

III. HOUSING ELEMENT

GOAL 1: TO PROVIDE A THOUGHTFUL, MULTI-FACETED HOUSING PROGRAM THAT WILL ADVANCE DECENT, SAFE AND AFFORDABLE HOUSING OPTIONS AND OPPORTUNITIES, BOTH ON AND OFF MARCO ISLAND.

Objective 1.1: Concurrent with Plan adoption the City of Marco Island and Collier County will enter into an Interlocal Agreement that will expand the County's Housing Program to incorporate the geographical boundaries of Marco Island, and further to serve as the City's primary source for housing programs and opportunities, including affordable housing, on and off Marco Island.

Policy 1.1.1: Prior to October 1, 2000 the City of Marco Island and Collier County will enter into an Interlocal Agreement that will expand the County's Housing Program to incorporate the City of Marco Island.

Measurement: Execution of Housing Program Interlocal Agreement with Collier County by October 1, 2000, executed copy contained in Appendix C.

Policy 1.1.2: The Housing Program Interlocal Agreement shall serve as the City's primary source for housing programs and opportunities, including affordable housing, on and off Marco Island.

Measurement: Implementation of programs and services provided for under the Housing Program Interlocal Agreement executed by October 1, 2000.

Policy 1.1.3: The City shall allocate sufficient funding and program assistance pursuant to the term contained in the adopted Housing Program Interlocal Agreement to support and advance the provision of sound housing programs and initiatives, including those designed to serve moderate, low and very low income households, both on and off Marco Island.

Measurement: Annual allocation of funding and program assistance pursuant to the executed Interlocal Agreement.

Policy 1.1.4: That by entering into the Housing Program Interlocal Agreement with Collier County future housing needs will be calculated and addressed utilizing population data and economic conditions/factors that encompass the entire area covered by the County's Housing Program.

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Measurement: *Incorporation of City's future housing needs into the total needs of the service area covered by the County's Housing Program. Annual reports to be prepared by the Collier County Housing and Urban Improvement staff to gage progress toward provision of housing programs and services, both on and off Marco Island*

Policy 1.1.5: To guide the location and selection of potential sites for moderate, low and very low housing opportunities the following location perimeters and selection guidelines shall be utilized:

- Any site that could be developed with units at a total cost within the ownership or rental perimeters described in Policy 1.2.2.5
- The proposed site is properly zoned for residential or mixed use
- Proximity to or availability of public roads and infrastructure
- Underlying FEMA elevation (X Zone preferred)
- Proximity to schools, parks, and employment centers

Measurement: *Completion of site inventory for potential moderate, low and very low housing opportunities on Marco Island by October 2001.*

Policy 1.1.6: The City and County will continually evaluate the success of the housing programs initiatives related to the Interlocal Agreement and give thoughtful consideration to new and/or innovative means to further the promotion of affordable housing opportunities and funding for eligible projects on and off Marco Island, and throughout Collier County.

Measurement: *Annual evaluation conducted by the City and County to determine the effectiveness of the Interlocal Agreement to provide for the needs of income eligible households, with specific recommendations for program enhancement.*

Objective 1.2: The City shall review and revise current development regulations and policies to promote and encourage private development of affordable housing on Marco Island.

Policy 1.2.1: Within one year of Plan adoption the City shall review and revise Land Development Regulations to promote and encourage private development of affordable housing on Marco Island, with special consideration given to Mixed Use projects and the Affordable Housing Density Bonus program.

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Measurement: *Revisions to the Land Development Code (LDC) within one year of Plan adoption to encourage and promote Mixed Use projects that incorporate affordable housing units, and that clarifies and expedites the application/approval process associated with projects brought forth under the Affordable Housing Density Bonus program.*

Policy 1.2.2: Concurrent with development of the City's new architectural and site design regulations, incentives and opportunities for commercial and multifamily developments that include affordable housing units will be included, such as parking credits.

Measurement: *Inclusion of incentives and opportunities for commercial and multifamily projects that incorporate affordable housing units in the pending Architectural and Site Design regulations, with such incentives adopted by the end of 2001*

Policy 1.2.2.5: The following criteria will be utilized in reviewing and approving eligible affordable housing projects:

Ownership: An affordable unit for a family of four should have a sales price of no more than \$141,900.

Rental: The 2000 fair market rent for a two-bedroom/two bathroom apartment in Collier County is \$749. Any unit classified as an affordable unit would need to have its rent set at 80% of fair market rent, or less than \$600 in Collier County.

Policy 1.2.3: Upon execution of the Housing Program Interlocal Agreement all qualified affordable housing projects on Marco Island will qualify for waiver of building, site permit and/or deferment local impact fees, based on the percentage of affordable housing units provided.

Measurement: *Annual amount of permit fees waived for qualified housing projects.*

Policy 1.2.4: Eligible households will receive building, demolition, and local impact fee waivers for the construction or rehabilitation of single family dwellings on Marco Island.

Measurement: *Annual amount of permit fees waived for qualified single family projects.*

Policy 1.2.5: The City shall waive all right-of-way permit fees, and will install code required sidewalks, at City expense, at all qualified affordable housing projects on Marco Island.

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Measurement: Annual amount of right-of-way permit fees waived and linear feet of sidewalk installed in conjunction with development of qualified affordable housing projects.

Policy 1.2.6: The City shall seek commitment from local lender institutions to work with the County and private developers to obtain low interest rates for projects that incorporate affordable housing units.

Measurement: Written commitment from local lending institutions to enter into a pool that will provide low interest rates to qualified affordable housing projects within one year of Plan adoption.

Objective 1.3: The City will encourage not-for-profit entities to participate in the Housing Program established by execution of the Interlocal Agreement.

Policy 1.3.1: The City will advocate on behalf of not-for-profit entities that seek to promote and provide affordable housing opportunities on Marco Island through the terms and conditions of the Interlocal Agreement.

Measurement: Requested received by the City annually from not-for-profit entities to support efforts to secure funding and program assistance from the County Housing and Urban Improvement agency for qualified projects on Marco Island.

Policy 1.3.2: All qualified affordable housing projects on Marco Island promoted by not-for-profit entities will qualify for waiver of building, site permit and/or deferment of local impact fees, based on the percentage of affordable housing units provided.

Measurement: Annual amount of permit fees waived for qualified housing projects.

Policy 1.3.3: The City shall waive all right-of-way permit fees, and will install code required sidewalks, at City expense, at all qualified affordable housing projects promoted by not-for-profit entities on Marco Island.

Measurement: Annual amount of right-of-way permit fees waived and linear feet of sidewalk installed in conjunction with development of qualified affordable housing projects.

Objective 1.4: The City will continue to provide opportunities for group, assisted living, and foster care homes in residential zoning districts as currently provided in the Land Development Code.

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Policy 1.4.1: Provisions of opportunities for group, assisted living, and foster care homes will be continued in residential districts by the Marco Island Land Development Code, which must be adopted within one year of Plan adoption.

Measurement: Provisions for group, assisted living, and foster care homes will be continued in residential zoning districts adopted as part of the Marco Island Land Development Code which shall be adopted within one year of Plan adoption.

Policy 1.4.2: Code provisions concerning the permitting of group, assisted living, and foster care homes will ensure the fast-tracking of the permit process for qualified projects.

Measurement: Code provisions that will expedite the permit issuance process for qualified group, assisted living, and foster care homes will be incorporated into the Marco Island Land Development Code which shall be adopted within one year of Plan adoption.

Policy 1.4.3: Group, assisted living, and foster care homes that provide units to income qualified individuals on Marco Island shall be entitled to waiver of building, site permit and/or deferment of local impact fees.

Measurement: Annual amount of permit fees waived for qualified projects.

Policy 1.4.4: The City shall waive all right-of-way permit fees, and will install code required sidewalks, at City expense, at all income-qualified group, assisted living, or foster care homes on Marco Island.

Measurement: Annual amount of right-of-way permit fees waived and linear feet of sidewalk installed in conjunction with development of qualified projects.

Objective 1.5: The City will seek to enhance the existing housing stock through new architectural and site design regulations, housing rehabilitation, and continued enforcement of the Standard Unsafe Building Abatement Code as a proactive tool to identify and eliminate unsafe housing conditions on Marco Island.

Policy 1.5.1: Within one year of Plan adoption the City shall incorporate enhanced architectural and site design regulations to improve the structural and aesthetic qualities of single family and multifamily units on Marco Island.

Measurement: Enactment of enhanced architectural and site design regulations for single family and multifamily units within one year of Plan adoption.

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Policy 1.5.2:

The City shall respond promptly to reports of unsafe or sub-standard* housing conditions, in addition to diligent surveillance by building inspection and code enforcement personnel, to identify structures which exhibit characteristics that could render the structure unsafe or sub-standard. In the event the structure poses a threat to inhabitants or the general public, the City shall pursue prompt, corrective action pursuant to procedures outlined in the adopted Unsafe Building Abatement Code. Property owners shall be advised of available rehabilitation programs and opportunities.

**Sub-standard as defined in s.420.0004 FS (1991) – see Appendix A.*

Measurement:

Number of unsafe or substandard structures inventoried and corrective/proactive actions initiated by the City on an annual basis.