

# Housing Affordability Incentive Programs

## (1) Fast-Track Permitting & Review Process

The purpose of the Fast Track Permitting & Review Process is to allow for expedited reviews of all zoning actions and permitting applications which include affordable housing. This process may be applied to new or expanding development orders. In order to qualify for the FTPR review process, the applicant for a proposed development order must:

- Specifically request Affordable Housing expedited Review.
- Construct a development that contains a minimum of 20% of the total number of approved units as approved Affordable Housing in the **140%** or below of the household Area Median Income category; and
- Include the CHS issued qualification certificate during the GMD review process.

For more information and to discuss how FTPR can save significant development time, please contact the CHS Division. See Collier County Resolution 2018-40 for complete details.

## (2) Impact Fee Deferral Program

Through the Impact Fee Deferral program, the County agrees to defer the payment of the impact fees for any new owner-occupied or rental housing unit which qualifies as affordable. The program is available to units targeting up to **120%** of Area Median Income (AMI). Please see the Income Limits Chart (below) for more information. Impact Fees are deferred for 10 years for qualifying rental units (deferrals longer than 10 yrs. may be approved by the BCC). Deferrals on owner-occupied units are due upon sale, refinance, or loss of homestead exemption. Anyone seeking an impact fee deferral must submit an application and \$350 application fee to the County for consideration. For more information on applying for the IFD program please contact the CHS Division. See Collier County Ordinance 2018-28 for complete details.

## (3) Affordable Housing Density Bonus Program

Currently Collier County's residential density in the urban area is generally limited to 4 units per acre. However, developers willing to produce units at affordable levels can increase their density to as high as 16 units per acre. The AHDB calculation is based on specific variables including: (1) Targeted Income Level of the proposed affordable units (up to **140%** AMI), and (2) the Percentage of Affordable to Market Rate Units in the Development. In exchange for the Density Bonus the developer will enter an affordability restriction with the County. Please see the Rent Limits Chart current rental rates. For complete details regarding the AHDB program please contact the CHS Division. See Collier Land Develop Code Section 2.06 for complete details.

2021 Income Limits by Household Size										
COLLIER COUNTY \$84,300 Median	Percentage of Median	Income Limit by Number of Persons in Household					2021 Rent Limits by # of Bedrooms			
		1	2	3	4	5	1-Bed	2-Bed	3-Bed	4-Bed
GAP	140%	\$82,740	\$94,500	\$106,260	\$118,020	\$127,540	\$2,215	\$2,656	\$3,069	\$3,423
Moderate	120%	\$70,920	\$81,000	\$91,080	\$101,160	\$109,320	\$1,899	\$2,277	\$2,631	\$2,934
Low	80%	\$47,250	\$54,000	\$60,750	\$67,450	\$72,850	\$1,265	\$1,518	\$1,753	\$1,956
Very-Low	50%	\$29,550	\$33,750	\$37,950	\$42,150	\$45,550	\$791	\$948	\$1,096	\$1,222
Extremely-Low	30%	\$17,750	\$20,250	\$22,800	\$26,500	\$31,040	\$475	\$570	\$719	\$889

Please see next page for more information.

## ELIGIBLE DENSITY BONUS BY PERCENT OF DEVELOPMENT DESIGNATED AS AFFORDABLE HOUSING

Income Level	Percent of Median	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Gap	140% MI <sup>1,2</sup>	1	2	3	4	5	6	7	8	n/a	n/a
Moderate	120% MI <sup>1</sup>	2	4	5	6	7	8	9	10	11	12
Low	80% MI	3	6	7	8	9	10	11	12	12	12
Very-Low	<50% MI	4	8	9	10	11	12	12	12	12	12

**Total Maximum Allowable Density = Base Density + Affordable Housing Density Bonus. In no event shall the maximum gross density allowed exceed 16 units per acre.**

<sup>1</sup>Owner-occupied only <sup>2</sup> May only be used in conjunction with at least 20% at or below 120% MI

### Typical Home Purchasing Power for household size (3x Income)

Category	1 person	2 people	3 people	4 people
<b>Gap</b>	\$248,220	\$283,500	\$318,780	\$354,060
<b>Moderate</b>	\$212,760	\$243,000	\$273,240	\$303,400
<b>Low</b>	\$141,750	\$162,000	\$182,250	\$202,350
<b>Very Low</b>	\$88,650	\$101,250	\$113,850	\$126,450

## Grant Availability

Annually Collier County receives federal and state funding specifically designated for housing assistance (CDBG, HOME, ESG, SHIP, etc.). The primary use for these funds is to help moderate, low and very low income households with their housing affordability needs.

Assistance can be received in various forms:

- Owner-Occupied rehabilitation
- Rental rehabilitation
- Tenant Based Rental Assistance
- Down Payment Assistance
- Affordable Housing Development site acquisition
- Affordable Housing Construction assistance
- Homebuyer education

Please contact the Community and Human Services Division for information regarding funding opportunities, the application process, and funding awards timelines.

## How to Apply:

To apply for Collier County's Housing Affordability Incentives submit the Housing Incentive Certification form which can be found on our website at [www.colliercountyfl.gov](http://www.colliercountyfl.gov).

All HUD Entitlement (CDBG, HOME, and ESG) SHIP, and other grant opportunity announcements can also be found at the Community and Human Services Division page at the Collier County website at:

<https://www.colliercountyfl.gov/your-government/divisions-a-e/community-and-human-services>

Of course, the Community and Human Services Division is always available to answer questions and provide assistance. Please contact the Division for more information.