

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



AGENDA

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

February 15, 2023, 8:30 A.M.

AHAC MEMBERS

Joe Trachtenberg, Chair
Steve Hruby, Vice Chair
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

Michael Bosi, Director, Planning & Zoning
Jaime Cook, Director, Development Review
Cormac Giblin, Interim Director, Economic Development and Housing
Chris Montolio, Operations Analyst, Economic Development & Housing
Kelly Green, Accountant, 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 January 17th, 2023, AHAC meeting minutes
- 4. INFORMATIONAL ITEMS AND PRESENTATION**
 - a. Presentation by Andrew VanValin – Pulte Family Foundation
 - b. Presentation by CGI Communities
- 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. Subcommittee Recaps
 1. AHAC Bylaws Subcommittee Meeting
 2. AHAC Surtax Subcommittee Meeting
 - b. Request for AHAC Representation on Review/Ranking Committee
 - Grant applications provided for review on February 27th
 - In-Person presentations March 15 & 16 at GMCDD
- 7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**
- 8. NEW BUSINESS**
- 9. ADJOURN**
- 10. NEXT AHAC MEETING DATE AND LOCATION: March 21st, 2023, 8:30 A.M. at Conference Room 609/610 - Growth Management Community Development Department**

MINUTES OF
THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

January 17th, 2023.
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 Conference Room 609/610 located at 2800 North Horseshoe Dr. Naples, FL 34104, with the following Members present:

Present: Mary Waller
John Harney
Joe Trachtenberg – Chair
Comm. Chris Hall
Jennifer Faron
Arol Buntzman
Stephen Hruby
Jessica Brinkert – Via Zoom
Todd Lyon
Gary Hains

Excused: Paul Shea

Unexcused:

ALSO PRESENT:

Cormac Giblin, Interim Director Economic Development and Housing
Michael Bosi, Director, Planning & Zoning
Jamie Cook, Director, Development Review
Chris Montolio, Operations Analyst, Economic Development & Housing
Kelly Green, Accountant, Economic Development & Housing
Julie Chardon, Operations Support Specialist - CHS

OTHERS PRESENT; Louise Jarvis; Michael Puchalla, HELP; Katerina Pelic, Clerks Office; Betty Schwartz; League of Women’s Voters; Ted Blankenship, City of Naples; Kevin Summers, GMD; Daniel Zegarac; Ashley Jones, Penny Taylor, Parker Klopff, Samantha Roesler; Gulf Shore Business.

1. CALL TO ORDER

Cormac Giblin called the meeting to order at 8:30 a.m. Joe Trachtenberg read the procedures which was followed by the Pledge of Allegiance.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

Julie Chardon led with Roll Call.

There were 10 active members present when the meeting started, with one member participating via zoom. Therefore, a quorum was established.

One member (Jessica Brinkert) Left at 9:30am bringing the final total to members present to 9.

3. APPROVAL OF AGENDA AND MINUTES

- a. Mary Waller made a motion to approve the agenda. The motion was seconded by Steve Hruby. The motion passed by a vote of 10-0.
- b. A motion was made by Steve Hruby to approve the minutes from the December 20th, 2022, meeting and was seconded by Mary Waller. Motion passed 10-0.
- c. 2023 AHAC Chair and Vice Chair Nominations- A discussion and vote were held on who shall be the 2023 chair and vice chair of the Affordable Housing Advisory Committee. When it came to A chair Mary Waller nominated Joe Trachtenberg. No others ran opposed. The Motion was seconded by Steve Hruby. The motion passed 10-0. Regarding the vice chair selection, Mary Waller nominated Steve Hruby. No others ran opposed. The motion was seconded by John Harney. The Motion passed 10-0.

4. INFORMATIONAL ITEMS AND PRESENTATION

- a. Staffing Changes- Cormac Giblin highlighted Jacob LaRow' s open position and how GMD is aggressively searching for a replacement. After the discussion he brought up that this meeting will be Julie Chardon's last meeting. The AHAC thanked her for the help she assisted them with and was introduced to the new team that will be taking over. Chris Montolio and Kelly Green will be the new point of contacts for the AHAC committee. Cormac Giblin being the new Interim Director for Economic Development and Housing gave a background update on himself and his background.
- b. 2023 Apartment Survey- As held at every three-month point. An Apartment survey that highlights the trends in Collier County was updated and provided to the group as a tool to show how Collier County is in dire needs of Affordable Housing. This list was created to serve two main points. First Is to help employees looking for a helpful starting point on what apartments are going for in Collier County and contact information and secondly, to see trends. With assistance from Chris Montolio and Kelly Green, the apartment survey highlighted one community that is Terminating their Density bonus which will affect rental rates in the following years. This brought up a discussion that

highlighted other locations in Collier County that could be coming to the same issue soon. Chris Hall asked what's the plan when these complexes start to have their expiration rates expire? Gary Hains said there is no plan and there's no point to fund by the county. BCC members have stated they will not fund these types of programs. Steve Hruby highlighted there's always philanthropic help that can assist. Jennifer Faron wanted to know how many apartment complexes are coming into the at-risk section because she noted that there is a market for these buildings and they're investors that do want to partner with the affordable complexes. Commissioner Chris Hall wanted to remind AHAC that its main goal is to focus on Affordable workforce housing. Gary Hains asked if we can create a column to the Apartment Survey that can show expiration dates. Cormac Giblin replied that they have a separate list available and can combine the data for the AHAC which he will provide at the next meeting.

5. PUBLIC COMMENT

- a. Daniel Zegarac- He questioned if they're any lenders invited to the meeting due to the recent discussion of funding brought up by the apartment survey. If we have a stakeholder meeting, there should be lenders there. He saw the Greater Naples leadership Forum that was held the other day and thanked Joe for his commitment. He highlighted how these big-name employers need people to help them and thinks the county needs to do more for the community to bring in these tax paying citizens. Staff from Bank of America, PNC, and players that can make a difference should be present.

6. DISCUSSION ITEMS

- a. 2023 AHAC Bylaws/ Ad-Hoc Committee-After discussions with AHAC. Two subcommittees were created to help work with GMD staff on the policies and bylaws needed for the twenty-million-dollar surtax and to create a stricter guideline for AHAC. The first committee which is a focus on the AD-HOC Bylaws will have the following members AD-HOC Bylaws- John Harney (Chair), Jennifer Faron (Volunteered), Steve Hruby (Volunteered), Susan Goldman. The second Sub-Committee that will focus on the twenty million surtax funding will contain Commissioner Chris Hall, Joe Trachtenberg, Mary Waller, Steve Hruby, GMD Staff, and at some point, the Clerks of Court. Jamie French wanted to stress the importance of creating the guidelines for the twenty-million-dollar fund first and to work with their staff on that creation.
- b. Update on Surtax Funding/ Developer Request- Cormac Giblin gave a copy in the agenda of the ordinance that created the Surtax and a copy FL Statute that shows eligible uses of the Surtax. He brought up that the current concern is on how the county organizes around the state statute. The surtax committee meets every other month and will meet again on March 22nd. GMD plans to bring a policy to them to approve or recommended changes on how the twenty million can be used. At the next February meeting you would be able to see a draft version. This will be better addressed during the subcommittee meeting that will be setup just for this subject matter. Mary Waller asked if there was a draft available on what will be presented to the Surtax Committee. Cormac Giblin did not feel comfortable providing the rough drafts yet. Any updated drafts will be provided by Cormac Giblin to the appropriate staff. The surtax subcommittee will meet in the next two weeks to review

any rough drafts of the policy. Jamie French provided a breakdown of how long developers take to get back to Growth Management staff especially regarding the recent McDowell project that was brought up.

- c. Workshop Dates with Growth Management staff- Cormac Giblin will take a twenty to thirty-minute segment at an upcoming AHAC meeting to provide an overview to AHAC on what Growth management roles play. Joe Trachtenberg agreed to concept and will look forward to hearing what GMD presents.
- d. Housing Plan Recommendations- BCC Agenda Item Request- After reviewing the incentives that were created by the ULI, Cormac Giblin highlighted the four incentives that could make a difference that have yet to be heard by the BCC. The BCC has postponed hearing these since February 2022. Commissioner Chris Hall requested Growth Management Staff to send these to him and he will work on getting them heard in front of the board members.

7. STAFF AND GENERAL COMMUNICATIONS

- a. New AHAC Meeting Date- Due to scheduling conflicts a new AHAC meeting date will need to be selected. After discussions on new dates, a date of Wednesday, February 15th, 2023 at the same location and time was selected.
- b. Manatee Properties- Mary Waller brought this topic up to the Committee. This is Land owned by the county that is slated for a park in the future. The goal is to create affordable housing on a portion of the land that they probably wouldn't use. Jamie French notified the group that the monies was brought for Parks so the funds will have to be paid back and brought up that the elevation for the land went down. This three-foot drop in elevation was determined by FEMA which can create flooding hazards in the location. He questioned if placing housing on that plot of land is the right fit. Jamie French advised Mary Waller to speak to the County Manager and Impact Fee office first.

8. ADJOURN

There being no further business for the good of the County, the meeting was adjourned at 10:46 a.m.

NEXT MEETING: THE NEXT REGULARLY SCHEDULED MEETING WILL BE HELD ON THE THIRD WEDNESDAY ON FEBRUARY 15TH 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 _____, 2023, "as submitted" **OR** "as amended" .

Staff Notes on Affordable Housing Advisory Committee
“Bylaws” Subcommittee Meeting Held February 2, 2023

Discussion began with a conversation about “why are we here?”

- What is the purpose of the AHAC
- Public’s need for a champion
- Statutory Requirements
- Are “Bylaws” really what are needed?
 - Bylaws tend to be about members, rules, and procedures
 - Are we really looking for a mission, or purpose or, a “work-plan”

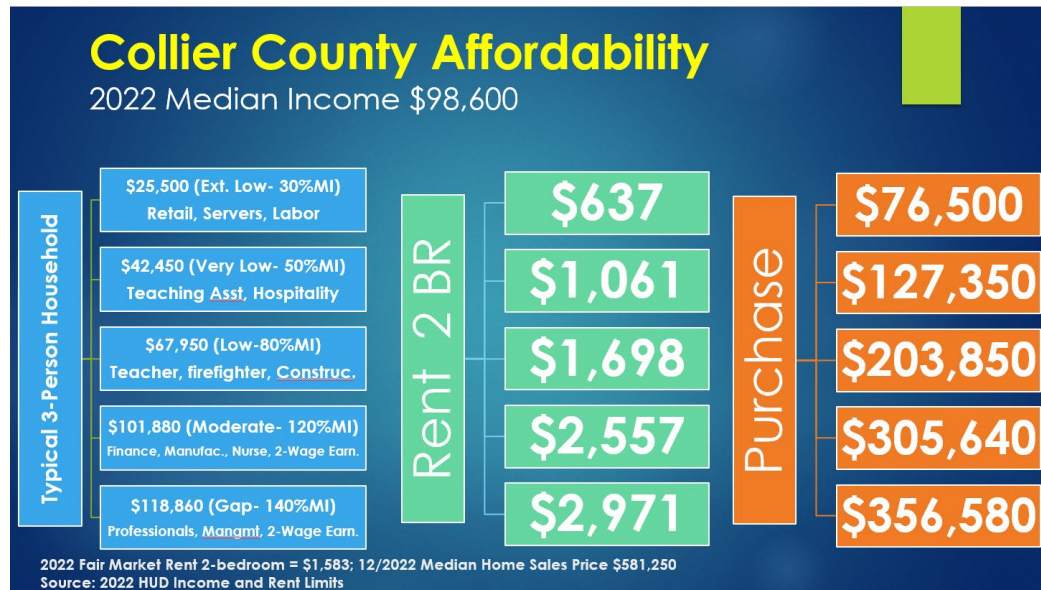
Three main areas were brought up where members want the AHAC to focus on:

1. Permanent and recognized linkages to other Collier County Boards and Processes
 - a. DSAC
 - b. CCPC
 - c. BCC
2. Advise the BCC on development and proposed code changes as they pertain to housing affordability
3. Be a public source of advocacy and community education

**Staff Notes on Affordable Housing Advisory Committee
Surtax Land Acquisition Policy Subcommittee Meeting Held February 2, 2023**

Discussion began with a conversation about general policy level goals for the use of land acquired for affordable housing using surtax funds:

- A requirement that 100% of the units built be affordable.
- Serve the full range of income needs as provided within the following chart.



- Lands be targeted for greatest needs (currently rental housing at the lower income levels).
- Lands to be acquired could be identified by County Real Property staff or brought to the County for consideration by a potential developer as part of a larger deal.
- An RFP process be used to score and evaluate possible acquisitions.
 - A possible points system will be modeled using the following policies:
 - **Cost:** Must not exceed appraised value.
 - **Disaster Evacuation Zone:** Greater Consideration if NOT in Zone A, lesser consideration if in Zone A.
 - **Utilities:** Greater Consideration if utilities available, lesser consideration if not available.
 - **Wetlands:** Must be less than 20% wetlands, with greater consideration for lower percentages.
 - **Environmental:** Must pass Phase I Standards, with greater consideration if passes Phase II standards as well.
 - **Transportation:** Greater Consideration if on Arterial road, lesser consideration on Collector road.
 - **Shovel Ready:** Greater consideration for fully zoned properties.
 - **Density:** Greater consideration for higher densities, lesser consideration for lower densities.
 - **Proximity/Locational:** Greater consideration closer to schools, Transit Stops, and Activity Centers.
 - **Topography:** Greater consideration for flood zones (AH and X). Lower consideration will be given to AE Zone properties (an area inundated by 1% annual chance flooding with velocity hazard (wave action) for which the Base Flood Elevation (BFE) have been

determined) and properties in a VE Zone (where wave heights are expected to be 3 feet or more for which the BFE has been determined) will be eliminated from any consideration.



COLLIER COUNTY EMERGENCY EVACUATION ZONES

