



FLORIDA
ASSOCIATION OF
COUNTIES

All About Florida

67 Counties. 67 Communities.

ONE FLORIDA

2026 ANNUAL CONFERENCE & EXHIBITION

Presented by 

JUNE 23-26, 2026

HILTON ORLANDO

ORLANDO FLORIDA

Orange County



Affordable Housing & Disaster Recovery in Southwest Florida

OUR PANEL



Oscar Anderson
Government Relations Professional



Brian Hamman
Lee County Commissioner



Amy Patterson
Collier County County Manager



Andrew Cribbs
CEO & Co-Founder, Onda Housing



MAKING WAVES IN ATTAINABLE HOUSING

Active Pipeline:

Geographic Footprint: SW Florida & Las Vegas

Bayshore Pines	North Ft Myers, FL	180 units	Pre-Leasing Spring 2026
Wave at Colonial	Ft Myers, FL	358 units	Under Construction
Wave at Rose	Immokalee, FL	230 units	Under Construction
Wave at Chana	Ft Myers, FL	378 units	Breaking Ground Early 2026
Wave at Flora	Holiday, FL	300 units	Breaking Ground Late 2026
Wave at Potomac	West Palm Beach, FL	200 units	Breaking Ground Late 2026
Wave at Richards	Naples, FL	687 units	Breaking Ground 2027

Disaster Recovery & CDBG-DR



Text....

Disaster Recovery & CDBG-DR Discussion

- Federal/HUD action-plan timelines and the lag from award to deployment
- Compliance burden and what could be streamlined
- Recovery vs. long-term resilience

The Live Local Act

Lawmakers passed the Live Local Act in 2023 to spur construction of affordable and workforce housing across Florida through funding, tax incentives and zoning preemptions.

The law requires local governments to allow certain multifamily developments in commercial, industrial and mixed-use areas if at least 40% of units are set aside as affordable rentals for 30 years.

Legislators have since amended the law twice to clarify rules and strengthen its housing development provisions.



Live Local Act Discussion

- Interplay of state preemption with local comprehensive plans
- Density, height, and infrastructure / concurrency pressures
- Community acceptance and local control

Scaling Affordable Housing

Text / Graphic

Scaling Affordable Housing Discussion

- Capital Structure, Programmatic Discipline (LIHTC/CDBG-DR), Entitlement Strategy, Partnerships
- Where the public and private sides can meet:
 - Predictability, Speed of entitlement, and Shared infrastructure
 - Use of government-owned property

Live Local Act Discussion

- Interplay of state pre-emption with local comprehensive planning
- Density, height, and infrastructure/concurrency pressures
- Community acceptance and keeping local control

Challenges to Affordable Housing

Text / Graphic

Affordable Housing Challenges Discussion

- NIMBYs
- Long term maintenance of projects
- Monitoring by local governments
- Property Tax reform and impacts on affordable housing:
 - Impact fees/waivers, cost to build
 - Destabilization of market rate projects
 - Viability of local trust funds



FLORIDA
ASSOCIATION OF
COUNTIES

All About Florida

Questions

2026 ANNUAL CONFERENCE & EXHIBITION

Presented by 

JUNE 23-26, 2026

HILTON ORLANDO

ORLANDO FLORIDA

Orange County

