

# We are Improving Housing Choices for Working Families and Want to Hear from **YOU!**

## INITIATIVE #1. Regulatory Relief (Cost Maintenance) for Design and Construction of Residential Housing

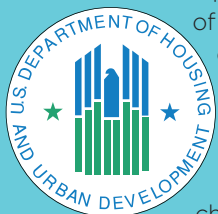
This initiative focuses upon specific design and material requirements of the Land Development Code (LDC). The LDC describes the types of relief that may be granted as well as the criteria for design or construction of a project to offer housing that is affordable. This satisfies the county's goals and objectives to provide affordable housing for working families, while maintaining public health and safety standards as well as community appearance.

Ten (10) cost-saving actions were identified through stakeholder input. County staff refined the list of actions, including the specific codes or policies that may be eligible for relief. A proposed project must also comply with requirements of the Collier County Impact Fee Deferral program or Affordable Housing Density Bonus (AHDB) program.



### Proposed changes to the LDC are:

- Add a list of standards that define relief eligibility. This list would be designated as Section 4.02.39.
- Modify language to allow cluster housing land use changes through an administrative approval process rather than the current, longer public hearing process, and when compatibility standards are met. This will allow a developer to start building housing units sooner. Cluster housing, or open space developments, helps save open space. Homes in this type of development are situated in groupings relatively close together, while larger areas of open space within the development form a buffer with nearby properties. These open spaces often become common ground that are often used for recreation, gardens and such. This requires changes to LDC Sections 2.03.02 and 4.02.04.
- Mandate more frequent review meetings to shorten review times so that priority is given to and qualifying projects are approved more quickly. Requires altering the Development Review Fast Track Resolution 18-40.



ON OCTOBER 24, 2017

The Collier County Board of County Commissioners accepted the Collier County Housing Plan as a blueprint for the County to increase the future housing supply and availability for the County's working population. The following five (5) initiatives are from the recommendations made by the board for stakeholder/community feedback for the purpose of adoption through Collier County's public hearing process.



**Housing is considered affordable if a family or individual spends no more than 30% of their income to live there.**

## THE PURPOSE OF THE GMP

To maintain the State of Florida required comprehensive long range plan for Collier County. The GMP petitions are processed three times a year by being submitted to the transmittal and adoption evaluation process. These processes include recording research information for the specific GMP elements, the staff's analysis, petition hearing by the Collier County Planning Commission and the Board of County Commissioners, notifying the public, and reviews by several state department/agencies.

*Collier County does not discriminate on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, source of income, familial status, disability, genetic information, age, citizenship, primary language, or immigration status in the access to, admission into, or employment in, housing programs or activities.*

## INITIATIVE #2. Streamline Commercial Conversion into Modern “Live Work and Play” Communities

Streamlining the process for developers who convert commercially zoned land to mixed use and residential uses by replacing the public hearing process with an administrative approval procedure. This supports the desirable result of housing located on or near commercially zoned sites throughout the county. Having residences closer to businesses enhances access and convenience to employment, healthcare, groceries and other daily needs and personal services. It also encourages residents to seek other modes of travel like walking and biking, and supports an overall thriving economy. The current Growth Management Plan (GMP) allows density up to 16 units per acre for such conversions, and the LDC allows a mix of uses in commercially zoned districts C-1 through C-3, however both require lengthy zoning processes.



### Proposed changes to the GMP include:

- Add housing that is affordable by increasing densities at 16 units per acre as a part of the density rating system for conversion projects. Increasing densities is an incentive for developers and homebuilders as it allows them to provide more dwelling choices to the public, and increase their potential revenue. Affordability must be committed through an Affordable Housing Density Bonus (AHDB) Agreement, Developer Agreement, Planned Unit Development (PUD) commitment, or compliance with terms and conditions of the Impact Fee Deferral program.
- Multiple proposed LDC amendments will establish the mix of uses and multifamily basis that will qualify affordable parameters as allowable uses in conventional commercial districts. Those projects will still be subject to criteria for public facilities as determined by an impact analysis and must meet compatibility standards to ensure the project has the public benefit of reduced intensity, or less traffic overall.

## INITIATIVE #3. Redeveloped Activity Centers to include Mixed-Income Family Housing

The greatest need for affordable housing is in close proximity to employment, healthcare, groceries, and other daily needs and personal services. This initiative is to encourage housing in the County's 20 Activity Centers. Current County programs normally provide housing at single-household income levels. This initiative is designed to stimulate housing within areas of up to 25 housing units per acre where households of mixed economic levels are served.

INCOME LEVELS	PERCENT OF MEDIAN INCOME
Gap	>120 to <140
Moderate	>80 to <120
Low	>50 to <80
Very Low	<50

Collier County LDC 2.06.03 (Ordinance 19-02)

### Proposed changes to the GMP include:

- Increase density from the currently allowable 16 units per acre to a maximum of 25 units per acre in activity centers, if a portion of the additional units are committed at prices that serve a mix of at least two income levels of the county's defined affordability thresholds as seen in the chart above.





## INITIATIVE #4. Expansion Density Recommendations for Work/Live Communities

Strategic Opportunity Sites (SOS) are a new concept that recognizes larger development projects featuring corporate headquarters or similarly substantial employment centers. These locations represent key areas, with high potential to provide the greatest benefits in the wake of continued growth. The location of residential properties near these areas of employment are also encouraged. The best way to introduce this integrated pattern of development is to provide an incentive to developers.

### Proposed changes to the GMP include:

- To establish the SOS as a future land use designation. This will allow a developer to seek this designation through a Future Land Use Map change, while meeting the necessary requirements and agreements. The density attained is subject to a new formula that is proposed to allocate the highest densities to projects that serve a mix of income levels and that accommodate lower income levels, allowing for more housing options that are affordable.
- Allow developers to increase densities up to 25 units per acre as long as they show that 50 percent of the housing units qualify as affordable; demonstrate a mix of income levels; meet mixed-use ratios and follow design and buffering requirements.



## INITIATIVE #5. Increase Transit Route Corridors for the Benefit of Working Families within the “Center City” Developments

The location of housing that is affordable for working families is naturally beneficial to the transportation system, as well as those who live within a convenient distance. This initiative provides for an increased density incentive to developers as long as the housing project meets affordable eligibility; incorporates transit oriented design (TOD) elements and concentrates a majority of the dwelling units within a convenient walking distance, defined as an area covered by a 5-minute walk, or about 1/4-mile.



### Proposed changes to the GMP include:

- Apply transit supportive density levels (minimum of seven units per acre) to market rate development that is designed to orient toward transit and stimulate housing that is affordable. With increased density in these locations, greater efficiencies in transit use may also be achieved. The principles of TOD also align with the potential for autonomous vehicles and other transportation advancements.
- Change the Transportation Element to state that a priority is placed on locating higher density housing along transit corridors.
- Change the Density Rating System to allow TOD market rate projects be eligible for increased density incentives. Specifically, up to 13 units per acre through PUD approval. Then, from 13 up to 25 units per acre through PUD approval and dedication that the additional units are committed at prices affordable to a range of income levels.

### COLLIER COUNTY CONTACT INFORMATION

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**PLEASE SUBMIT COMMENTS  
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go to Collier County Housing Operations staff.**

