

April 10, 2018: Board of County Commissioners' Meeting
Agenda Item: 11A – Curatolo comments

Chair Solis, Commissioner, staff and audience members:

Recommendation #1: Impact Fee Deferrals

CBIA supports the proposed Impact Fee Deferral Program relative to rental units which we agree will help to encourage the development of affordable housing for young professionals, families and seniors by allowing the BCC on a case by case basis to consider: (1) impact fee deferrals in excess of the current annual allotment of 225 and (2) include moderate income in this ordinance (3) extending the affordability term from 15 -30 years. Please understand this ordinance alone is not enough of an incentive to provide housing affordability here in Collier County given the cost of land and high impact fee cost. Activity Centers, land donations, fast – tracking of permits defined under housing affordability and density bonuses must also become reality here in Collier County.

Recommendation #2: Establish a local Housing Trust Fund. CBIA continues to question development of a housing trust fund to be managed by County Government. We remain steadfastly opposed to requiring builders to pay an “in lieu of fee” if they do not build the study’s proposed percentage of affordable housing within any newly developed community. CBIA is also vehemently opposed to linkages fees placed upon new commercial construction here in Collier County. This county already fairs poorly against our neighboring counties in terms of commercial building relating to economic sustainability and viability. Let’s not consider yet another fee imposed upon builders which would certainly have a negative effect on economic stimulation.

Recommendation #3: Establish a Community Land Trust: CBIA is in support of potentially establishing a community land trust should it be deemed as helpful in building particular sector affordable housing.

Recommendation Initiate a Linkage Fee Study: As stated throughout the discussion over the past 18 months or so, CBIA is opposed to imposing linkage fees on commercial construction.

Finally, CBIA supports projects where land is not a cost factor, density bonuses can be provided, impact fee deferrals are in place and fast –tracking of permit and inspections can be accomplished without detriment to other building projects within Collier County.

We strongly suggest piloting activity centers which incorporate housing options sooner rather than later here in Collier County. This particular option has worked in numerous communities across the county so why not try a pilot here. We also support piloting senior living projects modeled after successful options which have been developed in other areas of the country.

Thank you for providing me an opportunity to present the views of members of the Collier Building Industry Association and most importantly thank you for your service to our community.