



**LEE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
COMMUNITY DEVELOPMENT / PUBLIC WORKS BUILDING
1500 MONROE STREET, FORT MYERS**

First Floor Conference Room 1B

**Monday, September 13, 2021
2:00 PM**

AGENDA

1. Call to Order / Review of Affidavit of Publication
2. Approval of Minutes – February 10, 2020
3. Elections – Chair and Vice-Chair
4. Public Hearing on Affordable Housing Incentive Report – *Below is the list of incentives for consideration per FS 420.9076(4).*
 - a. The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.
 - b. All allowable fee waivers provided for the development or construction of affordable housing.
 - c. The allowance of flexibility in densities for affordable housing.
 - d. The reservation of infrastructure capacity for housing for very-low income person, low-income persons, and moderate-income persons.
 - e. Affordable accessory residential units.
 - f. The reduction of parking and setback requirements for affordable housing.
 - g. The allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.
 - h. The modification of street requirements for affordable housing.
 - i. The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
 - j. The preparation of a printed inventory of locally owned public land suitable for affordable housing.
 - k. The support of development near transportation hubs and major employment centers and mixed-use developments.
5. 2021/2022 Grant Funding Cycle
 - a. Application Deadline – September 3, 2021
 - b. Funding Available
 - c. Next Steps
6. Adjournment

To view a copy of the agenda, go to www.leegov.com/dcd/calendar.

For more information, contact Angela Dietrich at adietrich@leegov.com

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MINUTES REPORT
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
February 10, 2020

MEMBERS PRESENT:

Marion Briggs, Chair
Charles "Steve" Wood
Al J. Giacalone III
Shawn Williams, Vice-Chair
Jill Morrissey
Henry "Hank" Zuba

MEMBERS ABSENT

Matthew P. Vissagio
Kenneth Jenkins
Michael Wukitsch

STAFF PRESENT

Brandon Dunn, Principal Planner
Antia Richards, Senior Planner
Angela Dietrich, Technician I
Robert Clemens, Director of County Lands
Renee Moneta, Property Acquisition Assistant

MEMBERS OF THE PUBLIC/INTERESTED PARTIES

Becky Lucas, Habitat for Humanity

Agenda Item 1 – Call to Order/Affidavit of Publication

Ms. Marion Briggs brought the meeting to order at 2:04 p.m. in the Public Works/ Community Development Building, 1st Floor Conference Room, Downtown, Fort Myers.

Ms. Angela Dietrich, stated the Affidavit of Publication had been reviewed by the County Attorney's office, was sufficient as to form and content and the meeting could proceed.

Agenda Item 2 – Approval of Minutes – November 4, 2019

Mr. Henry Zuba made a motion to approve the minutes with no changes, Mr. Al Giacalone 2nd the motion. The motion passed unanimously.

Agenda Item 3 – Elections – Chair and Vice Chair

Mr. Zuba made a motion that Ms. Briggs continues to be Chair of the Affordable Housing Advisory Committee. Mr. Shawn Williams 2nd the motion. The motion passed unanimously.

Mr. Willams made a motion that he is elected to Vice-Chair. Mr. Giacalone 2nd the motion. The motion passed unanimously.

Agenda Item 4 – Department of County Lands

Mr. Robert Clemens presented the committee with documentation (attached) showing that 34 vacant lots have been escheated to the County. Staff is proposing the properties get declared as surplus land and available for donation to qualified not-for-profit agencies or general surplus sale with proceeds being provided to the Lee County Affordable Housing Trust Fund.

Mr. Zuba made a motion that for the first 6 months the properties could only be donated to not-for-profit agencies, after which the properties could go for sale to a not-for-profit or to the general public with the proceeds being provided to the Lee County Affordable Housing Trust Fund. Mr. Steve Wood 2nd the motion. The motion did not pass; the final vote was 3-3.

Mr. Giacalone made a motion that the Lee County Board of County Commissioners declare these 34 lots surplus and available for sale or donation to an approved not-for-profit in compliance with Florida Statute 125.38. Mr. Williams 2nd the motion. The motion passed 4 to 2.

Agenda Item 5 – Adjournment

Ms. Briggs asked for a motion to adjourn. Mr. Williams made the motion. Mr. Zuba 2nd the motion. The motion passed unanimously and the meeting adjourned at 3:28 pm.

A recording of this meeting is available. Please contact Angela Dietrich at 239-533-8389 or adietrich@leegov.com to obtain a copy of the recording.

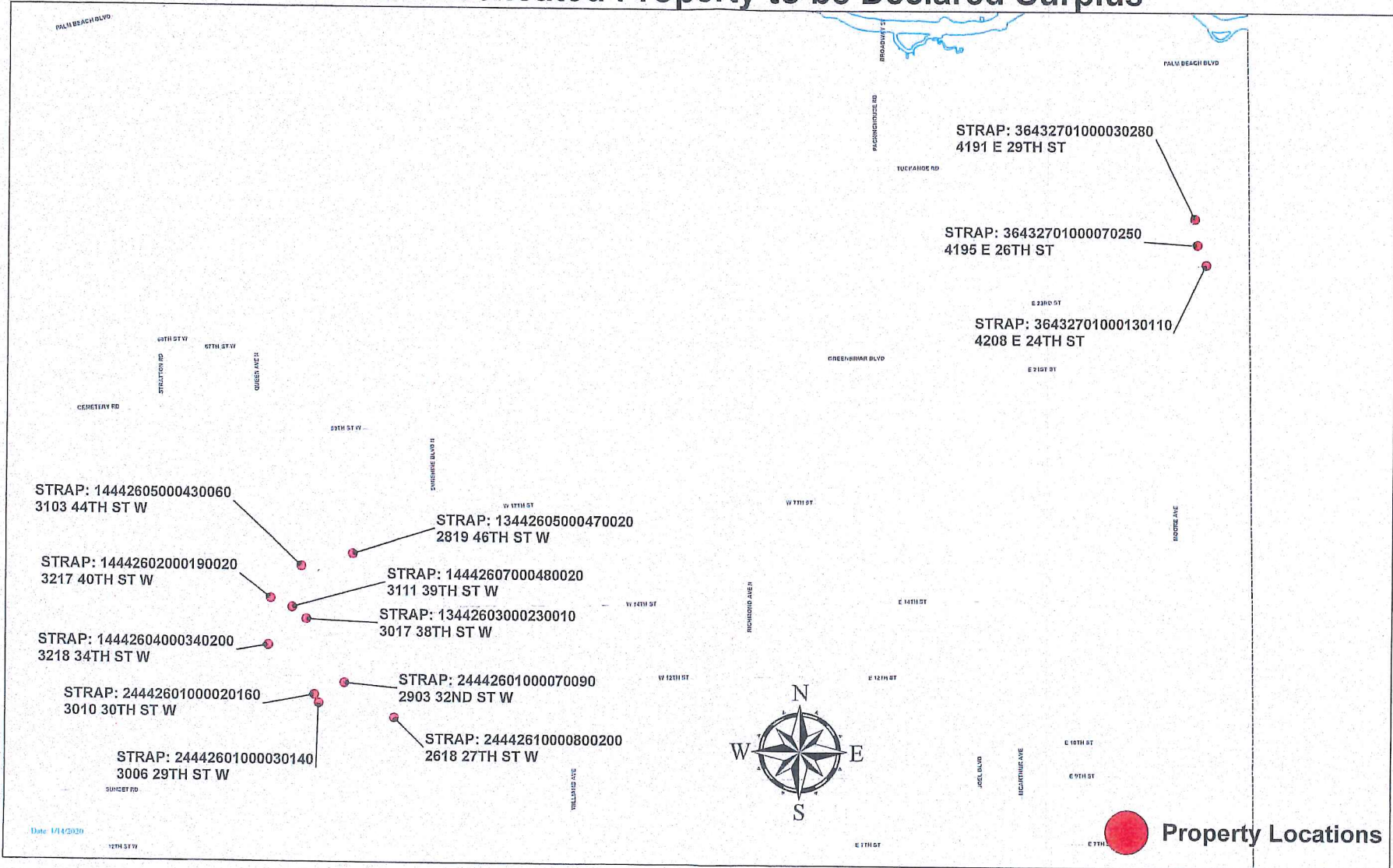
AFFORDABLE HOUSING COMMITTEE AGENDA ITEMS

- Lee County has 34 lots that escheated to it for non-payment of taxes.
- Most of these lots are in Lehigh Acres.
- Staff is proposing to request the Lee County Board of County Commissioners declare these lots surplus and available for sale or available for donation to an approved not-for-profit in compliance with Florida Statute 125.38.
- Staff is recommending that proceeds from the sale of these surplus lots be entered into the Lee County Affordable Housing Trust Fund account for affordable housing purposes. This action is in compliance with Florida Statute 125.379 – 3 year provision to review inventory.

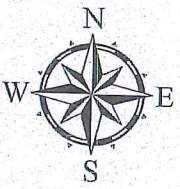
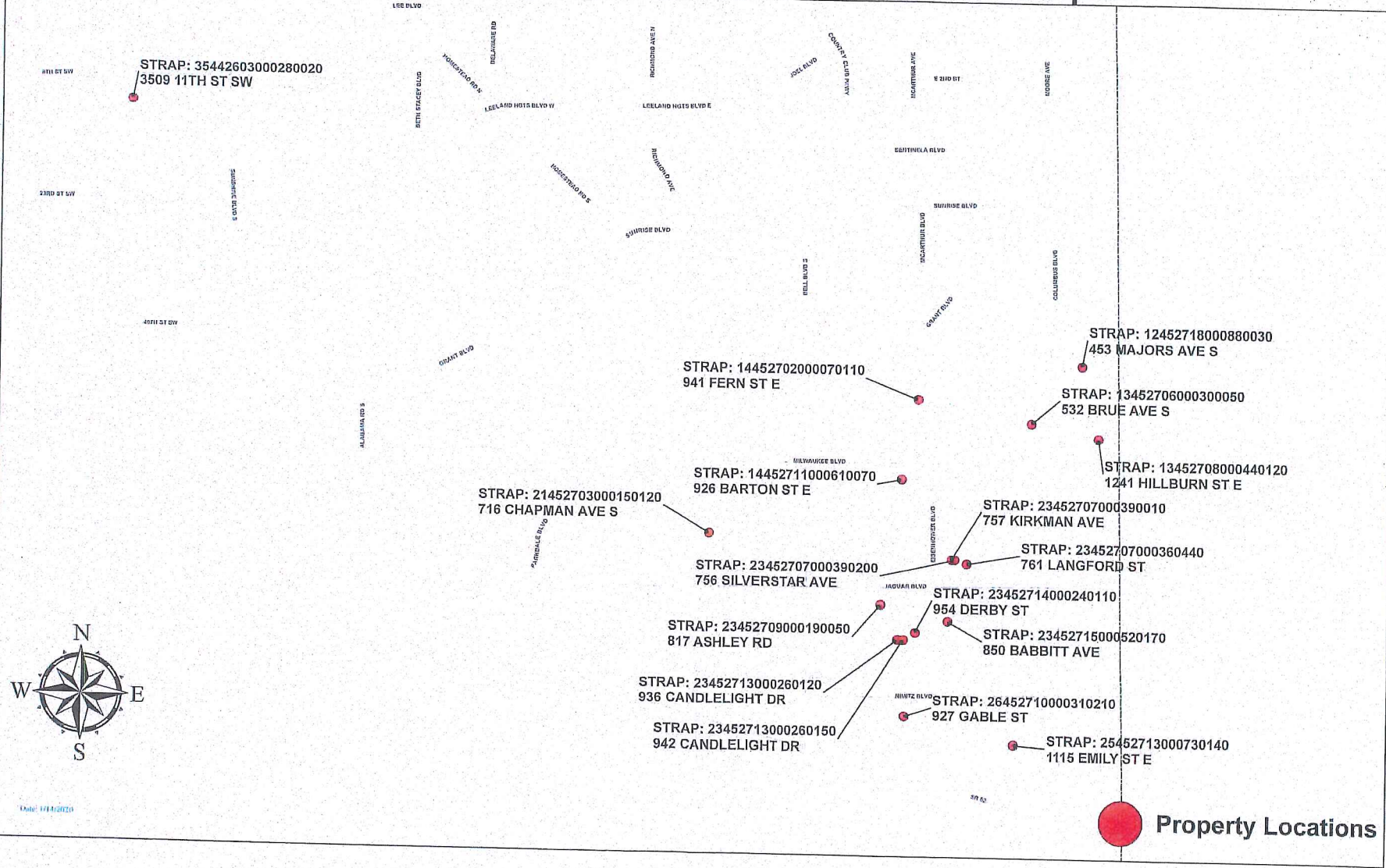
- There was a previous request to sell these parcels in 2006 – the Board decided to retain.
 - Later, there was a proposal to hold and trade to create a corridor along the County's easterly boundary
 - The market slow down created limited demand for vacant lots
 - In 2018 – 52 lots declared available for donation to approved not-for-profit agencies – 11 have been donated


- Being brought to this committee and asking if this proposal is acceptable.

Vacant Escheated Property to be Declared Surplus



Vacant Escheated Property to be Declared Surplus



 Property Locations

MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT

TO: Affordable Housing Advisory
Committee

DATE: September 3, 2021

FROM: Angela Dietrich
SHIP Coordinator

RE: Lee County Affordable Housing Incentive Review Report

Annually, the Affordable Housing Advisory Committee is required to review and approve recommendations on the implementation of affordable housing incentives provided in the attached Lee County Affordable Housing Incentive Review Report. The final Incentive Review Report approved by the Committee will be submitted to the Florida Housing Finance Corporation to allow for Lee County's continued participation in the State Housing Initiatives Partnership (SHIP) program.

The affordable housing incentives identified in the Incentive Review Report are required by § 420.9076(4), Fla. Stat. and does not include all of Lee County's affordable housing programs. For informational purposes, an overview of the County's various affordable housing programs is attached.

LEE COUNTY AFFORDABLE HOUSING PROGRAMS & ELIGIBLE ACTIVITIES

Department of Community Development (DCD)								Department of Human & Veterans Services (HVS)					
Program	State Housing Initiatives Partnership (SHIP)	Bonus Density	School Impact Fee Reimbursement (SIFR)	Expedited Permitting	Utility Connection Fee Deferral	Local Gov't Area of Opportunity Funding	Local Gov't Contributions	Community Development Block Grant (CDBG) / Neighborhood Stabilization Program (NSP)	Home Investment Partnership (HOME)	Emergency Solutions Grant (ESG)	Continuum of Care (CoC) Programs	Family Impact	Partnering for Results
Funding Source	Florida Housing Finance Corp (FHFC)	N/A	Interest earned on School Impact Fees	N/A	Utility Connection Fees	Affordable Housing Trust Fund – Bonus Density/DRI	Building Permit Fees	U. S. Dept. of Housing & Urban Development (HUD)	U. S. Dept. of Housing & Urban Development (HUD)	U. S. Dept. of Housing & Urban Development (HUD)	U. S. Dept. of Housing & Urban Development (HUD)	Various	County General Fund
Purpose	Provide funding & technical assistance to affordable housing providers	Allow increased densities for affordable housing development	Provide partial reimbursement of school impact fees for affordable housing construction	Provide expedited permit processing for affordable housing development or rehabilitation	Allow deferred payment of connection fees for affordable housing development	Provide zero interest loan to projects awarded FHFC Housing Credit Financing	Provide building permit fee waivers to projects awarded SAIL Financing by FHFC	Provide assistance needed to stabilize communities & provide affordable housing	Provide affordable housing & direct rental assistance	Provide assistance & services to homeless	Provide assistance & services to homeless	Provide services for family self-sufficiency after crisis & assisting the homeless	Provide funding for supportive living, youth activities & emergency assistance
Service Delivery Method	Funding provided to sub-recipients to provide services	Services provided by private developer	Funding provided directly to clients	Services provided to nonprofit developers	Services provided to nonprofit developers	Funding provided to private developers	Services provided to private developers	Most services provided directly by HVS	Most services provided directly by HVS	Funding is provided to sub-recipients to provide services & directly to clients	Funding is provided to sub-recipients to provide services	Services are provided directly by HVS	Funding is provided to sub-recipients to provide services
Target Population	Very Low Low Moderate Special Needs	Very Low Low Moderate Workforce	Very Low Low Moderate	Very Low Low Moderate	Very Low Low	Very Low Low Special Needs	Extremely Low Very Low Special Needs	Very Low Low Moderate	Very Low Low	Homeless	Homeless	Low Homeless	Low to moderate Homeless Domestic Violence Victims
Year Established	1992	1990	2006	1990's	2019	2021	2021	1974	1990	1986	1994		1995
Eligible Activities													
Homeownership Services (direct to client)	Down payment assistance for new construction (delivered by HVS)		New construction					Acquisition; Rehabilitation; Resale	Down payment assistance			Past due mortgage assistance; Utilities assistance	
Homeownership Services (delivered by nonprofit agencies)	New construction; Rehabilitation; Foreclosure prevention; Homeownership counseling; Down payment assistance; Rapid re-housing	New construction		New construction; Rehabilitation	New construction				New construction; Rehabilitation				
Rental Services	New construction; Rehabilitation (delivered by nonprofit agencies)	New construction	New construction	New construction; Rehabilitation	New construction	New construction; Rehabilitation	New construction; Rehabilitation		New construction; Rehabilitation; Tenant based rental assistance	Rapid Re-housing	Permanent supportive housing rental assistance; Rapid re-housing (delivered by nonprofit agencies)	Rent & utilities assistance; Homeless rental & move-in assistance; Housing for persons with AIDS	
Miscellaneous								Demolition; Relocation Assistance; Neighborhood infrastructure; Enhanced code enforcement (delivered by DCD)		Emergency shelter services; Bob Janes Triage Center & Low Demand Shelter			Emergency shelter

Lee County Affordable Housing Incentive Review Report

Affordable Housing Advisory Committee
Report to the Board of County Commissioners
SHIP Affordable Housing Incentive Strategies

SUBMITTED TO: _____
LEE COUNTY BOARD OF COUNTY COMMISSIONERS

SUBMITTED TO: _____
FLORIDA HOUSING FINANCE CORPORATION

DATE SUBMITTED: _____

BACKGROUND

As a recipient of State Housing Initiative Partnership (SHIP) funds, Lee County established an Affordable Housing Advisory Committee (AHAC) on April 15, 2008 as required by the Florida Statutes, Sec. 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of Lee County housing activities that impact the production of affordable housing. Further, the AHAC is required to consider and evaluate the implementation of the incentives set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k).

COMMITTEE COMPOSITION

The appointed AHAC Committee members are included here, along with their category affiliation:

Name	Category Represented	Date Appointed
1. Commissioner Ray Sandelli	Elected Official	April, 2020
2. Ms. Marion B. Briggs	A citizen who is actively engaged in the residential home building industry in connection with affordable housing.	October 18, 2016
3. Ms. Jill Morrissey	A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.	May 21, 2019
4. Mr. Michael Wukitsch	A citizen who represents employers within the jurisdiction.	April 16, 2019
5. Mrs. Melisa W. Giovannelli	A citizen who is actively engaged as a real estate professional in connection with affordable housing.	September 1, 2020
6. Mr. Charles S. Wood	A citizen who is actively engaged as a real estate professional in connection with affordable housing.	September 5, 2018
7. Mr. Shawn M. Williams	A citizen who is actively engaged as a for-profit provider of affordable housing.	October 16, 2018

8. Mr. Al J. Giacalone, III	A citizen who is actively engaged as a real estate professional in connection with affordable housing.	October 18, 2016
9. Mr. Henry J. Zuba	A citizen who actively serves on the local planning agency pursuant to s. 163.3174.	December 4, 2018
10. Mrs. Ramie Hall	A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.	September 1, 2020

AFFORDABLE HOUSING RECOMMENDATIONS

List of 11 incentives set forth in F.S. 420.9076

Per FS 420.9076(4), annually the Committee will submit a report to the County Commissioners and to the Florida Housing Finance Corporation with recommendations on the implementation of affordable housing incentives in the following 11 areas. The two incentive strategies required under s. 420.9071(16) are in bold type.

420.9076(4)(a) The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s. 163.3177(6)(f)3.

420.9076(4)(b) All allowable fee waivers provided for the development or construction of affordable housing.

420.9076(4)(c) The allowance of flexibility in densities for affordable housing.

420.9076(4)(d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

420.9076(4)(e) Affordable accessory residential units.

420.9076(4)(f) The reduction of parking and setback requirements for affordable housing.

420.9076(4)(g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

420.9076(4)(h) The modification of street requirements for affordable housing.

420.9076(4)(i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

420.9076(4)(j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

420.9076(4)(k) The support of development near transportation hubs and major employment centers and mixed-use developments.

Affordable Housing Incentive Review Report

420.9076(4)(a): The processing of approvals of development orders or permits for affordable housing projects is expedited to a greater degree than other projects, as provided in s.163.3177(6)(f)3.

1. Incentive Description: This is one of the two required incentives.

The Planning Section of the Lee County Department of Community Development provides procedural and technical assistance to developers of Affordable Housing Developments (AHDs). Developers of AHDs in unincorporated Lee County may request from the Planning Section expedited permit processing. The approval for expedited processing is routed with each county permit for the AHD to assure that the processing of approvals for construction of the AHD will be expedited to a greater degree than other projects.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021-2022/2023 Local Housing Assistance Plan – Page 25
- Lee County Comprehensive Plan (Lee Plan)
 - Policy 135.1.5
 - Policy 135.4.15

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation:

Notes:

420.9076(4)(b): All allowable fee waivers provided for the development or construction of affordable housing.

1. Incentive Description:

- a. **Impact Fee Reimbursement Program-** Reimbursement of up to half (50%) of the amount paid for school impact fees for new construction of affordable residential single-family or multi-family homes to be occupied by income eligible households. These funds are available above and beyond any other assistance awarded.

This program is available for housing units built anywhere in Lee County where school impact fees have been paid within the past calendar year. The maximum purchase price of a home is the maximum established for the SHIP Program. Income limits apply to families purchasing the unit.

To encourage broad participation, there is a ceiling on the cumulative total of reimbursement distributed to any single builder per County fiscal year (10/1 – 9/30).

- b. **Impact Fee Exemption Program-** Exemptions for payment of Road, Regional Park, Community Park, Fire Protection and Emergency Medical Services Impact Fees are provided for residential building permits in Harlem Heights, Charleston Park, and the Fort Myers/Lee County Enterprise Zone.

Dwellings in subdivisions, mobile home or manufactured housing parks, and multi-family dwellings that are operated as a community for older persons that also prohibit persons under the age of 18 from residing within the dwellings as a permanent resident are exempt from payment of School Impact Fees.

- c. **Utility Connection Fees Deferral Program-** Deferral of Lee County Utilities connection fees for Very-Low and Low Income housing developed by non-profit organizations until the time of building permit application. Without the deferral, regulations require that 50% of the connection fees be paid at the time the County is asked to commit to the capacity availability and the remaining 50% at final acceptance of infrastructure. The program provides non-profits more cash flow as an incentive to constructing housing for the most needy.

- d. **Building Permit Fee Waivers-** The FHFC's State Apartment Incentive Loan Program (SAIL) provides low-interest loans on a competitive basis as gap financing to leverage mortgage revenue bonds and Low-Income Housing Tax Credit resources. This allows developers to obtain the full financing needed to construct or rehabilitate affordable rental units. The application for this program allows Lee County to make commitments to multiple projects, and the minimum commitment amount is \$50,000. The local government contribution for projects awarded SAIL financing are provided as building permit fee waivers.

2. Adopting Ordinance or Resolution Number or identify local policy:

Impact Fee Reimbursement Program

- 2020-2021-2022/2023 Local Housing Assistance Plan – Page 27
- Lee County Administrative Code
 - 13-4 Administrative Procedures Governing Reimbursement of Lee County School Impact Fees
- Lee County Comprehensive Plan (Lee Plan)
 - Policy 135.1.5

Impact Fee Exemption Program:

- Lee County Land Development Code
 - Chapter 2, Article VI, Division 2. Road Impact Fee – Section 2-274 Exemptions
 - Chapter 2, Article VI, Division 3. Regional Parks Impact Fee – Section 2-312 Exemptions
 - Chapter 2, Article VI, Division 4. Community Parks Impact Fee – Section 2-352 Exemptions
 - Chapter 2, Article VI, Division 5. Fire Protection and Emergency Medical Services Impact Fee – Section 2-394 Exemptions

3. Implementation Schedule: Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy with addition of fee waiver incentive approved by BOCC on June 15, 2021.

7. 2021 Committee Recommendation:

420.9076(4)(c): The allowance of flexibility in densities for affordable housing.

1. Incentive Description: Bonus Density

The Lee County Comprehensive Plan provides increased densities for housing that is affordable to very-low, low, moderate, and workforce-income families. The program provides both a construction option (affordable units must be constructed) and cash option (market priced units may be constructed in exchange for a cash contribution to the Affordable Housing Trust Fund).

2. Adopting Ordinance or Resolution Number or identify local policy:

- Lee County Administrative Code
 - AC13-5
- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 28
- Lee County Comprehensive Plan (Lee Plan)
 - Policy 135.1.4
 - Policy 135.4.16
- Lee County Land Development Code
 - Chapter 2, Article IV, Section 2-146 and 2-147

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation:

Notes:

2021 Staff Notes: 507 Bonus Density Units have been built under this program.

420.9076(4)(d): The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

1. Incentive Description:

There are currently no restrictions on the availability of infrastructure capacity. Therefore, the reservation of capacity for very-low, low, and moderate income households is not necessary.

2. Adopting Ordinance or Resolution Number or identify local policy:

Not Applicable.

3. Implementation Schedule (Date):

Not Applicable.

4. Has the plan or strategy been implemented?

No, since there are currently no restrictions on the availability of infrastructure capacity the reservation of capacity for very-low, low, and moderate income households is not necessary.

5. Status of Strategy: Not Applicable.

6. Staff Recommendation: No Change.

7. 2021 Committee Recommendation:

420.9076(4)(e): Affordable accessory residential units.

1. Incentive Description:

The Lee County Land Development Code allows accessory apartments by right in certain areas, regardless of density provisions, which provides opportunities for additional affordable housing units. The purpose of allowing accessory residential units is to facilitate the provision of affordable housing, to strengthen the family unit, and to provide increased opportunities for housing the elderly and persons with special needs.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 28
- Lee County Land Development Code
 - Chapter 34, Article VII, Section 34-1177

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation:

Notes:

420.9076(4)(f): The reduction of parking and setback requirements for affordable housing.

1. Incentive Description:

The Land Development Code provides several avenues for relief in parking and setbacks.

- Developments within the Mixed Use Overlay (MUO) are subject to reduced parking, setbacks, open space and landscaping standards.
- Parking and setback requirements may be reduced through the planned development rezoning process by requesting deviations from the property development regulations.
- Similar to the deviation process, variances may be requested in conventional zoning districts to reduce parking and setback requirements.
- The Land Development Code also provides reduced parking requirements for Assisted Living Facilities, Continuing Care Facilities, Independent living facilities, including group quarters, health care, social services and similar uses.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 29
- Lee County Comprehensive Plan
 - Policy 2.6.2
 - Objective 11.2
- Lee County Land Development Code
 - Chapter 10, Article II, Division 2, Subdivision II, Section 10-104
 - Chapter 34, Article IV, Division 2, Section 34-373
 - Chapter 34, Article IV, Division 3, Section 34-411
 - Chapter 34, Article VII, Division 26, Section 34-2020

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation:

420.9076(4)(g): The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

1. Incentive Description:

The Land Development Code provides options for allowing flexible lot configurations, including zero-lot-line configurations.

- Developments within the Mixed Use Overlay (MUO) are subject to reduced parking, setbacks, open space and landscaping standards which allows for flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The planned development rezoning process allows for flexible lot configurations with approval of deviations from development design standards. Similar to the deviation process, variances may be requested in conventional zoning districts.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 30
- Lee County Comprehensive Plan
 - Policy 135.4.15
 - Objective 11.2
- Lee County Land Development Code
 - Chapter 10, Article II, Division 2, Subdivision II, Section 10-104
 - Chapter 34, Article IV, Division 2, Section 34-373
 - Chapter 34, Article IV, Division 3, Section 34-411

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation:

420.9076(4)(h): The modification of street requirements for affordable housing.

1. Incentive Description:

The Land Development Code allows for the modification of street requirements through the planned development rezoning process. Through this process, an applicant can design their own property development regulations for lot configuration and setbacks and seek deviations in roadway designs and parking. Variances are available for conventional zoning districts.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 30
- Lee County Comprehensive Plan
 - Policy 135.4.15
- Lee County Land Development Code
 - Chapter 10, Article II, Division 2, Section 10-291(3)
 - Chapter 10, Article II, Division 2, Section 10-296(d)(2)
 - Chapter 34, Article IV, Division 2, Section 34-373

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation:

420.9076(4)(i): The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

1. Incentive Description:

Lee County created an Executive Regulatory Oversight Committee with the responsibility to review and consider the impact of development regulations being considered for adoption on the cost of development.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 25
- Lee County Comprehensive Plan
 - Policy 135.1.3
 - Policy 158.6.1
 - Policy 158.6.2
- Lee County Administrative Code
 - AC-2-22 Executive Regulatory Oversight Committee (EROCC)

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation:

Notes:

420.9076(4)(j): The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

1. Incentive Description:

The Department of County Lands reviews County owned surplus real estate for possible disposal either by donation or sale, as the case may be, for disposition of governmentally owned real estate. The Department of County Lands regularly makes available its inventory of public lands for evaluation by government agencies and non-profit and for-profit affordable housing providers for the construction and development of affordable housing.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 32
- Florida Statutes 125.35 and 125.38
- Lee County Ordinance 02-34 Lee County Surplus Lands

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation:

Notes:

- Since 2018, 17 parcels of land have been donated to non-profit agencies for the provision of affordable housing.

420.9076(4)(k): The support of development near transportation hubs and major employment centers and mixed-use developments.

1. Incentive Description:

Contiguous and compact growth patterns are promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevents development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

The Mixed Use Overlay (MUO) incentivizes redevelopment located within areas that have existing services and infrastructure. The MUO allows properties within the designated areas to develop under the conventional zoning district with reduced regulations. The required open space is reduced by 50%, buffer widths and setbacks are reduced, up to 60% of the parking space requirement is reduced, allows for increased heights, and there are no maximum lot size or coverage requirements.

2. Adopting Ordinance or Resolution Number or identify local policy:

- 2020/2021 – 2022/2023 Local Housing Assistance Plan – Page 30
- Lee County Comprehensive Plan (Lee Plan)
 - Goal 2
 - Objective 2.1
 - Policy 2.1.1
 - Objective 2.2
 - Policy 5.1.6
 - Policy 5.1.7
 - Policy 5.1.8
 - Objective 11.2
- Lee County Land Development Code
 - Chapter 2, Article II, Division 1, Section 2-41

3. Implementation Schedule (Date): Ongoing.

4. Has the plan or strategy been implemented? Yes.

5. Status of Strategy: The strategy is functioning as intended.

6. Staff Recommendation: Continue strategy.

7. 2021 Committee Recommendation: