

MINUTES OF THE COLLIER COUNTY  
AFFORDABLE HOUSING ADVISORY COMMITTEE  
MEETING

August 11, 2014  
Naples, Florida

**LET IT BE REMEMBERED** that the Collier County Affordable Housing Advisory Committee met on this date at 3:00 PM in ***NON-WORKING SESSION*** at Housing, Human and Veteran Services Conference Room 216, 3339 Tamiami Trail East, Naples, Florida, with the following Members present:

John Cowan  
Mark Strain  
Clyde Quinby  
Michael Bohaychyk

Absent: Albert Batista  
Alan Hamisch

Excused: Patricia Fortune  
Steve Hruby  
Christian Davis

**ALSO PRESENT:** Kim Grant, Director – Housing and Human Services  
Barbetta Hutchinson – HHS Operations Coordinator  
Jason Rummer – Operations Analyst – Public Services

**Public PRESENT:** Angela Fisher  
Christina Apostolidis

**1. CALL TO ORDER**

The chair and vice chair were unable to make the meeting, and there was not quorum. Therefore, Kimberley Grant called the meeting to order at 3:05 PM and read the procedures to be observed during the meeting.

**2. ROLL CALL – COMMITTEE MEMBERS AND STAFF**

A quorum was not established; four (4) voting members were present.  
*Steve Hruby, Christian Davis and Patricia Fortune asked to be excused.*

**3. APPROVAL OF AGENDA AND MINUTES**

- A. Approval of today's agenda
- B. Approve AHAC Minutes – November 4, 2013
- C. Approve AHAC Minutes – May 19, 2014
- D. Approve AHAC Minutes – June 3, 2014
- E. Approve AHAC Minutes – July 1, 2014

*With no quorum present, there was a general consensus to approve the agenda as presented and with no quorum present, the approval of the minutes was tabled.*

**4. INFORMATION ITEMS**

- A. SHIP Owner Occupied Rehabilitation Program
  - 1. Final Adoption – July 8, 2014
  - 2. Ms. Grant reported to the committee regarding the SHIP owner occupied rehabilitation program. The \$800,000 rehab program is underway and we already have three home owners who have been approved and many more applications in process.

**B. Welcome New Member**

- 1. Michael Bohaychuk - introductions

*Ms. Grant asked each member to introduce themselves to Mr. Bohaychuk and he told the group a little about himself.*

**5. PUBLIC COMMENT**

There was no public comment.

**6. DISCUSSION ITEMS AND PRESENTATIONS**

**A. Affordable Housing Model**

Ms. Grant stated that there were four items to note in regards to the changes from the last meeting:

- 1. The data from the last review was changed to include the Shimberg information.
- 2. Originally, we used a 4 person household (4 persons – 3 bedrooms) - now we have moved to a 3 person standard household (3 persons and a 2-3 bedroom).

3. Marco MLS information was added and will be put into the final model.
4. Rental – the paper says the recommended vacancy rate is normal if less than 10%. More than 10% would mean that there is a surplus of rental property.

A page by page review began:

- Page 4 - Mark Strain asked where the balance of inventory by commissioner district comes in. Kim stated the inventory will be updated by district by the end of the year. The AUIR process was mentioned and Mike Bosi would be able to help us in the process. We should check to see to what should be included in the AUIR and adjust the data in the housing element accordingly. Mark also asked about whether we should be including the homeless data. This will be considered.
- Page 5 – The core model is population based and has not shrunk in 23 years. Mark asked if we differentiate between farm workers and permanent population. Jason Rummer said we used permanent population. Are mobile homes included? To be evaluated.
- Page 6 & 7 – We started with now and projected gross demand with population under 80% AMI.
- Page 8 – Mark Strain asked about those units planned, but not permitted and permitted, but not built. Mark volunteered to sit with Jason and work on the numbers. Kim reminded the group this data was intended to be available by early 2015.
- Page 9 – By 2015 the projected population will increase by 1.02%.
- Page 10 – The legend for the graph is missing.
- Page 14 – Rental rates are out of line with incomes.
- Page 15 – Twice a year we look at other information, run numbers and present to the AHAC. Page 23 & 24 – Staff will review all definitions of affordable housing to ensure consistency and clarification. How do we recognize mobile home parks that are or not legal? We will look at the definition and see how mobile homes are involved.

The group present concurs the model is generally ready for presentation to the BCC. Mark and Jason will spend some time looking over the PUD information.

Kim will talk to Steve Hruby to see when to hold the next meeting. Kim said she would like to take the model to the BCC in Late September.

## **7. COMMENTS – STAFF/COMMITTEE MEMBER**

### **NEXT MEETING:**

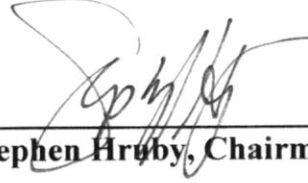
**Regular Meeting: TBA**

**Location: 3339 Tamiami Trail East, Room 216; Housing, Human and Veteran Services Offices**

**There being no further business for the good of the County, the meeting was adjourned at 4:28 PM.**

August 11, 2014

**COLLIER COUNTY AFFORDABLE  
HOUSING ADVISORY COMMITTEE**



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**Stephen Hruby, Chairman**

The foregoing Minutes were approved by Committee Chair on Oct 6, 2014,  
“as submitted”  **OR** “as amended” .