



COUNTY COMMISSION APPROVES NEW AFFORDABLE HOUSING INCENTIVES

NAPLES, FL (Oct. 3, 2025) –, The Collier County Board of County Commissioners has officially approved a set of new affordable housing incentives. The commissioners voted to approve the incentives during the commission meeting, held on Tuesday, Sept. 23.

The vote followed an extensive, comprehensive review process that began nearly a decade ago and marks a significant step forward in making housing more accessible for Collier County residents.

The newly adopted incentives are part of an ordinance amending the county's Land Development Code, integrating affordable housing initiatives directly into the Growth Management Plan – a forward-thinking move that reflects the county's commitment to sustainable and inclusive development.

According to research from University of Florida's Shimberg Center for Housing Studies, about a third of Collier County's households are considered cost-burdened, spending more than 30 percent of their household income on housing expenses.

The Board of County Commissioners began the process of revising its Land Development Code to include more affordable housing initiatives in 2017, when it created its first Community Housing Plan.

Collier County officials collaborated with consultants, community leaders, developers, and non-profit organizations to revise the Land Development Code with the goal of expanding affordable housing options.

Key amendments include:

- **Focusing Incentives:** The county is aligning its strategies to provide housing for those households with the greatest need and provide housing for the “missing middle.”
- **Increased Density in Activity Centers:** The county seeks to increase residential units near major commercial development areas. These locations, known as Activity Centers, can now build up to 25 units per acre, increased from the previous limit of 16, if they incorporate affordable housing.

- **Transit-Oriented Development:** Projects located along Collier Area Transit routes may also qualify for up to 25 units per acre, provided they include affordable multi-family housing. At least 50 percent of the units must be within a quarter mile of a transit stop, shelter, or bus station. These changes aim to encourage higher-density, transit-accessible housing developments that address the county's growing need for affordability.

Allowing affordable housing to be built closer to employment centers, services, and schools reduces the need for new infrastructure expenses and helps eliminate traffic and sprawl.

In addition to streamlining the rezoning process, the county added requirements that will increase buffering when new affordable developments are built adjacent to homes.

These incentives are available for developers to use immediately, and officials are looking forward to the creation of more housing that is affordable for the residents of Collier County.