Big Corkscrew Park
  - #2 More Athletic Fields
  - #3 Manatee Park
- Estimated cost between \$10 and \$12 million to develop the 60 acres at Manatee
- No Plans for funding for approx. 10 years

# 2008 Conceptual Park Site Plan



**SITE PLAN - OPTION 1 - SITE DEVELOPMENT WITH COMMUNITY COMPLEX**  
N.T.S.

Review of “Affordable Housing Feasibility Report-  
Bembridge PUD & Manatee Road Properties”,  
prepared by Davidson Engineering dated 9/5/18



# Board Direction 12-12-17, Approved 5/0

Staff has reviewed the properties and recommends moving forward with a Request for Information (RFI) process on the following two sites:

<b>Committee Recommendation</b>	<b>Property</b>	<b>Folio#</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Location</b>	<b>Significant Restrictions</b>	<b>Impact</b>
Designate for Housing	Bembridge PUD	00400246406	5.11	Yes	Excellent	No	Medium
Include Housing in Development Plan	Manatee Site	00736520003	59.3	No	Excellent	No	High

# Community Input Meetings (at least 8)

- 3/28/18 4:00pm- East Naples Civic Association Board of Directors and Commissioner Taylor ✓
- 4/2/18 8:00am- AHAC ✓
- 4/4/18 3:30pm- East Naples/Fiddler's Creek "focus group" and Commissioner Fiala. ✓
- 4/11/18 4:00pm- Fiddler's Creek neighborhood meeting with Commissioner Fiala. ✓
- 4/17/18 6:00pm- Affordable Housing Town Hall with Commissioner Taylor at the Regional Library. ✓
- 4/18/18 2:00pm- Parks and Rec Advisory Board (PRAB) North Collier Regional Park ✓
- 4/30/18 3:30pm- Fiddler's Creek neighborhood meeting with Commissioner McDaniel ✓
- 5/2/18 3:00pm- Fiddler's Creek neighborhood meeting with Commissioner Taylor ✓

# “Focus Group” Summary 4/4/18 Meeting

- The group supports the development of a Community Housing Plan.
- The following are the most pressing concerns about the *potential impacts* of developing the Manatee site:
  - “Increased vehicle traffic”
  - “Increased demand on area schools”
  - “Lack of proximity to job centers and related transportation”
  - “Increases in the crime rate in the surrounding area”
  - “Displacing the development of a community park on the site”
  - “Concentrating more low to moderate income housing in the East Naples area”
- Other comments from the group:
  - “The project may not be needed”. The group believes that the market is beginning to provide more diversely priced housing (the group cited some examples).
  - “Issuing an Invitation to Negotiate is premature”. More study needs to be done before initiating that step.
  - “Board consideration of the ITN in June is ill timed”. Discussion should be delayed until the Fall (October) as many Fidler’s residents won’t be here in June to participate.
  - “Dispersion”. You would like to see more efforts to develop housing that is affordable in the eastern rural areas of the County and possibly North Naples.
- Two Additional Comments:
  - 1) ...substantively the factor that deserves **the highest weighting is the need for studies of the impact of the proposed Manatee plan on the schools, traffic, public transit, jobs, etc.** is paramount before any further steps are taken. There is no need to create momentum for a plan that might end up being determined to be ill conceived by the engineers conducting the studies.
  - 2) ...**the unfairness of depriving the residents of Manatee and Roost Roads of the Park to which they are entitled**, and of imposing on them the substantial burdens on their already overcrowded schools and two lane streets by the imposition of hundreds of additional housing units and perhaps thousands of children and automobiles.

# Feasibility Analysis

Prepared by Davidson Engineering, 9/5/18

- ✓ Density
- ✓ Schools
- ✓ Traffic
- ✓ Environmental

**Conclusion: There are no significant issues preventing development of either site**

	Density			Elementary	Schools	High	Traffic	Environmental
	Low	Med	High		Middle			
<b>Bembridge</b>	<b>29</b>	<b>54</b>	<b>78</b>	<b>No Issues</b>	<b>No Issues</b>	New High School '23	<b>No Issues</b>	<b>No Issues</b>
<b>Manatee</b>	<b>88</b>	<b>264</b>	<b>440</b>	Already Exceeds LOS; Redistricting or New Facility Planned	<b>No Issues</b>	<b>No Issues</b>	Site Improvements for Roost and Manatee Rds., Collier Blvd segment fails under existing cond., DCA planned.	<b>No Issues</b>

# Conceptual Bubble Plan- Bembridge



# Conceptual Bubble Plan- Manatee



CAMPANILE CIRCLE

Discussion Regarding Key Elements of Possible  
Request for Proposals (RFP) for the Co-Location  
of Housing and Other County uses on the  
Bembridge PUD & Manatee Road Sites

# JOINT DIRECTION FROM PARAB/AHAC JOINT SUBCOMMITTEE

**If an RFP is developed to co-locate housing and other county uses on the Bembridge and/or Manatee sites, possible criteria should use the following guidance...**

## GENERAL CONDITION CRITERIA [BOTH SITES]

- Development Elements
  - Concept drawings
  - Unit type and size including bedroom counts
  - Amenities
- Financial info
  - Per unit construction costs
  - Proformas for rental and proposed rates
  - Per unit market cost
  - Detailed soft funding incentives required from the County
  - Funding sources proposed, contingencies
- Land
  - Requested terms for land acquisition (purchase, long-term lease, donation)
- Experience/Timeline/Commitment
  - Comprehensive development timeline
  - Explain how proposed development meets the housing affordability needs per Collier County Housing Plan
  - Describe long-term commitment to housing affordability in Collier County.
  - Experience in housing development, financing, and operations as applicable.



# JOINT DIRECTION FROM PARAB/AHAC JOINT SUBCOMMITTEE

## PARAB/AHAC SITE SPECIFIC CRITERIA – **BEMBRIDGE**

- Moderate to High Density (54-78 units)
- Set-asides for seniors, veterans, and special needs populations (10%-25%)
- Most likely a multi-family rental development, leave flexibility
- Offer a mixture of income targets, concentrating on those with greatest need according to Housing Plan
- All units restricted to households with incomes from 0%-140% of median
- Leave most criteria to Housing Advocates/Professionals

# JOINT DIRECTION FROM PARAB/AHAC JOINT SUBCOMMITTEE

## PARAB/AHAC SITE SPECIFIC CRITERIA – **MANATEE**

- Reserve at least 40 acres for Park uses (as is typical for a community park) and remaining (20ac) for Housing
- Low to Moderate density (88-264 units)
- Set-asides for seniors, veterans, and special needs populations (10%-25%)
- Allow for design flexibility with consideration for neighbors (setbacks, orientation, bldg. heights, etc.)
- Housing may be integrated within park, allow for creativity
- Perhaps a mix of rental and ownership
  - Include long term rental restrictions
- Offer a mixture of income targets, concentrating on those with greatest need according to Housing Plan
- All units restricted to households with incomes from 0%-140% of median
- Include a Developer Contribution Agreement (DCA) to provide resources for the park or a senior center

# AHAC Discussion- Decision Making Continuum -Bembridge

TOTALLY OPPOSED  
Property should be  
exclusively for park use



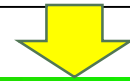
GENERALLY OPPOSED  
But willing to Continue  
discussing



GENERALLY  
SUPPORTIVE  
But still have concerns



FULLY SUPPORTIVE  
Favor shared use  
concept



Reasons for Opposition:

Concerns/ Remedies:

Positives/ Concerns:

Reasons for Support:

# AHAC Discussion- Decision Making Continuum -Manatee

TOTALLY OPPOSED  
Property should be  
exclusively for park use



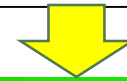
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Reasons for Opposition:

Concerns/ Remedies:

Positives/ Concerns:

Reasons for Support:

# Upcoming Meetings

- November 13<sup>th</sup> BCC

**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	<b>Expedited Permitting</b> - 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	<b>Impact Fee Waivers or Modifications</b> – The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing
3	<b>Density Flexibility</b> – The allowance of flexibility in densities for affordable housing
4	<b>Parking and Setbacks</b> - The reduction of parking and setback requirements for affordable housing
5	<b>Flexible Lot Configurations</b> – The allowance of flexible lot configurations, including zero-lot-line, for affordable housing
6	<b>Street Requirements</b> – The modification of street requirements for affordable housing
7	<b>Ongoing Oversight</b> – 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	<b>Land Bank Inventory</b> – The preparation of a printed inventory of locally owned public lands suitable for affordable housing
9	<b>Proximity</b> - 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	<b>Reservation of Infrastructure</b> - The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate-income persons
11	<b>Accessory Dwelling Units</b> - 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><b>Expedited Permitting</b> – 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 (Fast Tracking) has been implemented with affordable housing developers having successfully utilized the improved process.</p>

2	<p><b>Impact Fee Waivers or Modifications</b> – 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 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><b>Density Flexibility</b> – 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>
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		<p>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.</p>	<p>(2) Changes to the Growth Management Plan were approved by the BCC on 7/10/18 and transmitted to the State DEO in July 2018.</p> <p>(3) Adoption &amp; Implementation hearings to the Land Development Code will occur in late 2018 and early 2019.</p>
4	<p><b>Parking and Setbacks</b> – 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.</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."</p> <p>(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	<p><b>Flexible Lot Configurations</b> – 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>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	<p><b>Street Requirements</b> – 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>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."</p> <p>(2) Regulatory relief recommendations, as part of Phase 3 of the CHP, will be presented to the BCC on October 9, 2018</p>
7	<p><b>Ongoing Oversight</b> – 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, and the Development Services</p>	<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>

		Advisory Committee to review and examine impacts on the cost of housing.	
8	<b>Land Bank Inventory</b> – The preparation of a printed inventory of locally owned public lands suitable for affordable housing	<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 independent review by a local firm, formation of a joint subcommittee, an future 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><b><u>Current incentive status</u></b></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> <p>(5) Continue initiatives on the two County owned parcels (Bembridge &amp; Manatee).</p>
9	<b>Proximity</b> – The support of development near transportation hubs and major employment centers and mixed-use developments (activity centers, density bands and strategic opportunity sites)	<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 &amp; Strategic Opportunity Sites, and integration of bus routes with affordable housing locations, amongst others.</p>	<p><b><u>Current Incentive Status</u></b></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	<b>Reservation of Infrastructure</b> – The reservation of infrastructure capacity for housing for very-low income persons, low income persons, and moderate-income persons	Not a current incentive as presently there is no policy or need to reserve infrastructure for future development in Collier County.	Incentive is not proposed for adoption.
11	<b>Accessory Dwelling Units (ADUs)</b> - The allowance of affordable accessory residential units in residential zoning districts	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>Maintain current guest house code.</p> <p>Future opportunities:</p> <p>(1) A 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”</p>

			and City of Rockledge cottage home regulations and present findings to AHAC.
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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 continue to 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](mailto: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](mailto: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](mailto: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](mailto: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