

**Collier County
Affordable Housing Advisory Committee (AHAC)**



AGENDA

October 26th, 2022, 11:30 A.M.

Human Resources Training Room, Building B, 3303 Tamiami Trail East, Naples, Florida 34112

AHAC COMMITTEE MEMBERS

Joe Trachtenberg, Chair
Mary Waller, Member
John Harney, Member
Gary Hains, Member

Commissioner Rick LoCastro, Member
Jessica Brinkert, Member
Paul Shea, Member

COLLIER COUNTY STAFF

Jacob LaRow, Director, Economic Development and Housing
Julie Chardon, Operations Coordinator, CHS

NOTICE: ALL PERSONS WISHING TO SPEAK ON ANY AGENDA ITEM MUST REGISTER PRIOR TO SPEAKING. ALL REGISTERED SPEAKERS WILL RECEIVE UP TO THREE (3) MINUTES UNLESS THE TIME IS ADJUSTED BY THE CHAIRMAN. DURING COMMITTEE DISCUSSION, COMMITTEE MEMBERS MAY ASK DIRECT QUESTIONS TO INDIVIDUALS. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIRMAN AND STATE YOUR NAME AND AFFILIATION FOR THE RECORD BEFORE COMMENTING.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COLLIER COUNTY FACILITIES MANAGEMENT DEPARTMENT. ASSISTED LISTENING DEVICES FOR THE HEARING IMPAIRED ARE AVAILABLE IN THE COUNTY COMMISSIONER'S OFFICE.

- 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL OF COMMITTEE MEMBERS AND STAFF**
- 3. APPROVAL OF AGENDA AND MINUTES**
 - a. Approval of today's agenda
 - b. Approval of September 20th, 2022, AHAC meeting minutes
- 4. INFORMATIONAL ITEMS AND PRESENTATION**
- 5. PUBLIC COMMENT**
 - a. Persons wishing to speak must register prior to speaking. All registered speakers will receive up to three (3) minutes unless the time is adjusted by the Chairman.
- 6. DISCUSSION ITEMS**
 - a. Committee vacancies – 8 applications
 - b. AHAC incentive Strategies Report
- 7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**
 - a. AHAC meeting location, date, and time
 - b. Synopsis of Informational Meeting Discussion
- 8. ADJOURN**
- 9. NEXT AHAC MEETING DATE: November 15th, 2022, 9:00 A.M.**

MINUTES OF
THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

September 20th, 2022
8:30 A.M.
Naples, Florida

LET IT BE REMEMBERED that the Collier County Affordable Housing Advisory Committee met on this date at 8:30 A.M. in a *WORKING SESSION* in the Board of County Commissioners Chambers, in Naples, Florida, with the following Members present:

Present: Mary Waller
John Harney
Joe Trachtenberg – Chair -ZOOM
Steve Hruby – Vice Chair
Jennifer Mitchell
Rick LoCastro
Paul Shea
Janet Miller
Jessica Brinkert
Litha Berger

Excused: Gary Hains

Unexcused:

ALSO PRESENT:

Kristi Sonntag, Director, Community and Human Services
Jacob LaRow, Director, Housing Grant Development & Operations- CHS
Julie Chardon, Operations Coordinator - CHS

OTHERS PRESENT: Michael Puchalla, HELP; Mike Bosi, Planning Director; Katherine Perez, Collier Clerk; Susan Golden; Ted Blankenship, City of Naples; Katerina Pelic, Clerks OIG; Michael Cox; Jackie Keay; Ashley Jones; Elizabeth Radi, Collier County Tenants Union; Betty Schwartz, LWV; Danielle Hudson, NABOR; Daniel Zegarac; Matthew Holiday, Director of Advocacy & Government Relations, NCH.

1. CALL TO ORDER

Steve Hruby – Vice Chair called the meeting to order at 8:33 a.m. He read the procedures to be followed and Steve Hruby – Vice Chair led in the pledge to the flag.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

There were 9 active members present when the meeting started, therefore a quorum was established.

Ted Blankenship from the City of Naples will be attending AHAC meetings as a non-voting member.

3. APPROVAL OF AGENDA AND MINUTES

- a. Steve Hruby made a motion to approve the agenda. The motion was seconded by Rick LoCastro. The motion passed by a vote of 9-0.
- b. A motion was made by Mary Waller to approve the minutes from the meeting of August 16th, 2022 and was seconded by Steve Hruby. The motion was passed with a vote of 9-0.

4. INFORMATIONAL ITEMS AND PRESENTATION

- a. Rental Ordinance- Commissioner Rick LoCastro requested the rental ordinance to be brought before the AHAC members for discussion. The current rental ordinance that is in the agenda packet is currently the same from the May 24th BCC. AHAC had already approved this ordinance previously. Elizabeth Radi created a presentation comparing the City of Naples and Collier County's Rental Ordinance. The only difference was the City of Naples basic language and that they're accommodating short term rentals and month to month leases. Elizabeth Radi wanted to also bring up that two apartment complexes are not accepting ERA funding anymore, Amberton and 10X. She asked if a different method is available for payment of rent. Could the program support paying half the rent instead of a full amount. Steve Hruby wanted to follow statute 83.57 since it was brought up in the presentation and provides guidelines. Ted Blankenship wanted to let everyone know that the City of Naples discussed the ordinance three separate times and that it passed in August. Joe Trachtenberg supported this ordinance and wanted to highlight that trying to make this stricter is impossible under the current FL Law. Rick LoCastro wants to see a tighter presentation of this ordinance at the next BCC meeting highlighting what Joe Trachtenberg said and to show the BCC what it is and what it isn't. John Harney asked Elizabeth Radi to provide any feedback for the Rental Ordinance. Ashley Jones, Salvation Army, expressed that she has seen success with the ERA program but needs more case workers for the Salvation Army to keep up with the volume of assistance that is needed. Will be open to receiving funds from the county.

Mike Bosi, Planning Director, wanted to clarify that it was never intended to be all or nothing for the 4 Amendments. The way they're packaged may seem that way. The amendment that has the most value is 25 units/acre for developments in Activity Centers. A workshop, that has been requested by the BCC, is the next step and may get pushed to 2023. Joe Trachtenberg advised against that. Rick LoCastro advised that the AHAC needs to create an Agenda for the workshop.

5. PUBLIC COMMENT

- a. Danielle Hudson, NABOR - Wanted to express concerns over the AHAC wanting to copy 83.57 during the Rental Ordinance presentation. Her Board objects passing this. She wanted to caution that passing the ordinance with 83.57 is getting into how the tenant and landlord are writing leases. She doesn't recommend passing this and it will have developers pulling out of building in Collier County. She recommends sticking to the original plan of building affordable housing units. Passing the Ordinance will not solve things.
Paul Shea sees more good in passing the ordinance even though they know it won't be accomplishing much. Joe Trachtenberg does see the ordinance getting approved, supports ratifying the ordinance.
- b. Matthew Holiday, Director of Advocacy & Government Relations, NCH – NCH is having issues with recruitment and retention with their current workforce. Matthew expressed that he doesn't want to see government get deeper into the issue but simply remove the barriers that are in the way for workforce housing. 30% of his staff live in Lee County. Since housing is becoming a problem NCH has hired a housing coordinator to locate housing for NCH staff and it has turned out to be very beneficial. NCH will also provide 20 units for Workforce housing which was published in a recent article in Gulf Shore Business. Matthew is open to any invitation that is sent his way to discuss this topic further.
Steve Hruby wanted to express this is the first time he's seen large corporations such as NCH take an interest and come forward with housing concern. Joe Trachtenberg has been actively reaching out to large corporations such as Arthrex and trying to have them do some sort of self-help action to keep their staff and provide housing. More opportunities can be available if the BCC sit down with developers and assist them. Litha Berger wants the CEO of Moorings Park to come and do a presentation since they established some form of workforce housing as well.
- c. Jackie Keay- Brought up what is the harm in passing the Rental Ordinance. She congratulated the City of Naples for doing what was right to keep residents in town. She wants AHAC support when it's at the board again.

6. DISCUSSION ITEMS

- a. Committee Vacancies- During a discussion on if candidates should be picked during this meeting or not a motion was made to hold a special session meeting in the following weeks for an interview and selection process. A motion was made by Jennifer Mitchell to bring back 6a, 6b, and 7a to the special sessions meeting, Litha Berger seconded. It passed 9-0.
- b. AHAC Incentive Strategies Report- Will be brought up on the following special session meeting.

7. STAFF AND GENERAL COMMUNICATIONS

- a. Substantial Amendment (Public Hearing)- Since there was a delay of the Public Notice this AHAC Meeting was used to broadcast that a Public Hearing will be taking place Next Monday the 26th, 2022 at Building H to address Youth Haven receiving additional COVID funds.
- b. AHAC meeting location, date, and time- This discussion was moved to the following special session meeting.

8. ADJOURN

There being no further business for the good of the County and no quorum remained, the meeting was adjourned at 11:03 a.m.

NEXT MEETING: THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON THE THIRD TUESDAY, OCTOBER 18TH, 2022, AT 8:30 A.M.

Location: Board of County Commissioners Chambers, Third Floor, Collier County Government Center 3299 Tamiami Trail E.

COLLIER COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

Joe Trachtenberg, Chairman

The foregoing Minutes were approved by Committee Chair on _____, 2022, "as submitted" **OR** "as amended" .

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Madison Bird, Office of the County Attorney

DATE: August 3, 2022

APPLICANT:

Litha S Berger
1648 Windmill Ave
Naples, FL 334145

APPLYING FOR: Affordable Housing Advisory Committee

We have three seats expiring in October on the above referenced advisory committee. The vacancies were advertised, and persons interested in serving on this committee were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Shavontae Dominique

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 1

TO STAFF LIAISON: Attn: Jacob LaRow cc: Hilary Halford, Barbetta Hutchinson

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- _____ The names of all applicants considered for the vacancy or vacancies.
 - _____ The committee's recommendation for appointment or non-appointment.
 - _____ The category or area of qualification the applicant is to be appointed in.
 - _____ If the applicant is a reappointment, please include attendance records for the past two years.
-

TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez

- _____ This applicant is **not** recommended for appointment. –OR–
- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 8/2/2022 4:19:05 PM.

Name: Litha S Berger **Home Phone:**

Home Address: 1648 Windmill Ave

City: Marco Island **Zip Code:** 34145

Phone Numbers

Business: 954-594-4990

E-Mail Address: Lithasberger@gmail.com

Board or Committee: Affordable Housing Advisory Committee

Category: Not indicated

Place of Employment: Real estate

How long have you lived in Collier County: more than 15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? No

Not Indicated

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or

recommendations made by this advisory board? No

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

Please list your community activities and positions held:

Education:

Experience / Background

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Wanda Rodriguez, Office of the County Attorney

DATE: August 17, 2022

APPLICANT:

Jennifer L. Faron
1035 3rd Ave. S., Unit 412
Naples, FL 34102

APPLYING FOR: Affordable Housing Advisory Committee

We have three seats expiring in October on the above referenced advisory committee. The vacancies were advertised, and persons interested in serving on this committee were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Shavontae Dominique

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 4

TO STAFF LIAISON: Attn: Jacob LaRow

cc: Barbetta Hutchinson

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- _____ The names of all applicants considered for the vacancy or vacancies.
 - _____ The committee's recommendation for appointment or non-appointment.
 - _____ The category or area of qualification the applicant is to be appointed in.
 - _____ If the applicant is a reappointment, please include attendance records for the past two years.
-

TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez

- _____ This applicant is **not** recommended for appointment. –OR–
- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 8/17/2022 12:29:31 PM.

Name: Jennifer L Faron **Home Phone:** 312-953-2803

Home Address: 1035 3rd Avenue South, Unit 412

City: Naples **Zip Code:** 34102

Phone Numbers

Business: 312-953-2803

E-Mail Address: JLZellner@gmail.com

Board or Committee: Affordable Housing Advisory Committee

Category: Advocate

Place of Employment: P&W Partners

How long have you lived in Collier County: 1-2

How many months out of the year do you reside in Collier County: 6-9

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? No

Not Indicated

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or

recommendations made by this advisory board? No

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Not Indicated

Please list your community activities and positions held:

Chair of the Board, Heartland Housing, 2016-2018 (Chicago) Board Director, Heartland Housing and Heartland Alliance, 2011-present (Chicago) Board President and Board Director, Mental Health Association in Illinois, 2000-2012 (Chicago)

Education:

Masters of Business Administration, Real Estate Finance and Investment (DePaul University, Chicago) Bachelors of Science, Accounting (DePaul University, Chicago) Licensed Real Estate Managing Broker, Illinois

Experience / Background

I am co-founder of P&W Partners, a Chicago based real estate investment company in Chicago. This company is the real estate investment vehicle for our family foundation. I have 18 years of professional real estate investment and management experience in multi-family, office, retail, land and senior housing properties. I have managed investment grade real estate portfolios with a value of over \$700,000,000 that encompasses apartments, shopping centers, offices, skilled nursing and other senior housing properties. I am on the Board of Heartland Housing, a subsidiary of Heartland Alliance, and on the board of Heartland Alliance and have been so since 2011. Heartland Housing is a developer and manager of affordable housing properties in Chicago, IL, and in Milwaukee and Madison, WI. We have developed over 1,200 units of affordable housing in these areas for homeless, low income and workforce populations. I was Board Chair of Heartland Housing from 2016-2018 and led the strategic planning effort for the organization that resulted in the approval by the Board of the organization's first ever strategic plan. In 2020, I became a legal and voting resident of Naples, FL and I spend 7 months a year in town. I have been researching the issue of affordable housing in Collier County as a personal interest for the past 2 years with the goal of applying my experience in affordable housing and real estate investment to this important mission in Collier County. Thank you for considering my application to join this important committee. Please feel free to reach out to me for more information or if there are any questions.

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Wanda Rodriguez, Office of the County Attorney

DATE: September 9, 2022

APPLICANT:

Austin Howell
55 Erie Drive
Naples, FL 34110

APPLYING FOR: Affordable Housing Advisory Committee

We have three seats expiring in October on the above referenced advisory committee. The vacancies were advertised, and persons interested in serving on this committee were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Shavontae Dominique

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 2

TO STAFF LIAISON: Attn: Jacob LaRow

cc: Barbetta Hutchinson

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- _____ The names of all applicants considered for the vacancy or vacancies.
 - _____ The committee's recommendation for appointment or non-appointment.
 - _____ The category or area of qualification the applicant is to be appointed in.
 - _____ If the applicant is a reappointment, please include attendance records for the past two years.
-

TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez

- _____ This applicant is **not** recommended for appointment. –OR–
- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 9/9/2022 9:59:07 AM.

Name: Austin Howell **Home Phone:** 239-450-1140

Home Address: 55 Erie Drive

City: Naples **Zip Code:** 34110

Phone Numbers

Business:

E-Mail Address: austin@solturadevelopment.com

Board or Committee: Affordable Housing Advisory Committee

Category: Not indicated

Place of Employment: Soltura Development Group

How long have you lived in Collier County: more than 15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? No

Not Indicated

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or

recommendations made by this advisory board? No

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Not Indicated

Please list your community activities and positions held:

Member of Southwest District for the Urban Land Institute Graduate of Leadership Florida Graduate of Growing Associates in Naples (Leadership Collier) Chair of Habitat NextGen (Habitat for Humanity) Committee Member of Naples Ducks Unlimited (Conservation)

Education:

Bachelors Degree from UCF MBA from FGCU

Experience / Background

Work Experience: Real Estate Broker/Associate since 2010 Barron Collier Companies (9 years - 2022) - latest role as Land Development Manager Soltura Development Group (current) - Vice President of Development

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Madison Bird, Office of the County Attorney

DATE: August 2, 2022

APPLICANT:

Stephen Hruby
1347 11th Court North
Naples, FL 34102

APPLYING FOR: Affordable Housing Advisory Committee

We have three seats expiring in October on the above referenced advisory committee. The vacancies were advertised, and persons interested in serving on this committee were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Shavontae Dominique

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 4

TO STAFF LIAISON: Attn: Jacob LaRow cc: Hilary Halford, Barbetta Hutchinson

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- _____ The names of all applicants considered for the vacancy or vacancies.
 - _____ The committee's recommendation for appointment or non-appointment.
 - _____ The category or area of qualification the applicant is to be appointed in.
 - _____ If the applicant is a reappointment, please include attendance records for the past two years.
-

TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez

- _____ This applicant is **not** recommended for appointment. –OR–
- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

Application was received on: 8/2/2022 10:17:16 AM.

Name: Stephen Hruby **Home Phone:** 239-272-6121

Home Address: 1347 11th Court North

City: Naples **Zip Code:** 34102

Phone Numbers

Business: 239-430-3005

E-Mail Address: shruby@architectsunlimited.com

Board or Committee: Affordable Housing Advisory Committee

Category: Not indicated

Place of Employment: Architects Unlimited

How long have you lived in Collier County: more than 15

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? No

Not Indicated

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Not Indicated

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

Affordable Housing Advisory Committee

Please list your community activities and positions held:

Mr. Hruby is active in community and professional affairs in Naples Florida, where he has resided for the past 25 years. He served on the board of directors of the Naples Zoo. He presently serves on the board of directors for AIA Florida Southwest and has served on the board of directors of AIA Florida. He is vice-chairman of the Collier County Affordable Housing Advisory Committee and serves as president of the board of directors of the Collier County Community Land Trust. He is the chairman of the Design Review Board of the City of Naples. Both AIA Florida and AIA Florida Southwest have awarded him the designation of Citizen Architect in recognition of his community service. He is also the recipient of the W.R. Frissell Medal of Honor, AIA Florida Southwest's highest honor. He is also the 2022 recipient of the City of Naples Sam Noe Award for outstanding community service.

Education:

Mr. Hruby holds a Bachelor of Architecture degree from Pennsylvania State University and a Master of Architecture and Urban Design from Washington University. He is a member of AIA, NCARB, ULI and USGBC. He is a registered architect in numerous states and is a LEED AP BD+C

Experience / Background

Stephen J. Hruby is a founding partner of Architects Unlimited, a 40-year old architectural, urban design and town-planning firm. He is nationally recognized for his work with affordable housing, mixed income communities and community revitalization. His work has received awards and acknowledgement for contributions to the community.

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Wanda Rodriguez, Office of the County Attorney

DATE: August 16, 2022

APPLICANT:

Randy Lichtman
8219 Wilshire Lakes Blvd.
Naples, FL 34109

APPLYING FOR: Affordable Housing Advisory Committee

We have three seats expiring in October on the above referenced advisory committee. The vacancies were advertised, and persons interested in serving on this committee were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Shavontae Dominique

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 2

TO STAFF LIAISON: Attn: Jacob LaRow

cc: Barbetta Hutchinson

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

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TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez

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- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

Board of County Commissioners
3299 East Tamiami Trail, Suite 800
Naples, FL 34112
(239) 252-8400

Application for Advisory Committees/Boards

Name: Randy Lichtman Home Phone: 239.272.0300

Home Address: 8219 Wilshire Lakes Blvd Zip Code: 34109

Business Phone: _____ E-mail address: randy.lichtman@premiersir.com

Board or Committee Applied for: Affordable Housing Advisory Committee

Category (if applicable): _____
Example: Commission District, Developer, environmentalist, lay person, etc.

How long have you lived in Collier County: more than 15 years

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you ever been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? Yes _____ No X If yes, explain:

_____ Premier Sotheby's International Realty

Place of Employment: _____

Do you or your employer do business with the County? Yes _____ No X If yes, explain: _____

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes _____ No _____ If yes, explain: _____

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Are you a registered voter in Collier County: Yes _____ No X

Do you currently hold public office? Yes _____ No X If so, what is that office? _____

Do you now serve, or have you ever served, on a Collier County board or committee? Yes _____ No ^X_____ If yes, please list the committees/boards:

~~Please list your community activities (civic clubs, neighborhood associations, etc. and positions held:~~

- Served on 2 State committees for Florida REALTORS®.
- Honorably served as Chairman of NABOR's Government Issues Committee.
- Have thoroughly enjoyed serving on NABOR's Government Issues Committee for 9 years.
- NABOR Candidate Screening Committee for Collier County
- NABOR Candidate Screening Committee for City of Naples

Education: University of Miami - BA (psychology and business)

Experience: _____

Licensed Realtor by the State of Florida's Department of Business and Professional Regulation since 5/13/2005.

Worked for a Naples custom homebuilder 2002-2006

Proud Realtor for 17 years representing customers from all walks of life.

Extremely passionate about the affordable/attainable housing concerns of our County. Workforce (i.e. restaurant personnel, store clerks,, etc.) and essential workers (i.e. teachers, nurses, firefighters, etc.) housing needs to be addressed NOW because later will be too late. Collier County needs to address the current and future affordable housing shortage and find answers to meet the needs. "Volunteers don't get paid, not because they're worthless, but because they're priceless."

Please attach any additional information you feel pertinent. This application should be forwarded to WandaRodriguez@colliergov.net or by mail or in person to Wanda Rodriguez, County Attorney's Office, 3299 East Tamiami Trail, Suite #800, Naples, FL 34112. Thank you for volunteering to serve the citizens of Collier County.

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Wanda Rodriguez, Office of the County Attorney

DATE: September 22, 2022

APPLICANT: Todd Lyon
4355 Bismark Way
Naples, FL 34119

APPLYING FOR: Affordable Housing Advisory Committee

We have several vacancies on the above referenced advisory committee. The vacancies were advertised, and persons interested in serving on the committee were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Shavontae Dominique

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 3

**TO STAFF LIAISON: Attn: Jacob LaRow
cc: Barbetta Hutchinson; Julie Chardon**

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- _____ The names of all applicants considered for the vacancy or vacancies.
 - _____ The committee's recommendation for appointment or non-appointment.
 - _____ The category or area of qualification the applicant is to be appointed in.
 - _____ If the applicant is a reappointment, please include attendance records for the past two years.
-

TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez

- _____ This applicant is **not** recommended for appointment. –OR–
- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 9/21/2022 2:58:28 PM.

Name: Todd Lyon Home Phone: 917 648 8817

Home Address: 4355 Bismark Way

City: Naples Zip Code: 34119

Phone Numbers

Business: 239 450 2757

E-Mail Address: todd.lyon@nchmd.org

Board or Committee: Affordable Housing Advisory Committee

Category: Not indicated

Place of Employment: NCH Healthcare System

How long have you lived in Collier County: 5-10

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? Yes

We have many partnerships with Collier County. Providing staff for the CCPS school nursing program is one example. We also host externships for LWTC students, as well as various other endeavors to help build meaningful partnerships.

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

Yes. We need additional housing for our frontline healthcare workers here in Collier County. We could see better services offered here in Collier if there was more affordable housing available to attract top talent.

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Not Indicated

Please list your community activities and positions held:

Leadership Collier (Current chair - Class of 2023, Vice-chair - Class of 2022, Class of 2020) Leadership Collier Foundation Advisory Council Member United Way of Collier County and The Keys (Board Member) Baby Basics of Collier County (Board Member) SAGE House of Collier Country (Board Vice Chair) LWTC Medical Assisting, Phlebotomy, Certified Nursing Asst programs (Advisory Board member)

Education:

M.S., Non-Profit Management New England College B.F.A., Music Theater, The Hartt School University of Hartford Professional Certificate, Arts Administration, New York University

Experience / Background

2014-Present: NCH Healthcare System (Practice Manager, Regional Manager, Assistant Director -NCH Physician Group Operations; Director of Talent Management, Administrative Director - Human Resources) 2005-2014: Weill Cornell Medical College (New York City) - Divisional Administrator- Pediatric Gastroenterology, Cardiology, Allergy/Pulmonology

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Wanda Rodriguez, Office of the County Attorney

DATE: September 16, 2022

APPLICANT: James York
10056 Siesta Bay Dr. 9513
Naples, FL 34120

APPLYING FOR: Affordable Housing Advisory Committee
Code Enforcement Board

We have several vacancies on the above referenced advisory committees. The vacancies were advertised, and persons interested in serving on these committees were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Shavontae Dominique

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 3

**TO STAFF LIAISON: Attn: Jacob LaRow; Colleen Davidson
cc: Barbetta Hutchinson; Julie Chardon**

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- _____ The names of all applicants considered for the vacancy or vacancies.
- _____ The committee's recommendation for appointment or non-appointment.
- _____ The category or area of qualification the applicant is to be appointed in.
- _____ If the applicant is a reappointment, please include attendance records for the past two years.

TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez

- _____ This applicant is **not** recommended for appointment. –OR–
- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

Board of County Commissioners
3299 East Tamiami Trail, Suite 800
Naples, FL 34112
(239) 252-8400

Application for Advisory Committees/Boards

Name: James York Home Phone: Cell 239-273-6727

Home Address: 10056 Siela Bay Dr 9513 Zip Code: 34120
Mailing Address: 2338 Immokalee Rd # 312 Naples 34110
Business Phone: _____ E-mail address: JYorkINFL@CS.com

Board or Committee Applied for: What ever is best fit

Category (if applicable): _____
Example: Commission District, Developer, environmentalist, lay person, etc.

How long have you lived in Collier County: 26 years

How many months out of the year do you reside in Collier County: 12 months

Have you ever been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? Yes _____ No X If yes, explain:

Place of Employment: Real Estate

Do you or your employer do business with the County? Yes _____ No X If yes, explain: _____

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes _____ No X If yes, explain: _____

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Are you a registered voter in Collier County: Yes X No _____

Do you currently hold public office? Yes _____ No X If so, what is that office? _____

James D. York P.A.
Award-Winning Realtor in Naples, Florida.

James York has over 25 years of experience in real estate and development. Originally from Syracuse, New York, where he attended Syracuse University, he then managed his own custom building company in Pennsylvania before moving to Florida.

After settling in the Naples area, Mr. York became an active member of the local real estate community. He belongs to the National Association of Realtors, the Florida Association of Realtors, and the Naples Board of Realtors. He further served as a member of the local Real Estate Board Legal Resource Committee that oversees all real estate contracts.

Mr. York has won numerous prestigious awards. He is the winner of the coveted *SWFL Naples Daily News* People's Choice Award for Realtor, 2014 and 2015. His real estate agency, The York Real Estate Team, is the winner of the *SWFL Naples Daily News* People's Choice Award for best real estate team in 2019, 2020, and 2021.

Since 2006, Mr. York has authored a weekly real estate column in the *Naples Daily News* to help keep both buyers and sellers up-to-date on current real estate trends. He has also served as the host of the weekly real estate show "Southwest Florida Real Estate Update" since 2010.

In conjunction with his work in real estate, he also offers his experience to local developers. He further serves his community by giving free educational seminars for the general public, along with teaching real estate courses.

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Wanda Rodriguez, Office of the County Attorney

DATE: September 19, 2022

APPLICANT: Arol I. Buntzman
5273 Messina Street
Ave Maria, FL 34142

APPLYING FOR: Affordable Housing Advisory Committee

We have several vacancies on the above referenced advisory committee. The vacancies were advertised, and persons interested in serving on the committee were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Shavontae Dominique

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter: Yes

Commission District: 5

**TO STAFF LIAISON: Attn: Jacob LaRow
cc: Barbetta Hutchinson; Julie Chardon**

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- _____ The names of all applicants considered for the vacancy or vacancies.
 - _____ The committee's recommendation for appointment or non-appointment.
 - _____ The category or area of qualification the applicant is to be appointed in.
 - _____ If the applicant is a reappointment, please include attendance records for the past two years.
-

TO ADVISORY BOARD COORDINATOR: Attn: Wanda Rodriguez

- _____ This applicant is **not** recommended for appointment. –OR–
- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-8123. Thank you for your attention to this matter.

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 9/17/2022 12:58:43 PM.

Name: Arol I. Buntzman **Home Phone:** 917.484.1895

Home Address: 5273 Messina Street

City: Ave Maria **Zip Code:** 34142

Phone Numbers

Business:

E-Mail Address: arol1112@yahoo.com

Board or Committee: Affordable Housing Advisory Committee

Category: non-profit affordable housing developer

Place of Employment: Immokalee fair Housing Alliance, Inc.

How long have you lived in Collier County: 3-4

How many months out of the year do you reside in Collier County: I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Not Indicated

Do you or your employer do business with the County? Yes

My employer is developing affordable housing in Immokalee. Entered into Affordable Housing Desity Bonus Agreement.

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

I'm not sure.

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Not Indicated

Please list your community activities and positions held:

I attend Immoksee Unmet needs housing committee meetings, ICRA meeting and Chamber of Commerce and Rotary meeting in Immoksee. I am Chairman / CEO Immoksee Fair Housing Alliance, Inc. developing low income affordable housing on Lake Trafford Rd, Immoksee

Education:

BS Real Estate: Arizona State University MBA: Arizona State University Ed.D Executive Leadership: Fordham University

Experience / Background

Founded and served as President of a real estate development company for over 20 years; Serial entrepreneur started 9 companies (7 successfully) including taking one public on NADAQ. Smithsonian Lauriate.

Incentive Strategies Report Template

This report template is a sample for review and there is no requirement to adopt this report format. At a minimum, items (a) through (k), as outlined in the SHIP Statute, must be included in the report. Florida Housing Finance Corporation staff request that each of the (a) through (k) items be explicitly included even in cases when the advisory committee has no recommendation. In such a case, write “No Recommendation” or an explanation to document that the incentive was discussed, like “The AHAC does not consider that this type of incentive strategy is appropriate for the community”. For each recommendation to improve an incentive strategy or add a strategy, propose a ‘Schedule for Implementation’. This should list steps needed to apply the recommendation if it is approved by the governing board. It may identify additional documents beyond the LHAP that must be updated to implement the reform.

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

SUBMITTED TO: COLLIER COUNTY
BOARD OF COUNTY COMMISSION

SUBMITTED TO: Rob Dearduff
FLORIDA HOUSING FINANCE CORPORATION

DATE SUBMITTED: 12/13/2022

PREPARED BY: COLLIER COUNTY COMMUNITY & HUMAN SERVICES & AHAC

BACKGROUND

As a recipient of State Housing Initiatives Partnership funds, Collier County established an Affordable Housing Advisory Committee in 1993 (Ord 93-19) and repealed and replaced early versions with Ord.2013-27 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 the City/County housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out at Florida Statues, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the Collier County Board of County Commissioners, the recommendations are used to amend the Local Housing Assistance Plan and the local Comprehensive Plan Housing Element.

COMMITTEE COMPOSITION

The Board of County Commission appointed or re-appointed members to the Committee via Ordinance 2020-27 recognizing the requirement to appoint an elected official and May 25, 2021 Resolution 2021-106

Florida Statutes, Sec. 420.9076 (2) lists the categories from which committee members must be selected. Each AHAC must have a locally elected official from the county or municipality participating in the SHIP program. The locally elected official must be a City or County Commissioner. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members with representation from at least six of the following categories:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

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

Name	Category Represented	Date Appointed
1 Rick LoCastro	Elected Official	1/12/2021; 1/11/2022
2 Mary Waller	Resident in Jurisdiction (RE)	11/15/16; 10/27/20
6 John Harney	Advocate for Low Income Persons	10/27/2020
7 Joseph Trachtenberg	Employer within Jurisdiction	5/25/2021
8 Paul Shea	Member of Planning Commission	5/25/2021
9 Gary Hains	Labor engaged in home bldg	1/22/2019; 12/14/2021
11 Jessica Brinkert	Resident in Jurisdiction	12/14/2021

AFFORDABLE HOUSING RECOMMENDATIONS

The AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out at Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations

to the County Commission that it incorporates into its housing strategy certain changes designed to encourage production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the County Commission and to Florida Housing Finance Corporation, which details the scope of its work and the resulting recommendations.

From the review and evaluation of the local government documents, the AHAC makes these recommendations to the County Commission that it incorporate into its housing strategy the following:

RECOMMENDATION 1

Meeting Synopsis: The County's Affordable Housing Advisory Committee (AHAC) has reviewed various staff and consultant (Johnson Engineering) recommendations to provide development standards and regulatory relief for housing that is affordable. Eight (8) development standard deviations were approved by the BCC via Ordinance #2021-05 on February 9, 2021. AHAC has reviewed and provided input on four (4) additional initiatives during the 2nd and 3rd quarters of 2021.

Existing Strategy: None

AHAC Recommendation: Adoption of four (4) Regulatory Relief Initiatives spearheaded by CHS consultant, Johnson Engineering. These Initiatives include (a) permit housing that is affordable by right in Commercial Zoning Districts, (b) increase allowed density in Activity Centers from 16 upa to 25 upa, (c) for any properties designated as Strategic Opportunity Sites (SOS) allow a maximum density of 25 upa, (d) establish a policy to encourage higher density along transit corridors.

Schedule for Implementation: These 4 initiatives are currently under staff review. Proposed public hearings before the Planning Commission and BCC are anticipated in the fourth quarter of 2022.

RECOMMENDATION 2

Meeting Synopsis:

Existing Strategy:

AHAC Recommendation:

Schedule for Implementation:

The AHAC has reviewed, considered, and evaluated the following the strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076 (4):

- (a) The processing of approvals of development orders or permit, as defined in Florida Statutes, Sec, 163.3164(7), (8), for affordable housing projects is expedited to a greater degree than other projects.
- (b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- (c) The allowance of flexibility in densities for affordable housing.
- (d) The reservation of infrastructure capacity for housing for very low-income persons, low-income persons, and moderate-income persons.
- (e) The allowance of affordable accessory residential units in residential zoning districts.
- (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 lands suitable for affordable housing.
- (k) The support of development near transportation hubs and major employment centers and mixed-use developments.

EXPEDITED PERMITTING

Meeting Synopsis: Issue was discussed on September 13th and October 4, 2021. One AHAC member indicated that Pasco County has successfully used Accela Automation software to manage coordination of all elements of process and approvals for property development. These changes have cut review times and cost for development and have led to greater interest and participation by builders and developers in Pasco County.

Existing Strategy: Collier County has had an Expedited/Fast Track permitting process in place for housing that is affordable since 2007. Based upon AHAC and community stakeholders' input during the development of the 2017 Community Housing Plan (CHP), the Expedited Permitting process was reviewed and updated with the adoption of Resolution 2018-40 on February 27, 2018.

AHAC Recommendation: No changes recommended at the present time.

Schedule for Implementation: Resolution 2018-40 has been implemented and affordable housing developers have successfully utilized the improved process.

MODIFICATION OF IMPACT FEES

Meeting Synopsis: Impact Fees were discussed September 13th and October 4, 2021. Some members were aware of communities that base impact fees on the square footage of each home, thereby having a lower impact fee for housing that is affordable. Other members indicated that discounting impact fees would be helpful for reduction of the total cost of homes that are affordable. However, eliminating impact fees can lead to a structure which does not provide enough revenue to provide the basic infrastructure necessary to cover the cost of streets, water, sewer, etc. Homes that are affordable should make a contribution to the infrastructure of the community. Other members have noted that the current Impact Fee Deferral system does not work well for affordable rental housing development and should be modified to better match the financing timeframes of Low-Income Housing Tax Credit (LIHTC) properties and other affordable rental developments.

Existing Strategy: Collier County has had an Impact Fee Deferral program in place for housing that is affordable since the late 1980s. Based upon recommendations from the 2017 Community Housing Plan, the Impact Fees Deferral program was modified and improved via Ordinance #2018-28 on February 27, 2018.

AHAC Recommendation: In 2023, implement and support an Impact Fee Deferral Pilot Program utilizing approximately \$4 million in American Rescue Plan funds received from the United States Treasury through the State and Local Fiscal Recovery Funds to support long term affordable rental housing.

Further, it is recommended that the County should review opportunities to increase the length of deferral period available for rental housing to align with various financing sources.

Schedule for Implementation: Collier County Board of Commissioners have approved \$4,114,137 in funds under project CC4.4 in the American Recovery plan to support developments principally financed with Low-Income Housing Tax Credit Projects, Tax Exempt Bond Financing or other qualifying affordable housing developments. During the first quarter of 2022, consider fact finding and rental housing developers needs related to the existing Impact Fee Deferral program. Determine when Collier County consultant is scheduled to review countywide Impact Fee programs.

FLEXIBLE DENSITIES

Meeting Synopsis: Densities have been discussed in relationship to the Johnson Engineering regulatory relief proposals in the spring and summer of 2021 and at the September 13th and October 4, 2021 meetings. One member of AHAC wanted to ensure that green space would continue to be a requirement along the transit corridors. Development of up to twenty-five units per acre, without provision for significant green space of any kind, may cause public outcry against "excessive urbanization", which may be considered out of character for Collier County.

Existing Strategy: Throughout most of Collier County, residential zoning has a base density of 4 units per acre. Collier County has had an affordable housing density bonus program since 1990 Ord.#90-89. As a result of the 2017 Community Housing Plan and AHAC, Collier County amended its Land Development Code to increase density for units that are affordable through Ordinance #2019-02 adopted February 12, 2019. The Affordable Housing Density Bonus (AHDB) program now provides up to 16 units per acre.

Applicants that have requested additional density above base residential zoning and which require a Growth Management Plan Amendment have been recommended by the Collier County Planning Commission and required by the Board of County Commissioners to set aside of units in proposed developments to made affordable for a minimum of 30 years to households earning at or below 120% of the Area Median Income.

AHAC Recommendation: Recommend approval of the proposed regulatory relief initiatives to increase density in Activity Centers from 16 upa to 25 upa, on sites designated as Strategic Opportunity Sites allow a maximum density of 25 upa and adopt a Transportation Policy to prioritize higher density along transit corridors. AHAC further supports CPCC and Board policy that extracts a public good for those applicants requesting density with a minimum of 20% of units developed be provided to households at or below 100% of the Area Median Income and encourages the development of a written policy incorporating density and the utilization of federal, state, and local grant dollars to support the development of additional affordable housing units.

Schedule for Implementation: It is anticipated that these proposed increases in density may be heard by the Planning Commission and the BCC in the first quarter of 2023. Additional density provided through Growth Management Plan Amendments are on a rolling and as requested basis.

RESERVATION OF INFRASTRUCTURE CAPACITY

Meeting Synopsis: Collier County does not reserve infrastructure capacity.

Existing Strategy: Collier County does not reserve infrastructure capacity.

AHAC Recommendation: No changes are proposed.

Implementation: None

PARKING AND SETBACK REQUIREMENTS

Meeting Synopsis: These topics have been discussed since the development of the Community Housing Plan (CHP).

Existing Strategy: The County currently has two processes where developers can request a reduction of parking and setback requirements. Deviations from existing requirements can be requested through the Site Development Plan (SDP) process or the rezoning to Planned Unit Development (PUD) process. Recommendations to modify some setback requirements for housing that is affordable were included in Ordinance 2021-05 amending the Land Development Code, adopted February 9, 2021.

AHAC Recommendation: No changes are recommended at the current time.

Schedule for Implementation: None

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Meeting Synopsis: Accessory Dwelling units are discussed from time to time when a news article is shared with AHAC members. During the September and October 2021 meetings, the following comments were received from AHAC members: There is an opportunity to create affordable housing by exploring the idea of allowing accessory dwellings in the Estates area (eastern Collier Co). It appears Pasco decided to explore the idea in 2018, while Sarasota seemed non-committal but perhaps willing to review the idea and Palm Beach allows it. I'd be interested to know where Pasco and Sarasota are on the topic at this time. Developing accessory dwelling units, while useful, are likely to be significant only for the ranchette properties in the county. The existing four units per acre properties which comprise most neighborhoods in the county aren't big enough to have space for these residences

Existing Strategy: Collier County does not allow for the rental of Accessory Dwelling Units (ADUs) LDC Section 5.03.03. The County only allows construction of "Guesthouses" on large single family lots of with a minimum lot size of 43,560 square feet.

AHAC Recommendation: There is no consensus at the present time on this issue, but Accessory Dwelling Units should come back to AHAC at a future date with more information on Pasco, Sarasota, Palm Beach counties and the City of Rockledge "cottage homes".

Schedule for Implementation: Additional information and AHAC discussion should occur in the second quarter of 2023.

FLEXIBLE LOT CONFIGURATIONS

Meeting Synopsis: This strategy was discussed extensively with the adoption of the 2017 Community Housing Plan. At that time, it was recommended that the County consider adopting some elements of "smart code". Through this process, amendments were made to the Land Development Code in February 2021 with the adoption of Ord. 2021-05.

Existing Strategy: Zero lot line development is allowed in Planned Unit Development (PUDs) and as a Conditional Use under Cluster Housing. Recently Ordinance 2021-05 clarified that Cluster Development of affordable housing does not require a Conditional Use in the RMF-6 Zoning District but is allowed by right.

AHAC Recommendation: No new recommendations at the present time.

Schedule for Implementation: None

MODIFICATION OF STREET REQUIREMENTS

Meeting Synopsis: As part of the regulatory relief proposed in the 2017 Community Housing Plan, modifications to street requirements have been discussed in 2019-2021.

Existing Strategy: Historically, street requirements for affordable housing developments are considered, on a case-by-case basis, as deviations in the PUD approval process or variances in the conventional zoning process. In February 2021, Ordinance 2021-05 added a new section to the LDC to allow design deviations for housing that is affordable, including modifications to internal, privately maintained roadways and sidewalks.

AHAC Recommendation: No new recommendations at the present time.

Schedule for Implementation: None

PROCESS OF ONGOING REVIEW

Meeting Synopsis: Previous AHAC discussions on this topic included the following comments: Ongoing

implementation and enforcement for new processes and Land Development Code require permanent dedicated County staff. Any changes made will require monitoring to ensure the rules continue to be followed. In addition, educating and promoting a favorable environment for developers and builders will draw more partners into working in the County. Closer coordination between GMP, zoning, planning and CHS is critical for the success of process changes and approval for developments. The silos currently in place need to be broken down. The new coordination created will reduce or eliminate many of the repeated review cycles which are required today.

Existing Strategy: Housing policy has been relocated from Community & Human Services under Public Services Department to into a new Division of Economic Development and Housing in the Growth Management Department (GMD). This will enable closer collaboration and communication between Housing Staff and planners in Zoning and Comprehensive Planning. Long term monitoring will remain with Community & Human Services, but will be included in and privy to affordable housing commitments drafted by the GMD. .

AHAC Recommendation: No changes are purposed at this time.

Schedule for Implementation: None

PUBLIC LAND INVENTORY

Meeting Synopsis: Public lands discussion has occurred regularly at AHAC meetings since 2018. This is a topic of great interest to AHAC members.

Existing Strategy: The County's Real Property office maintains a list of county owned properties as required by FS 125.379. This inventory is circulated to County Departments for review and determination if properties are needed to implement Department operations or program mandates. Available properties are presented to the BCC and advertised for sale in the local newspaper.

In 2018, two County owned parcels known as Bembridge and Manatee were part of a Request for Information (RFI) process with multiple developers submitting proposals for the development of the 5-acre Bembridge site. In 2019, through an ITN process, the County selected McDowell Housing Partners to construct 82 units of affordable rental housing. This project, now called The Harmony, will be completed in early 2023 and is governed by a Developer Agreement and 99-year ground lease ensuring long term affordability. During 2018-2019, the Board of County Commissioners decided not to move forward with proposals for the Manatee site.

In 2019, the County acquired the defunct Golden Gate Golf Course. In 2020 through an ITN process, the County selected Rural Neighborhoods, Inc to develop a portion (25+ acres) of this publicly owned property for affordable rental housing for seniors, veterans, and Essential Service Personnel (ESP).

AHAC Recommendation: AHAC members have discussed revisiting the Manatee property at a future date. The Committee drafted a letter to the County Commissioners requesting that they reestablish the joint Parks and Recreation & AHAC subcommittee to review the feasibility of co-locating a park and housing that is affordable on this large parcel. The BCC adopted Resolution 2018-39 to encourage the collocation of public facilities and housing that is affordable. AHAC recommends acquiring parcels though the utilization of the One Penny Surtax

Schedule for Implementation: AHAC will continue to request meetings with the BCC, Parks officials and Parks and Recreation Advisory Board to discuss the Manatee property.

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Meeting Synopsis: Discussed during the spring and summer of 2021 as part of the consultant's, Johnson Engineering, regulatory relief, and development standards modifications to the LDC.

Existing Strategy: This issue was reviewed during the development of the 2017 CHP with recommendations for the County to consider integration of bus routes (CAT) with affordable housing locations, development of Strategic Opportunity Sites and higher housing densities in existing Activity Centers.

AHAC Recommendation: Approve the recommended new policy for the Transportation Element to prioritize higher density along transit corridors ranging from 13 upa to 25 upa.

Schedule for Implementation: This recommendation is currently under staff review and is anticipated to be heard by the Planning Commission and BCC during the fourth quarter of 2022.

THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

October 18th, 2022
8:30 A.M.
Naples, Florida

LET IT BE REMEMBERED that a meeting of the Collier County Affordable Housing Advisory Committee was publicly noticed on this date at 8:30 A.M. but did not obtain quorum in an *INFORMATIONAL SESSION* in the Board of County Commissioners Chambers, in Naples, Florida, with the following Members present:

Present: Mary Waller
John Harney
Joe Trachtenberg – Chair
Gary Hains
Paul Shea

Excused: Commissioner Rick LoCastro
Jessica Brinkert

Unexcused:

ALSO PRESENT:

Jacob LaRow, Economic Development and Housing Division Director
Lisa Carr, Senior Grants Coordinator-CHS
Julie Chardon, Operations Coordinator - CHS

OTHERS PRESENT: Michael Puchalla, HELP; Susan Golden; Katerina Pelic, Clerks OIG; Danielle Hudson, NABOR; Daniel Zegarac; Matthew Holiday, Director of Advocacy & Government Relations, NCH; Todd Lyon, Candidate for AHAC; Jennifer Faron, Candidate for AHAC; Stephen Hurby, Candidate for AHAC; Bebe Kanter; Litha Berger, Candidate for AHAC; Randy Lichtman, Candidate for AHAC; Austin Jenkins, Naples CRA; Jamie French, GMD Dept Head.

1. CALL TO ORDER

Joe Trachtenberg – Chair called the meeting to order at 8:45 a.m. He read the procedures to be followed by Joe Trachtenberg – Chair who led in the pledge to the flag.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

There were 5 active members present when the meeting started, therefore a quorum was not established. This was an informational session.

3. APPROVAL OF AGENDA AND MINUTES

- a. No approval of minutes without a quorum present. Minutes of the September meeting will take place at the following meeting.

4. INFORMATIONAL ITEMS AND PRESENTATION

5. PUBLIC COMMENT

- a. Bebe Kanter, Candidate for Commissioner- Wanted to give advice on certain topics the AHAC touches. First was the projects that have been proposed in the RSLA are being challenged in courts. She advised that if anyone supports those projects it could a long time before any progress is made. Second was scattered site affordable housing is best. She wants to include retired and working residents living together. Lastly was that any builder who puts forth an application to the Planning and Zoning committee that wants to take advantage of tax credits be required to apply to a various amount of classes that talk about affordable housing.
John Harney- He wanted to respond on the scattered sites comment. John has spoken to the NCRA and has found the building single family housing sites is just about impossible due to the high costs of property. Habitat is building townhouses or condos to keep the units affordable. Habitat is also sharing a project with a Market Rate builder to help lead different ways in Collier County to make affordable places. He let everyone know a newly finished project in Whitaker Woods by Habitat the homes came out to 300,000.00 which in most places is not affordable. Everything Habitat will look at from here on out will be multi family home construction due to the current price of land.
- b. Michael Puchalla, Executive Director, HELP- Is representing the Community Land Trust and has come to speak to AHAC in regards of getting on next month's AHAC agenda. He wants to talk about the Surtax funding and see where it's going to go. At the next month meeting he will present a joint proposal he has with other housing partners in hopes of their support.
Joe Trachtenberg- Welcomed the presentation at the next meeting and gave background info on the Surtax that was passed in 2018. It provided 20 million to be earmarked to purchase land for workforce housing. To date the county has not generated rules on that 20 million and got guidance from Collier County Chairman McDaniel for AHAC to create rules and lead the process.

6. DISCUSSION ITEMS

a. Committee Vacancies- 8 Vacancies.

Six applicants attended in person and gave a brief summary of who they are and why they should serve on the AHAC. Two applicants couldn't attend the meeting due to prior engagements, Austin Howell and James York. A vote on the members will take place at the next AHAC when a quorum is present.

- **Litha Berger-** Has been part of AHAC already for the past 4-5 years. She was very much involved in finding Affordable Housing for elderly in Miami. She acquired 30 acres with a non for profit in Miami and applied for Sections 202's. They managed to secure three grants for women who were on social security to have apartments in a reasonable price range. She's done a lot of work with Affordable housing and helping seniors in retirement centers. She knows the players, the county manager, and wanted to let everyone know she knows how to gets things done.
- **Arol Butzman-** Current chairman and CEO of Immokalee Fair Housing Alliance. Has an undergraduate degree in Real Estate and Doctorate in Executive leadership and has been active in real estate development for over 30 years. He's developed over 4 million feet of building both affordable housing and office buildings. He recognizes the shortage of housing and due to Ian, it's become worse. He wants to use his expertise to help address the issue in Collier County. Has a project currently being worked on that will bring 128 units to Immokalee.

Mary Waller asked how he would excuse himself when AHAC brought up topics that could potentially benefit the IFHA. He doesn't know how the IFHA would benefit that's why he put yes but he would excuse himself from any discussion that would include sensitive topics.

- **Jennifer Faron-** Undergraduate Degree in Accounting and has an MBA in real estate investment and finance She also has a real estate business in Chicago since she is originally from Chicago but has been visiting Naples for the past 10 years. She has been learning the Affordable Housing issues in the surrounding areas and Naples and has ideas on improvements. She has been learning them due to her work as being on the board for Heartland Housing. Heartland housing is an affordable housing developer primarily in Chicago. She's served on the board in the finance, project review, and board chair. Heartland is primarily a LIHTC developer but has expanded into workforce housing. She sees the severe lack of workforce housing here and sees opportunity here in collier county to bring her expertise to the board.

Mary Waller- Brought up concern about her not being a full time resident and asked what her status was. Jennifer assured the committee she'll be there.

Jake LaRow- Brought up that they're three projects currently going on that are supported by LIHTC

- **Steven Hurby-** Has a bachelor's in architecture and a master's degree in architecture and urban design. 80%-90% of his career has been in Affordable housing and has been dealing with Urban Revitalization for 30 years in very major cities. He first joined AHAC in 2005 and believe his experience has given him best practices to bring back to Collier County. He wants

to give back to the community and was part of the first ULI study that has helped push major change in Collier County on the Housing issues we have. He was the previous chair and vice chair of the AHAC as well.

- **Randy Litchman**- Member of Naples area board of realtors and a graduate of University of Miami. He's seen a lot of change in the past twenty-one years and have seen issues with Affordable Housing for our workforce. He wants to be able to support this board and has the desire to part of the AHAC to help support the community he calls home.
- **Todd Lyon**- Administrative director of HR for NCH and sees firsthand how difficult it is for NCH to keep workers. Seeing quailed workers from across the country turn down job offers due to no affordable place to live. Involved with the leadership Collier Program and the tone of those meetings are mostly focused on Affordable housing. He wants to give back to community and knows the many connections he's made could benefit AHAC.

- b. **AHAC Incentive Strategies Report**- The base of what AHAC does and its responsibilities. It's due to the state in December and the latest is the December 13th BCC meeting. Jake LaRow took last year's report and added some context based on discussions the AHAC have had in the past. One of the big components was the last four incentives from the ULI study. Joe Trachtenberg thinks these items are logical and disappointed the BCC keeps pushing back the discussion on these topics since they've been supporting these changes. They would increase density, simplified zoning, more construction areas in public transportation areas and hope the topics get supported. Jake has shared these incentives with Affordable housing Developers, and they have noted one incentive would greatly benefit them. Jake LaRow added impact fee modifications especially deferral and he's included to keep the discussion open and included two steps the county has approved. He included the impact fee pilot program where ARP funds are used to pay fees on behalf of developers. Jake LaRow also included Density on the template and how the projects have received additional density to set aside units as affordable. Joe Trachtenberg wants to see the deals being made with these density deals to include the 60% and 80% AMI and below. Jake LaRow added language to restrict the AMI in these deals. Deals made with 120% AMI is not the focus group AHAC needs to support. Jake asked that he could add further language to the report that when lower incomes are requested in the deals how can we bridge the gap of funding? Could we work with CHS or looking at local sources of funds. Jake LaRow will provide a simplified list of properties and land the county owns since the last list provided was confusing to understand.
- c. **Representative on Ranking & Review Committee.** – In the past the AHAC appointed a member to sit in on the review and ranking process for SHIP, CDBG, HOME, Etc. There's a second round of applications going on and need a AHAC member. December 5th will be in individual scoring for the committee and on December 15th the committee will hear the presentations. Mary Waller agreed to participate.

7. STAFF AND GENERAL COMMUNICATIONS

- a. **Substantial Amendment (Public Hearing)**- CHS must notify the public whenever there is a substantial change. CHS is currently moving a million dollars of CDBG-CV funds. It was previously identified to

support reconstruction of the Golden Gate Senior center. The project is still going to happen but will be supported with ARP funds. The million that was freed up will now support two projects. One for Youth Haven and a project that will support LMI residents that has not been established.

- b. AHAC meeting location, date, and time- Upon review Mondays cannot be the new day for AHAC. Jake LaRow expressed starting the meetings at 9:00am to work with Commissioner Rick LoCastro availability. The Committee agreed. Two more meetings will be conducted in the BCC room then move to room 609/610 in Growth Management.
- c. Accessory Dwelling Units (ADU'S)- Considerable discussion was had and will be one item the AHAC will like to take up next year in coordination with appropriate GMD staff for further guidance.

8. ADJOURN

There being no further business for the good of the County, the informational session ended at 11:04 a.m.

NEXT MEETING: THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON THE FIRST MONDAY ON NOVEMBER 15TH, 2022, AT 9:00 A.M.

**Location: Board of County Commissioners Chambers, Third Floor, Collier County Government Center
3299 Tamiami Trail E.**