

1. Increase BCC to 7 Members including 2 At-Large Members

- Legislature Approval
- Voter Referendum
- Increase Local Control
- *Eliminated from options*

2. Require a Simple Majority for Zoning Decisions That Include Mixed Income or Affordable Products

- Encourage Mixed Income Development
- Faster and less expensive for affordable housing developers
- Provide County-Wide Participation
- Quickly Implemented (LDC Change Only)
- *Board: requires act of state legislature*
- *Saunders: eliminate*
- *McDaniel: should be simple majority for all issues, not just housing.*
- *Klatzkow: special act of 1967 requires 4 votes; put in place before home rule.*
- *Eliminated from options.*

3. Identify "Strategic Opportunity Sites" for Mixed Income Higher Densities (30+/- U/A)

- Dramatically Increase Housing Options and Unit Type Mix
- Incentivize Mixed Income Development
- Reduce Traffic by Encouraging Density Near Employment and Commercial Centers
- Uses Existing "Activity Center" Methodology
- Requires GMP and LDC Changes
- *McDaniel: move forward. Remove 30/acre. Passed.*

4. Establish or Increase Administrative Approvals

- Encourage Mixed Income Development
- Could range from Minor Deviations or Amendments to Zoning by Right if all Requirements are met
- Could reduce cost and risk to developers
- Required LDC Change Only
- *Passed*

5. Expedite Permitting and Approval Process- including zoning, LDC and GMP Changes

- Already Implemented and Ongoing
- ½ The Review Times as Other Projects
- *Passed.*

6. Encourage Cost-Saving Infrastructure Requirements (reduced parking, sidewalks, etc.)

- Encourage Mixed Income Development
- Reduce Cost of Housing
- Could bring to market faster
- Streamline Processes

- LDC change required
- *Don't want to make neighborhoods less safe, attractive*
- *Wanted to take sidewalks off table, Solis encouraged to keep an open mind*
- *Passed*

7. Amend LDC Adopt a Smart Code

- Different development Criteria for Different Areas of the County
- May result in a Review/Re-Write of Entire GMP & LDC
- Currently Accomplished in the FLUE of the GMP, could be reviewed
- *Public comment: co-housing; increase pedestrian options, remove car and push to periphery. Loosen regulations.*
- *BCC wants additional definition*

8. Reinstate the Housing Trust Fund

- Provide a Local Funding Source for Housing Affordability under local control
- Can Assist Segments of the Population that Traditional Funding Sources Cannot [i.e. > 80% AMI] as well as all income levels
- Provides Local Matching Funds
- Improves Flexibility and Reduces Federal "Red-Tape"
- National Best Practice

9. Identify a Dedicated Funding Source; Establish a Linkage Fee

- Provides a Reliable Revenue Stream for Housing Affordability
- Local Flexibility and Control
- Could link New Development to the Housing Affordability Demands that itself Creates; growth pay for growth (commercial)
- Other Funding Source Options: General Fund, Increased Sales Tax, Real Estate Transfer Tax, Inclusionary Zoning Opt-Out Fees
- *Approve, but no ad valorem tax. No taxes at all. No fees. Would accept inclusionary zoning opt out.*
- *NABOR: counterintuitive to increase cost of transaction; conservation collier also new tax increase. Harm to industry. Support affordable housing, but not at the cost of the housing industry. Remove real estate tax. 6400 realtors*
- *Saunders: remove tax on real estate*

10. Increase the Current Density Bonus Program to Allow Higher Densities (30+/- U/A)

- Increase Participation in AHDB Program
- Reduce Cost of Affordable Housing
- Dramatically Increase Housing Options and Unit Type Mix
- Incentivize Mixed Income Development
- Reduce Traffic by Encouraging Density Near Employment and Commercial Centers
- Requires GMP and LDC Changes

- *Nance: GGE remain low density, even lowering it. Eliminate incentive for rental housing in GGE*
- *Solis, but 30 isn't rule*
- *Approved.*

11. Implement Inclusionary Zoning with Local Flexibility Options

- Affordable are indistinguishable from the market-rate units
- Provides for locally controlled "Opt-Out" program (fee or partnership opportunities)
- Fosters diversity and mixed socio-economic neighborhoods
- Reduces stigma generally attached to 'low-income housing'
- Solid tool for steadily increasing the amount of affordable housing (without dramatically impacting local, state or federal resources) into a significant share of the local housing pool.
- One of the only proven strategies to equitably provide residents of all income levels access to asset rich neighborhoods with quality schools, public services, commercial centers, and jobs, which generally equate to a higher quality of life. National best practice.
- *Didn't work in the past; doesn't mean it won't work now.*
- *Passed.*

12. Allow Rental of Guest Houses

- Instantly Increase Supply of Affordable Units
- Bring Currently Rented Units into Compliance
- Requires LDC Change
- *Teaters: GGE voted to disallow*
- *Eliminate*

13. Allow Commercial Conversion near Transportation and Job Centers at High Densities (30+/- U/A)

- Dramatically Increase Housing Options and Unit Type Mix
- Incentivize Mixed Income Development
- Reduce Traffic by Encouraging Density Near Employment and Commercial Centers
- Provides for Re-Development of Failing Sites into a Public Benefit
- Requires GMP and LDC Changes
- *Yes, no 30*

14. Develop a Community Land Trust with Land Leases

- Provides housing affordability in perpetuity by owning the land and leasing it to those who live in houses on that land
- Ground leases used successfully locally in the City of Naples at Jasmine Cay and Carver Apartments
- May need expert not for profit provider
- May need land donation to get started
- Can be indistinguishable from other housing
- *Passed.*

15. Review Publicly Owned Land & Facilities or Co-locate Housing (include other Gov't Agencies)

- Inventory all currently owned land to identify possible sites for affordable housing development (include BCC, School Board, Sheriff, Hospitals, etc.)
- Co-locate affordable housing with public facilities (i.e.: housing at a school, park, or library site)
- *Passed.*

16. Amend Impact Fee Deferral Program to Reduce or Waive Fees

- Current Program Under Utilized / Not Enough Incentive
- Basis of Existing Program Allows More Flexibility and Incentive than is currently Authorized by BCC
- Requires study and ordinance amendment
- *Comfortable at 3%, less so at 5, 8, 10*
- *McDaniel: look at impact fees as a whole.*
- *Saunders: approve as is, includes all types of housing*
- *Passed 4-1 McDaniel dissented*

17. Integrate Bus Routes with Affordable Developments

- Already implemented to some extent
- May need to evaluate all routes vs. housing locations
- *Passed.*

18. Implement Park and Ride System

- Search for suitable parking and drop-off locations
- Direct express routes to Park-and-Ride lots
- *Passed.*

19. Explore Bus Rapid Transit or Express Routes

- Rapid Transit and Express Routes Move Employees from where they live to where they work
- May need to evaluate all routes vs. housing locations
- *Passed.*

20. Implement the Comprehensive Pathways Plan

- Encourage Biking and other Alternative Transportation Options
- Enhance Safety of Pedestrians and Bicyclists
- Plan for Interconnectivity
- *Passed.*

21. Promote Ride Sharing Options

- Create Smartphone App for Carpooling
- Use Social-Media to Connect Drivers and Riders
- *Passed.*

22. Establish a Stable Recurring Revenue Source for Transit

- Study Available Funding Streams
- Implement a Recurring Revenue Source
- *Passed.*

23. Increase Government Employee Wages

- Many Government Employees (BCC, CCPS, CCSO, City of Naples, etc...) cannot afford to Live in Collier County
 - BCC has approx 1700 total employees
 - About 300 (18%) live in neighboring Lee County.
 - About 635 (37%) live more than 20 miles from the Government Campus.
 - About 888 (52%) drive longer than 20 minutes each way from their home to the main government campus
- CCPS has approx 6700 total employees
 - About 948 (14%) live in neighboring Lee, Hendry, Charlotte, Broward, and Dade Counties
- Similar Trends for CCSO, City of Naples, etc...
- To be discussed at BCC meeting as a part of budget
- Can't tell other agencies what to pay staff
- *Eliminate from list.*

24. Implement an Enhanced Minimum Wage

- Has been Used by 50+ High Housing Cost Areas Across the County.
- Many Essential Employees Cannot afford to Live in Collier County
 - 2 out of 5 households are cost burdened
 - 1 out of 5 households are severely cost burdened
- 17.4% of the Workforce (Approx 40,000 People) Commutes Daily from Outside of the County
- 32% of the Workforce Drives More than 30 Minutes Each Day to/from Work (5% Drive more than 60 Minutes)
- *Eliminate from list.*

25. Develop Community Volunteer Projects and YIMBY Programs

- Grow Awareness: ex- Planting Project
- Welcome Wagon Program
- Public Art Initiative
- YIMBY (Yes In My Backyard) Campaign
- *Passed.*

26. Create an Affordable Housing Directory for For-Sale and Rental Opportunities (Live-Time Availability)

- Match Sellers and Landlords with Buyers and Renters
- Both On-Line and In-Person Presence
- Include All Housing Segments
- *Staff shouldn't develop*
- *Difficult to keep up*

- *Outsource; NABOR?*
- *Passed.*

27. Create a Myths and Facts Brochure

- Educate Skeptics of Affordable Housing
- Combat NIMBYism
- *Outsource?*
- *Passed.*

28. Develop a Marketing and Communication Plan

- Appeal to a variety of audiences
- Current and Potential Residents
- Business Community
- Philanthropic Community
- Be Strategic; Newsletters, Ads, Timing
- Include Written, Verbal and Visual Strategies
- Culturally Sensitive
- Age Appropriate
- Multi-Lingual
- Be Clear and Concise
- *Yes, but not staff. Passed*

29. Hire a Community Outreach Specialist

- Develop a Marketing and Communications Plan
- Appeal to a variety of audiences
- Current and Potential Residents
- Engage Business and Philanthropic Community
- Culturally Sensitive
- Age Appropriate
- Multi-Lingual
- Go to your Audience
- *No need to hire new staff*
- *Use HELP*
- *Eliminate from list for time being*

30. Streamline the Application Process for Residents

- Become a Clearing House and Qualification Agency for the Public
- Develop Applications for Housing
- Oversee Income Qualifications
- *Passed.*

31. Create an Affordable Housing Directory for For-Sale and Rental Opportunities (Live-Time Availability)

- Match Sellers and Landlords with Buyers and Renters
- Both On-Line and In-Person Presence
- Include All Housing Segments
- *Staff shouldn't develop*
- *Difficult to keep up*
- *Outsource; NABOR?*
- *Passed.*

32. Develop a Housing Educational Program

- Explain the Cost Burden Concept
- Help Residents with Household Budgeting
- *HELP; many agencies can assist*
- *Passed.*

33. Write a Housing Resources Guide

- Educate the Public on Housing Opportunities in Collier Country
- Promote Available Sources of Assistance
- *Outsource*
- *Passed.*

34. Hire a Housing Counselor

- Create a One-Stop-Shop for Residence Seeking Housing and Assistance
- Implement Educational Programs
- *No new staff*
- *Can refer to other agencies*
- *Eliminate from list.*

35. Create a Community Vision

- Already Well Underway
- Ensure Housing Affordability and Mixed-Use/Mixed Income Development are Included
- *Based on data; jobs, wages, income levels, affordability within those levels, gaps, etc.*
- *Passed*

General comments

Kathy Curatolo: Density looked at in different light. Incentives that help developer, code flexibility in commercial and residential

Nance: RFMUD has 10 square acres that, 7 of which are flat land. Only 4 owners. Increase density