EXHIBIT A

INTRODUCTION

The goal of the Housing Element of the Collier County Growth Management Plan is “to create an adequate supply of decent, safe, sanitary, and affordable housing for all residents of Collier County.” With the exception of housing opportunities provided to citizens of very modest means, the provision and maintenance of housing is traditionally a function of the private market. The development of private housing in Collier County is driven by an expensive housing stock; effectively excluding low-income and working class families from the housing market. Thus, there is a need for the County to find ways to encourage the provision of affordable-workforce housing for these families.

In Collier County, encouragement of the provision of affordable-workforce housing is the responsibility of the Collier County Operations Support and Housing Department. The purpose of the Department’s grants and affordable-workforce housing programs is to increase the supply of affordable-workforce housing countywide, through management of the County’s Affordable Housing Trust Fund. The trust fund has enabled the County to implement the following programs:

- Impact fee deferrals,
- Housing rehabilitation and emergency repair,
- Down payment / closing cost assistance,
- Land acquisition with new construction,
- Demolition with new construction,
- Special needs housing and pre-approved building plans,
- Meeting community needs by facilitating the creation of affordable-workforce housing opportunities; the improvement of communities; and the sustainability of neighborhoods.

Collier County will continue to address its affordable-workforce housing deficit by working collaboratively with non-profit groups, governmental agencies, and public/private coalitions to coordinate activities and effectively leverage the resources available to the entire County. The most current data available from the University of Florida Shimberg Center is considered in assessing the County’s affordable-workforce housing deficit.
Goal, Objectives and Policies
Housing Element

GOAL 1: [Revised text, page 3]

TO CREATE AN ADEQUATE SUPPLY OF DECENT, SAFE, SANITARY, AND AFFORDABLE HOUSING FOR ALL RESIDENTS OF COLLIER COUNTY.

OBJECTIVE 1: [Revised text, page 3]

The number of new affordable-workforce housing units shall increase by 500 1,500 units each year in an effort to continue to meet the housing needs of all current and future very-low, low and moderate income residents of the County, including those households with special needs such as rural and farmworker housing in rural Collier County.

Collier County shall pursue interlocal agreements with the City of Naples, the City of Marco Island, and Everglades City to require that each city provide their proportionate share of affordable-workforce housing units (or the financial equivalent). Each city’s proportionate share and financial equivalent will be evaluated and substantiated by the most current data, studies, and methods available to the County.

JOINT CITY OF NAPLES/COUNTY POLICIES
Policy 1.1: [Revised text, page 3]

Collier County shall utilize intergovernmental agreements between the County and the City of Naples to coordinate SHIP, CDBG, and other State, Federal and private funds to improve coordination and efficiency in the provision of housing delivery assistance.

Policy 1.2: [Revised text, page 3]

Collier County and the City of Naples will work together to accomplish the community wide goal of supporting a sufficient supply of market rate and below market rate housing. This effort will may include the consolidation of the City of Naples and the County housing programs and activities, including, but not limited to, State and Federally funded programs such as SHIP and CDBG, in an effort to provide greater efficiency.

Policy 1.3: [Revised text, page 3]

The City of Naples and Collier County will shall explore the development of a fair share affordable-workforce housing ordinance that will shall require commercial and residential developments to address the lack of affordable-workforce housing. The local jurisdictions will evaluate a broad range of options including the development of an affordable-workforce housing impact fee, the requirements that a percentage of units developed will be “set aside” for below market rate housing, provide for the transfer of development rights, an option whereby land could be donated to a nonprofit entity and/or placed in a land bank, or other alternatives that will assist in mitigating the rising need for affordable-workforce housing as the population increases.
Policy 1.4: [Revised text, page 3]

Collier County shall seek to distribute affordable-workforce housing using strategies which will be distributed equitably throughout the County where adequate infrastructure and services are available. Programs and strategies to encourage affordable-workforce housing development may include, but are not limited to, density by right and density bonus agreements provisions, and impact fee waivers or deferrals, expedited permitting (fast tracking), public-private partnerships, providing technical assistance and intergovernmental coordination. In addition, affordable housing will be located where adequate infrastructure and services are available.

CITY OF NAPLES POLICIES
None

COUNTY POLICIES
None

*Policy 1.5: [Deleted text, page 3]

Review the feasibility of incorporating the Collier County Housing Authority and the Collier County Housing and Urban Improvement office activities into one agency to provide greater coordination and efficiency in housing delivery services.

Collier County shall maintain an inventory of all approved affordable-workforce housing units within the county to ensure the targeted number of units is developed annually. The inventory shall contain the location, structure type, number of bedrooms, and target income range for each housing unit.

OBJECTIVE 2: [Revised text, page 4]

By 2000, create a non-profit housing development corporation, formed with a cross section of representatives from business, government, housing advocates, and the community at large, which will assist the City and County in achieving a new goal of 500 dwelling units per year for very-low, low and moderate income residents of Collier County.

The Collier County Board of County Commissioners aided in the establishment of the Collier County Housing Development Corporation in 2003. The mission of the Housing Development Corporation is to serve as a non-profit agency, with an executive board made up of representatives from business, government, housing advocates, and the community at large, which shall assist Collier County and its municipalities in achieving a new goal of 1,500 dwelling units per year for very-low, low and moderate income residents of Collier County.
JOINT CITY OF NAPLES/COUNTY POLICIES

Policy 2.1:  

Through non-profit housing development corporations, the County shall seek to 
increase the supply of affordable-workforce housing for all segments of the community, including very low, low and moderate income residents and those with special needs including farmworkers, through the use of existing programs such as low income housing tax credits, density bonuses and impact fee waivers or deferrals.

Policy 2.2:  

Solicit input from the Chamber of Commerce, Economic Development Council, Collier Building Industry Association (CBIA), Naples Area Board of Realtors, Naples Area Apartment Association, Collier County Banking Partnership, the Affordable Housing Commission, and the Collier County Housing Authority to identify potential nonprofit board representation and members, and to develop a mission statement for the nonprofit housing agency. The nonprofit housing development Corporation will partner with other entities to apply for State and Federal housing funds available to nonprofit corporations. This effort will result in the development of a more comprehensive housing delivery system that ensures the development of housing for all residents of Collier County through a partnership with private developers, nonprofits, local governments and other interested parties.

Partnerships shall be encouraged between private developers, nonprofit entities, local governments and other interested parties to ensure the development of housing that meets the needs of the County’s very-low, low and moderate income residents.

Policy 2.3:  

The Collier County and the City of Naples staff will continue to provide community organizations with brochures and up-dates on various housing programs, grant opportunities, technical assistance and other information that will promote affordable-workforce housing opportunities for very low, low and moderate income residents.

Policy 2.4:  

By 1999, the Collier County and the City of Naples will shall continue to review existing codes and ordinances and amend them as needed to allow for flexible and innovative residential design that encourages mixed use developments and with a variety of housing designs, styles, and price ranges.

Policy 2.5:  

By 1998, the Collier County and the City of Naples will shall continue to review the its existing permit processing systems in an effort to reduce the processing time and cost of housing, and especially for affordable-workforce housing and continue to identify areas that can be streamlined, to identify areas that can be streamlined.
Policy 2.6: [Revised text, page 4]

Collier County shall continue to provide ongoing technical support and assistance to private developers and non-profit housing organizations in their efforts to secure State or Federal funding.

Policy 2.7: [Revised text, page 4]

Collier County shall increase the utilization of existing impact fee ordinances to facilitate the development of affordable-workforce housing through the provisions of waivers and/or deferrals.

CITY OF NAPLES POLICIES

None

*Policy 2.8: [No changes to text, page 5]

COUNTY POLICIES

*Policy 2.9: [Rednumbered, revised text, page 5]

The County shall review the County’s Affordable-workforce Housing Density Bonus Ordinance every two years or sooner, as necessary, and revise the Ordinance, as necessary, to reflect changing community needs and market conditions. The purpose of the Affordable-workforce Housing Density Bonus Ordinance shall be to encourage the blending of affordable-workforce housing density bonus units into market rate developments as well as to support developments exclusively providing affordable-workforce housing and review the feasibility of approving density bonus at an administrative level.

*Policy 2.10: [Revised text, page 5]

Through the adoption of local incentives, such as density bonus agreements and impact fee waivers/deferrals, public and private sponsors will be encouraged to provide adequate housing for rural residents and farmworker families.

The Collier County Operations Support and Housing Department shall continue to operate affordable-workforce housing programs, in cooperation with public and private sponsors, to provide safe, affordable-workforce housing to residents of the County’s urban designated areas and rural areas. Programs operated by the Department will continue to include, but are not limited to:

- Impact fee deferrals
- Housing rehabilitation and emergency repairs
- Down payment and closing cost assistance
*Policy 2.11: [Revised text, page 5]*

The Collier County Housing and Urban Improvement Operations Support and Housing Department will continue to coordinate with independent water and sewer districts, local utility providers to ensure that the necessary infrastructure and facilities for new housing developments are in place, and consistent with the County’s Concurrency Management System.

*Policy 2.12: [Revised text, page 5]*

The County will continue to adopt and implement policies which address site locations provide for the proper siting and implementation of farm worker housing, including, but not limited to, strategies such as density bonus agreements, impact fee waivers or deferrals, and the provision of adequate infrastructure and services.

**OBJECTIVE 3:** [Revised text, page 5]

By 2000, Collier County shall continue to support and adequately fund increase the number of housing programs and amount of funding available to promote the preservation and protection of existing, stable residential neighborhoods. This will be accomplished through the utilization of State Housing Incentives Partnership (SHIP) and CDBG programs including, but not limited to, strategies such as Down Payment/Closing Cost Assistance, Rehabilitation and Emergency Repair, Demolition with New Construction, and Impact Fee Waivers or Deferrals.

**JOINT CITY OF NAPLES/COUNTY POLICIES**

**Policy 3.1:** [Revised text, page 5]

Collier County shall continue to seek out and utilize federal, state and local resources for housing rehabilitation programs that repair and maintain the existing housing stock. The County shall also continue to support local municipal and non-profit efforts to identify and secure funding for housing rehabilitation programs. Apply for additional funding such as, but not limited to, HOME, and Florida Fix as funds become available.

**Policy 3.2:** [Revised text, page 5]

Local governments will seek out and apply for additional funding to help provide more affordable housing and Collier County will support applications from for-profit and not-for-profit organizations that apply for State and Federal funding for the purpose of constructing and/or rehabilitating affordable-workforce housing.

**Policy 3.3:** [Revised text, page 6]

Collier County shall continue to utilize SHIP resources and other funds to leverage the number and amount of loans provided by local lending institutions to very low, low and moderate income residents. By leveraging Federal, State and local dollars, increase by five percent (5%) per year.
the number of loans made by area lending institutions to very low, low and moderate income residents for home improvements, rehabilitation and first time homebuyer’s assistance.

CITY POLICIES

*Policy 3.8 3.4: [Renumbered text, page 6]

*Policy 3.9 3.5: [Renumbered, revised text, page 6]

By 1998, the City of Naples will initiate a study of the Old Naples area to determine architectural and development standards to protect and preserve the existing residential character of the area.

*Policy 3.10 3.6: [Renumbered, revised text, page 6]

By 1998, the City of Naples will study and make recommendations to amend the Code of Ordinances to limit “megahouses” address impacts of larger homes on smaller lots within the City of Naples. By 2000, These changes will be reviewed to determine their effectiveness.

*Policy 3.11 3.7: [Renumbered, revised text, page 6]

By 1999, The City of Naples will implement their review the need for a housing maintenance code to address the conservation of housing stock and the preservation and protection of residential neighborhoods.

COUNTY POLICIES

Policy 3.12 3.8: [Renumbered, revised text, page 6]

Collier County will continue to maintain its apply for Community Development Block Grant (CDBG) urban entitlement county status with through the U.S. Department of Housing and Urban Development, which will continue to result in an annual allocation of federal funding available to assist very-low, low and moderate income households.

OBJECTIVE 4 [Revised text, page 6]

By 2000, the Collier County and the City of Naples will conduct a comprehensive housing survey, every three years or sooner, to for the purpose of identifying substandard dwelling units. Through continued enforcement of each jurisdictions County housing codes, and the provision of housing rehabilitation or replacement programs, the number of substandard units (associated with a lack of plumbing and/or kitchen facilities) throughout the County shall be reduced by 5% per year through rehabilitation or demolition.
JOINT CITY OF NAPLES/COUNTY POLICIES

Policy 4.1: [Revised text, page 6]

By 2001, Utilize the most recent comprehensive housing inventory to develop and implement new programs to reduce substandard housing. Reduction of the number of substandard units will be accomplished by employing existing methods such as, but not limited to, housing code inspections, rehabilitation programs, and demolition of substandard units and their replacement with new construction and develop new programs as needed.

Policy 4.2: [Revised text, page 7]

Require the demolition of dilapidated, unsafe or unsanitary housing that does not meet the housing code or, which cannot economically be rehabilitated.

Policy 4.3: [Revised text, page 7]

Review and amend the existing relocation policy of the City of Naples and the County, and create one uniform relocation housing policy, consistent with the U.S. Department of Housing and Urban Development requirements.

Policy 4.4: [Revised text, page 7]

In the event of a natural disaster or government intervention, replacement housing shall comply with all applicable federal, state and local codes and shall consider factors such as, but not limited to, commercial accessibility, public facilities, places of employment, and housing income.

Policy 4.5: [Revised text, page 7]

All dwelling units will be maintained in a safe and sanitary condition, including adequate light, ventilation, sanitation and other provisions, as required by the County and the City of Naples minimum housing codes. This task will be accomplished through housing code inspections and code enforcement actions, and housing rehabilitation programs supported through using state, federal, local and/or private resources.

CITY OF NAPLES POLICIES

None

COUNTY POLICIES

None

Policy 4.6: [Deleted text, page 7]

By June 1, 2001, Collier County will conduct an inventory to determine the number of non-conforming and sub-standard mobile home housing units in the Immokalee Urban Area and develop an incentive plan to upgrade these units through the following activities:
1. Assign a team of staff members from the following departments to implement the program: Code Enforcement, Building Review, Planning and Housing and Urban Improvement.

2. Coordinate with other agencies that monitor and inspect mobile home parks.

3. Create and incorporate into the Collier County Land Development Code, flexible development standards that will be based on minimum life and safety standards.

4. Provide economic incentives to encourage the replacement of sub-standard units.

**Policy 4.7:**

Within one year of inventory completion, the County shall complete a review of the residential density caps established in the Immokalee Area Master Plan to determine if and where it may be appropriate to increase such caps to encourage the development of new affordable housing units for farmworkers, very low and low income individuals.

**OBJECTIVE 5:**

Collier County and the City of Naples will annually monitor all identified historically significant structures to determine if these structures are being conserved, maintained, and/or rehabilitated.

**JOINT CITY/COUNTY POLICIES**

**Policy 5.1:**

Ensure the coordination of the Housing Element policies with the Future Land Use policies relevant to historic preservation. All residential structures that are listed on the National Register of Historic Places, or as contributing structures within the Old Naples National Register Historic District, or which structures that are designated as locally significant historic resources, will be encouraged to maintain their historic value through the provision of technical assistance.

**Policy 5.2:**

By 1999, the Collier County and the City of Naples will review their land development regulations, building code, FEMA regulations, and other requirements every five years, and amend these as necessary to encourage the conservation, maintenance and rehabilitation of historically significant structures.

**CITY POLICIES**

*Policy 5.3*

*Policy 5.4:*

By 2000, Collier County and the City of Naples coordinate with Future Land Use policies and will study potential incentives to encourage the conservation, maintenance and rehabilitation of historic structures and will make recommendations to the City Council and to the Board of County Commissioners as to which incentives should be adopted.
COUNTY POLICIES

*Policy 5.5: [Revised text, page 8]

The conservation and rehabilitation of housing, which is of historic significance, shall be accomplished by working with private sector groups and private developers to develop incentive-based programs.

*Policy 5.6: [Deleted text, page 8]

The Land Development Code that regulates the rehabilitation, demolition or relocation of historically significant housing will be emended as needed.

*Policy 5.7: [Renumbered, revised text, page 8]

Every five years, the Historical Housing Construction Survey will be updated to ensure further identification of historically significant housing. The Collier County Probability maps will be updated as each new historic structure or residence is listed on the National Register or is locally nominated.

By 2008, the Board of County Commissioners shall commission a new Historical Survey for all of unincorporated Collier County. The Survey shall review the current status of all previously identified historical structures and sites within the unincorporated County and shall make recommendations as to which of these sites or structures should be nominated to the National Register. The Survey shall also review and make similar recommendations regarding any previously unidentified historic structures or sites.

*Policy 5.8: [Renumbered, revised text, page 8]

By 1999, the Historical/Archaeological Preservation Ordinance shall be updated to include any new historically significant housing the results of the Historical Survey and to include any relevant changes in State or Federal regulations concerning historically properties.

OBJECTIVE 6: [Revised text, page 9]

By 1999, the County and City will ensure that local land development regulations are in compliance with State and Federal regulations regarding group homes and foster care facilities locations.

Collier County shall monitor changes to state and federal regulations pertaining to group care facilities, and, as necessary, amend its Land Development Code to ensure compliance.

JOINT CITY OF NAPLES/COUNTY POLICIES

Policy 6.1: [Revised text, page 9]

Words underlined are added; words struck through are deleted.
Provide non-profit group care facility organizations with information on federal, state and local housing resources that will assist them in the provision of special needs housing. On an annual basis, or as needed, provide technical assistance and support as organizations apply for funding assistance.

**Policy 6.2:**

Collier County shall review the County and the City of Naples Fair Housing ordinances and procedures with regard to group care facilities and shall seek to consolidate local fair housing implementation in order to promote consistency and coordination in the siting of such facilities between the jurisdictions.

**Policy 6.3:**

By 1999, review the existing County and City of Naples land development regulations and building codes, and amend as necessary, to ensure compliance with State and Federal regulations, and amend as necessary, to provide for group homes and foster care facilities licensed by the State of Florida.

**Policy 6.4:**

Collier County may allow group homes and foster care facilities will be allowed in residentially zoned neighborhoods where adequate infrastructure, services and resources are available. The location of these facilities will be in compliance with local land use regulations and will be consistent with Chapter 419, Florida Statutes.

**CITY OF NAPLES POLICIES**

None

**COUNTY POLICIES**

None

**OBJECTIVE 7:**

Although mobile home developments currently exist within the coastal areas of Collier County, as a result of the coastal community’s susceptibility to flooding and storm surges, any new rezone to permit mobile home development parks will be restricted to allowed within areas outside of the urban coastal fringe Coastal High Hazard Area, as depicted on the countywide Future Land Use Map.

**JOINT CITY OF NAPLES/COUNTY POLICIES**

None

**CITY OF NAPLES POLICIES**
*Policy 7.1: [No changes to text, page 9]

*Policy 7.2: [No changes to text, page 10]

COUNTY POLICIES

*Policy 7.3: [Revised text, page 10]

The County has numerous sites where mobile homes are a permitted use and these sites will continue to be available for mobile home developments. However, due to the low lying elevations, susceptibility to flooding, storm surges and high winds from hurricanes and tropical storms, and that mobile homes are particularly vulnerable to damage, no additional sites will be zoned for mobile home development within coastal Collier County, the Coastal High Hazard Area, as depicted on the countywide Future Land Use Map.

OBJECTIVE 8: [Revised text, page 10]

The number of new and rehabilitated units shall increase by 50 units per year to address those households with special needs such as rural and farmworker housing in rural Collier County.

Collier County shall continue to utilize SHIP, CDBG, or other funding sources and, in partnership with Federal, State and non-profit housing agencies, will seek to provide a minimum of 50 rehabilitated or new residential units per year for very low, low and moderate income residents of the Immokalee Urban Area, Rural Fringe Mixed Use District, and within the Rural Lands Stewardship Area. Families benefiting from such housing will include, but not be limited to, farmworkers and other populations with special housing needs.

Policy 8.1: [Deleted text, page 10]

The County will coordinate with the USDA and other State and Federal Agencies to provide technical and financial assistance, impact fee waivers and deferrals and increased density, consistent with Immokalee Area Master Plan, for a 300 bed facility to provide housing for unaccompanied agribusiness workers.

Policy 8.1: [New text, page 10]

Collier County shall continue to pursue the policy of requiring all non-conforming or sub-standard residences of any type within the Immokalee Urban Area to be either rehabilitated to current housing code standards or demolished.

Policy 8.2: [New text, page 10]

By 2008, Collier County shall complete a review of the residential density caps established within the Immokalee Area Master Plan Element of this Growth Management Plan. Based upon this review, the County shall determine if and where it may be appropriate to increase such caps, so as to encourage the development of new affordable-workforce housing units for farmworkers, very low, low and moderate income residents.
Policy 8.2 8.3:  

During 2004, the County will prepare a housing assessment survey of single family, multi-family, and mobile home units and mobile home parks in the Immokalee Urban Area, in order to determine the number of units that do not meet the County’s current health, safety and minimum housing codes, and the minimum housing code. The County shall target affordable-workforce housing and code enforcement programs to correct the conditions.

Policy 8.3 8.4:  

Funding for rehabilitation of both owner and rental units within the Immokalee Urban and Rural Lands Stewardship Areas will be provided through USDA funding, and State SHIP funding, CDBG funding, or other appropriate funding sources, and leveraged with additional funding sources to the maximum degree possible.

Policy 8.4 8.5:  

Proposed farmworker housing sites will be evaluated and selected on the basis of health, safety and welfare concerns and to ensure that housing for this group is located in close proximity to such things as employment locations, transportation opportunities, shopping opportunities, and health care facilities.

Policy 8.5:  

Collier County will continue to make available all first-time homebuyer programs including SHIP, CDBG, and other State, Federal, and Private funds to Farmworkers through a multilingual marketing approach coordinated with local outreach services. The County anticipates that 50 farmworkers per year will become homeowners by implementing special outreach programs to encourage homeownership in the farmworker community.

Policy 8.6:  

When Collier County is awarded entitlement community status, will continue to utilize CDBG funds to provide additional farmworker-housing opportunities. In addition to housing units that currently qualify for assistance under SHIP program guidelines, special consideration of CDBG funds will be aimed at units that current SHIP program guidelines prohibit from assistance (i.e., mobile home units). Farmworkers will also be encouraged through the use of multi-lingual outreach programs to take advantage of any other CDBG, SHIP, Local, State, Federal, and private programs for which they may qualify through multi-lingual outreach programs to the farmworker community.