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COLLIER COUNTY HOUSING PLAN, Draft 2: **CBIA – Response and Action Plan**

The following have been issues raised by the CBIA Leadership:

- If housing, including affordable housing, is a statutory obligation of Collier County and is important to all Collier County citizens, why are the only proposed solutions to this issue punitive measures to new housing and the development industry? (we need to reinforce that impeding construction is not only detrimental to builders/developers, but all of our members and other associates in the development industry)
- As CBIA has stated prior to this plan being formulated... The cost of bringing affordable housing should be more widely spread among the entire community not just new home construction and businesses
- Should the plan differentiate between workforce housing for essential services workers housing and affordable housing?
- Collier County, with its land costs and the highest impact fees in the State of Florida, is a very expensive location to build homes and commercial buildings. Collier County's economic vitality, as exhibited in the last recession, relies on monies generated by the building industry. Linkage fees for funding a Community Land Trust would slow development significantly because financing options would be reduced and projects would be less financially viable.
- Rising costs of new housing in Collier County is reflective of all of the costs it takes to build a project here, not because builders are increasing their profits. Builders are true free market representatives, if they pursue excessive profits, they will sell less product than their competitors.
- Need to encourage workforce housing through increased densities, more resourceful application of impact fees, and other measures, instead of discouraging with additional costs as proposed.
- As currently proposed with linkage fees and with existing density and impact fee rates, it's time to recognize that housing is not realistic for purchase in the coastal areas of Collier County for many workers.
- We need to check on the other counties referenced in the plan identified as having implemented a Mixed Income Housing Ordinance and linkage fees as to how their impact fees compare to Collier County.

The following priorities in recommendations as identified in the plan draft 2 cannot be supported as unanimously voted upon by our board:

- Opposition to implementation of a Mixed Income Housing Ordinance as provided in pp.21-23 including the buy-out of affordable housing requirements of \$200K per unit on new developments to support Housing Trust Fund managed by the County.
- Opposition to a proposed linkage fee of 1.00 for all non-residential new, remodel and redevelopment of existing projects in Collier County

- Opposition to the lack of any recommendation(s) for decreasing or waiving impact fees and regulatory cost relief associated with development projects which impede the ability to construct affordable housing in Collier County

CBIA Board determined the following steps for a plan of action moving forward:

- Schedule meetings with each of our commissioners sharing our concerns and gauging support before the September 26th BCC meeting where the plan will be on the agenda. All meetings have been scheduled.
- Structure a letter to each of our commissioners with bullet points communicating those recommendations within the plan which we do not support and request members inundate commissioners with letters via email or fax to their respective offices. Kathy Curatolo creating to send to members for action week of 9/11/17
- Kathy to develop comments she will make at the September 26th BCC meeting

The board voted unanimously on the above referenced opposition points and plan of action moving forward.