

GOLDEN GATE GOLF COURSE RESIDENTIAL COMPONENT

1. Collier County uses two terms in the proposed residential component: senior housing and essential service personnel (the latter is sometimes referred to as workforce housing). The senior housing component is expected to be 100 units serving persons at least 55 years of age and older with 75% or greater to be 62 years of age and older. Essential service personnel prioritize these groups: teachers and educational specialists, healthcare workers, police, EMT and firefighters.
 - a. The target income triggers are: Seniors maximum income at 60% AMI [this could vary to 80% if income-averaging is used, i.e. one tenant could be at 70% of AMI if one tenant is at 50% of AMI. Essential services personnel: 8% of units at 60%; the balance between 80% and 140% of AMI.
 - b. Lease parameters: resident's must sign 1 year leases. Leases may be renewed.
 - c. Family Size Limitations: normal restrictions are two person per bedroom, but this is interpreted based on age and gender of children. Three-bedroom units theoretically could be 6 persons but are more likely to be 4 persons. The predominate size will be two-bedroom, two-bath.
 - d. In Senior Housing, a substantial number of residents are expected to be one-person households. In Essential personnel, there will be a modest proportion of units that may be one-bedroom units that could house 1 or 2 persons. This number is likely 20 – 25% of units.
 - e. No subletting is permitted. Units are income-qualified, and the incomes of all residents must be calculated.
2. The location is along Collier Blvd towards the canal. The Senior building is expected to be placed adjacent to the lake that establishes the border of our site placing the lake between the Pars and the Senior building. The Senior building is planned as 1 or 2 buildings and excludes essential personnel. Essential personnel will be sited in likely 3-story buildings further from the Pars.

3. It is difficult to project the number of children by age or grade level. There will be no children in the Senior component and that is estimates as 100 of the 350 units. Household size in Collier County is 2.57 persons based on US Census Data. If this is applicable, the number of children are estimated at 142 from infant to 18.
4. Both the Senior and Essential personnel housing will utilize dumpster enclosures placed at appropriate locations and isolated from view in accordance with the Land Development Code. Trash cans near internal bus stops will be regularly emptied not less than once per day. It is our intent to police exterior litter daily.
5. Street access is currently planned from Collier Boulevard based on their street widening plan. It is expected that residents in the single-family home community will not want our residents to use their interior streets, but we are open to neighborhood preferences for both school buses ad resident vehicles.
6. There are likely to be pathway connections between the greenways planned at the golf course perimeter of our site to enable use by off-site residents seeking to access greenspace. Their locations should be at locations mutually acceptable to neighbors and the developer. Until the site plan is finalized, the Developer has no strong preference except that such points have adequate night lighting and clear view to assure the safety of both neighbors and residents.
7. The initial plan has a buffer approximately 65' wide at present. It will be treed and accommodate water storage as needed. Our hope is to create an attractive walking trail in that area that connects with the golf course.
8. Remember the Essential personnel or workforce housing is separated from the Pars by the Senior Building. It is our desire to construct the Senior Building to a maximum of 75'. This equates to six stories over parking or 7 stories if no 1st level parking. In considering this issue, I invite neighbors to consider the concept of mass. Taller height enables a thinner building and a sense of less mass. It is our intent to have amenities for seniors in their ground level so such common space if available in air-conditioned space without having to walk a

long distance outside. We will invite neighbors to review design choices as these choices emerge.

9. The units will consist of 1BR-1BA, 2BR-2BA and 3BR-4BA. The predominant unit will be 2BR-2BA.

10. Rural Neighborhoods has a reputation of practicing "Tough Love." Rules will be established for residents and includes as an addendum to their lease making regulations enforceable under landlord – tenant law,
 - a. These are apartments and outside storage by tenants will be prohibited. No storage of unlicensed vehicles, boat trailers or oversized vehicles will be permitted.

 - b. No grills, for example, will be allowed to be used on balconies if balconies are constructed.

 - c. There will be on-site management staff from both a leasing office and live-on-site basis. Units are inspected on not less than a semi-annual basis and more frequently for problem housekeeping tenants.

 - d. Two cars per unit is the maximum allowable.

 - e. Rules will prohibit residents from unreturned grocery carts on-site from other establishments resulting in a lease violation. From a policing perspective, maintenance personnel will patrol the site for such items daily.

 - f. Income of tenants are calculated annually for all households. This is like tax preparation conducted by our staff and requires independent verification from an employer(s). Most income-restricted properties enable some income growth during tenancy, but there will be a to be determined maximum income limit that cannot be exceeded. Exceeding these maximum limits will cause non-renewal of leases.

- g.** Essential services personnel housing is a new concept in affordable and workforce housing. Limitations on job changes is not fully regulated at present. For example, the healthcare, educational, first responder categories noted at the outset are prioritized residents. The presence of such occupations on the waiting list may influence if a household who leaves teaching and becomes a local librarian is required to exit the project.
11. There are no plans for future expansion at present. It is likely the project will be constructed in 2 – 3 phases. Seniors and Essential Services buildings are likely two separate construction starts. In stating the goal of 100 and 250 units, respectively, note this is significantly below the Development Plan numbers presented. Rounding of numbers is likely resulting in a number that is not as exact as I have stated; 36-unit buildings times 7 buildings for example is 252 units. It should be noted that site planning and parking requirements are a significant limiting factor at the 3-story building height anticipated for the Essential Service buildings.
12. Tenant safety and security is a concern for all. The Developer will consider numerous measures such as gated key card entry if stacking can be accommodated> Security patrols may also be employed for certain periods.
13. The timetable is contingent upon the time to complete the PUD site plan approval process. It is believed this may be accomplished by December 31st, 2021. Plan permitting must be accomplished, and certain working drawings cannot be undertaken with confidence until PUD approvals are near. Project financing cannot close until building permits are issued. Accordingly, the soonest we believe construction could start is April 1st, 2022 and, more likely, July 1st, 2022. Building construction is estimated at 12 – 14 months resulting in likely occupancy in Summer/Fall 2023.