

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



AGENDA

Growth Management Community Development Department
Conference Rooms 609/610
2800 N. Horseshoe Dr., Naples, FL 34104

December 20th, 2022, 8:30 A.M.

AHAC MEMBERS

Joe Trachtenberg, Chair
Steve Hruby, Member
Mary Waller, Member
John Harney, Member
Jennifer Faron, Member
Gary Hains, Member

Commissioner Chris Hall, Member
Jessica Brinkert, Member
Arol Buntzman, Member
Todd Lyon, Member
Paul Shea, Member

COLLIER COUNTY STAFF

Kristi Sonntag, Director , CHS
Michael Bosi, Director, Planning & Zoning
Jacob LaRow, Director, Economic Development and Housing
Julie Chardon, Operations Coordinator, CHS
Chris Montolio, Operations Analyst, Economic Development & Housing

NOTE: 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 November 15th, 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. 2023 AHAC calendar
 - b. 2023 Grant Cycle Update
- 7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**
- 8. NEW BUSINESS**
- 9. ADJOURN**
- 10. NEXT AHAC MEETING DATE AND LOCATION: January 17th, 2023, 8:30 A.M. at Conference Room 609/610- Growth Management Department**

MINUTES OF
THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

November 15th, 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
Comm. Rick LoCastro
Paul Shea
Jessica Brinkert
Gary Hains
Jennifer Faron
Todd Lyon
Arol Buntzman
Stephen Hruby

Excused:

Unexcused:

ALSO PRESENT:

Jacob LaRow, Director Economic Development and Housing Division- GMD
Julie Chardon, Operations Support Specialist - CHS

OTHERS PRESENT: Megan Phillips, Clerks Office; Jamie French, GMD Department Head; James Sabo, GMD; Michael Puchalla, HELP; Susan Golden; Katerina Pelic, Clerks Office; Anita Jenkins, Naples CRA; Ted Blankenship, City of Naples; Ashley Jones, Salvation Army; Deborah Forester, CRA; Andrew Cribbs, George Washington Carver Board; Bill Zunamon; McDowell Housing Partners.

1. CALL TO ORDER

Joe Trachtenberg called the meeting to order at 8:31 a.m. He read the procedures to be followed by Gary Hains –who led in the pledge to the flag.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

Julie Chardon led with Roll Call.

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

Two members (Jessica Brinkert and Arol Buntzman) arrived shortly after bringing the final total to 11 members present.

Joe Trachtenberg requested a new member orientation start getting scheduled. It would be beneficial to include members of Growth Management Department and current AHAC members that would like to participate.

3. APPROVAL OF AGENDA AND MINUTES

- a. Stephen Hruby made a motion to approve the agenda. The motion was seconded by Mary Waller. The motion passed by a vote of 10-0.
- b. A motion was made by Paul Shea to approve the minutes from the October 26th, 2022 meeting of and was seconded by Joe Trachtenberg. The motion passed with a vote of 10-0.

4. INFORMATIONAL ITEMS AND PRESENTATION

- a. Apartment Survey- Julie Chardon conducted an Apartment Survey for the month of October. Jacob LaRow and Julie provided an overview on how to read it and what the numbers reflected in our county. Key additions will be made to the apartment survey to help improve understanding the intensive chart. Notable changes that were mentioned in the survey was the vacancies have dropped considerably, most of the apartment complexes that have availability are in the market rate section which is creating a rent burden for most families, and a rough estimate of 250 apartments were taken offline due to Hurricane Ian. Ted Blankenship from the City of Naples mentioned they're having discussions on hiring a relator and wants to finance through the CRA for discussions on Rent Control.
- b. McDowell Housing Partners Project Presentation- Michael Puchalla; Executive Director, Collier County Community Land Trust and Bill Zunamon; with McDowell Housing Partners gave a presentation on a development they would like to bring to Collier County that could get funding from the \$20 million One Cent Infrastructure Surtax Fund that AHAC has discussed previously. McDowell wants to bring a 108-unit complex to Collier County that will serve a mix income of 80% AMI and below. The county will own the land while McDowell will continue and control with developmental process. The requested amount from the \$20 million One Cent Infrastructure Surtax Fund is \$3,750,000.00. They also highlighted HB 1339 which allows local governments the right to provide affordable housing (up to 120% AMI) on land that is zoned Commercial, Residential, Agricultural, and Industrial. A letter of support from the AHAC was also requested.

Joe Trachtenberg- Wanted to clarify what was being asked from McDowell and paraphrased what the ask was. Joe Trachtenberg started in February asking the BCC on ways they can work on creating rules/guidelines on how to utilize the twenty million dollars surtax money, thirty days ago, Joe Trachtenberg had a discussion with Collier County Board Members and was told AHAC should come up with the rules. After being presented this developmental project Joe Trachtenberg believes this project could be the starting ground and open opportunities to create the rules on how to utilize the Surtax money. He wants to get AHAC passed the point of having funding but no direct guidelines on how to use it.

Mary Waller- Noted that a lot is missing from this presentation and it's hard for AHAC to decide since she doesn't want it to go to the BCC without a firm understanding on certain questions that were raised.

Joe Trachtenberg – He agreed with Mary but has a different approach on how AHAC should handle this. He proposed this project as a catalyst and wants it to start a conversation with the BCC. Joe Trachtenberg will provide a letter for the commissioners stating that the McDowell presentation is an interesting project with interesting opportunities and the AHAC would like to use this project as an opportunity to develop the guidelines for the \$20 million. The motion was made that Joe Trachtenberg is reaching out to the BCC via letter and making a strong recommendation for this project and that this project provides an opportunity to develop how to use the \$20 million One Cent Infrastructure Surtax Fund going forward. Mary Waller seconded. The motion passed 10-0 with Steve Hruby abstaining.

John Harney- He mentioned that other counties are doing these deals and thinks The Florida Housing Coalition can provide rules to Collier County since other counties have land trust and they can knowledge on this subject matter.

Commissioner Rick LoCastro- He thinks this project and possibly a few others could be beneficial to be brought up to the BCC. He wants the AHAC to flush out ideas from these meetings and bring them to the BCC meetings.

5. PUBLIC COMMENT

- a. Ashley Jones- With Salvation Army, wanted to mention the RUSH program. The program is through the ESG grant that will open in January or February. It will be presented to the board on December 13th and will provide housing, whether it's in Hotels or a two-month rental assistance, to individuals that have been affected by Hurricane Ian. She has been pushing this information out to the public and wants to make this information known to AHAC and ask if there's any way to move to approve this program earlier, that we should take that route. She brought up concerns that even if this program does aid there's no housing for anyone to go too.

6. DISCUSSION ITEMS

- a. Affordable Housing Advisory Committee Incentive Strategies Report 2022- At the last meeting the vote taken didn't count due to the fact the notice wasn't properly advertised in

the newspaper. The recommendations AHAC wants to present to the BCC was discussed at length in previous meetings. A motion was made to approve this report again. A motion was made by Mary Waller and seconded by John Harney. The motion passed 11-0.

7. STAFF AND GENERAL COMMUNICATIONS

- a. Update on Fair Notice to Tenant Ordinance Outreach Efforts- Jacob LaRow created a flyer to satisfy the commissioners comments on what was being done to bring notice to the public about the recent rental increase ordinance. This was a draft version but the intent of this is to serve dual purposes for landlords and tenants. Julie Chardon and Barbetta Hutchinson have a list together of emails from apartment complexes that will receive this information, Jacob LaRow has reached out to John Michael Fernandez from SW Apartment Association to provide this information to him, and information has been posted on the county webpage/ housing webpage.

Ted Blankenship- City of Naples did something like this flyer when they passed it.

Commissioner Rick LoCastro- He wanted to clarify that he was upset that the people who continuously supported this rental ordinance and came into the chambers passionately saying it was needed did not create any material. The flyer was created because Rick LoCastro inquired about one. If you're passionate about something follow it to the end and get with the necessary staff that can help assist you. No one from the Tenants Association or any other supportive member present at many meetings called Jacob LaRow, the county manager, or the BCC.

Joe Trachtenberg- He mentioned once Miami passed the ordinance, he was the one that brought it to Collier County and City of Naples. He wanted to clarify that he didn't once say it will have any positive impact on affordable housing. The only thing he described this ordinance as an act of public decency. He appreciated the fact that Commissioner Rick LoCastro was upset over the lack of interest in follow-through.

A final thank you to Commissioner Rick LoCastro was given since this is his last meeting with AHAC and will become the chairman of the Board of County Commissioners.

8. ADJOURN

There being no further business for the good of the County, the meeting was adjourned at 10:54 a.m.

NEXT MEETING: THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON THE THIRD TUESDAY ON JANUARY 20TH, 2023, AT 8:30 A.M.

Location: Conference Room 609/610-Growth Management Department 2800 N. Horseshoe

**COLLIER COUNTY AFFORDABLE HOUSING ADVISORY
COMMITTEE**

Joe Trachtenberg, Chairman

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

AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)

2023 TENTATIVE MEETING SCHEDULE

MEETING DATE	POTENTIAL/TENTATIVE TOPICS
January 17, 2023	Orientation, Roles & Responsibilities, Sunshine Law, etc. Quarterly Apartment Survey
February 21, 2023	Select SHIP Incentives to study (i.e. Rental Impact Fee Deferral, Accessory Dwelling Units, Process of Ongoing Review, etc.)
March 21, 2023	Discuss possible changes to Local Housing Assistance Plan (LHAP);
April 18, 2023	<ul style="list-style-type: none"> • Quarterly Apartment Survey Review • draft funding recommendations for Federal/State funding awards – HUD, SHIP, HTF; Present HTF funding recommendations to BCC & annual HTF progress report
May 16, 2023	Review Draft HUD Action Plan;
June 20, 2023	BCC adopt HUD Action Plan -6/27/23
July 18, 2023	<ul style="list-style-type: none"> • Quarterly Apartment Survey Review • SHIP Incentive review
August 15, 2023	FYI SHIP Annual Report (accomplishments) – BCC approve Sept
September 19, 2023	Draft Annual SHIP Incentive Strategies Report
October 17, 2023	<ul style="list-style-type: none"> • Quarterly Apartment Survey Review Accept annual SHIP Incentive Strategies Report
November 21, 2023	Review HUD CAPER – BCC adopt 12/12/23
December 19, 2023	Plan for 2024 schedule