

MINUTES OF THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING

July 1, 2014
Naples, Florida

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

Chairman: Steve Hruby
Christian Davis
John Cowan
Mark Strain
Alan Hamisch

Absent: Clyde Quinby
Albert Batista
Patricia Fortune

ALSO PRESENT: Kim Grant, Director – Housing, Human & Veteran Svcs.
Elly McKuen – Grant and Housing Coordinator - HHVS
Jason Rummer – Operations Analyst – Public Services
David Weeks – Manager – Comprehensive Planning
Michele Mosca – Principal Planner – Comprehensive Planning

Public PRESENT: Angela Fisher
Mary Waller

1. CALL TO ORDER

Chairman Hruby called the meeting to order at 3:03 PM and read the procedures to be observed during the meeting.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

Roll Call was taken. A quorum was not established; five (5) voting members were present. *There were no requests to be excused.*

3. APPROVAL OF AGENDA AND MINUTES

A. Agenda – June 3, 2014

With no quorum present, there was a general consensus to approve the agenda as presented.

B. Approve AHAC Minutes – November 4, 2013, May 19, 2014 and June 3, 2014

With no quorum present, the approval of the minutes was tabled.

4. INFORMATION ITEMS

A. Committee Appointments and Reappointments

Ms. Grant advised the committee that the Board of County Commissioners appointed a new member, Mr. Michael Bohaychuk, at the June 24, 2014 meeting. At the same meeting, Mr. Cowan was reappointed for another term.

B. Resignations

Ms. Grant informed the committee the HHVS office had received a letter from Mr. Batista that when his term expired in October 2014 he did not wish to be reappointed. The committee suggested that Ms. Grant send the letter to the County Attorney's office to advertise for a replacement member.

C. SHIP Owner Occupied Rehabilitation Program

Ms. Grant updated the committee regarding the SHIP owner occupied rehabilitation program. She reminded the committee that the Board gave permission to advertise for the ordinance changes at the June 24, 2014 and that the public hearing to accept the ordinance changes would be held on Tuesday, July 8, 2014. She reminded the committee that HHVS had procured Centro Campesino as the consultant to operate the program. She explained the process, timeline, funding amounts and funding source. Ms. Grant explained that the HHVS office has been contacting those property owners on the waiting list to determine their interest in the program. The committee was pleased to see this program being re-established.

5. PUBLIC COMMENT

There was no public comment.

6. DISCUSSION ITEMS AND PRESENTATIONS

A. Affordable Housing Model

Staff gave an update of the *Affordable Housing Model – Working Draft* from the previous month's meeting. A hard copy of the slide presentation was provided for discussion and input. The group reviewed items addressed from the previous meetings.

The Key Planning Elements and Data Considerations of the model continue to be:

- Average Median Income
- Population Growth
- Median Sales Price
- Housing Opportunity Index

The committee discussed the real estate market, existing conditions, assumptions, data available (locally and nationally), etc. It was agreed that when the model is approved, projections should be evaluated at least on a quarterly basis.

Discussions ensued regarding population growth in conjunction with indicators, affordable housing units approved and affordable housing permits pulled.

The committee continued to agree that the model should be presented to the BCC in individual meetings during the summer break in order to finalize the details and presentation format. The individual meetings would be prior to the Board hearing, anticipated to be the last meeting in September.

Kim Grant summarized conclusions and further actions as follows:

- Changes to the model based on committee input:
 - Update HOI to incorporate data requested from the June meeting
 - Agreed that instead of AMI focus at 100% model staff would use the following (where data was available):
 - 0-50%
 - 50.1-80%
 - 80.1 – 120%
 - 120%+
- Start translating the material into “board ready” format
- Update/clarify professions by income
- All calculations will be based on 3 persons per household and 2 bedroom units
- Use population increase of 1.02% - same as used by Comprehensive Planning
- Persons below 50% of AMI, for model and projection purposes would need rental, while persons between 50% and 80% AMI would be projected for homeownership

There were no public speakers on the topic. The committee recommended the next meeting be on Monday, August 11 to keep the momentum going to complete the project. In addition, the AHAC members present reiterated the importance of having a quorum at the next meeting in order to move the model forward. Mr. Strain requested the presentation be sent to the committee members electronically.

7. COMMENTS – STAFF/COMMITTEE MEMBERS

Mr. Cowan recommended the committee adjourn, second by Mr. Davis.

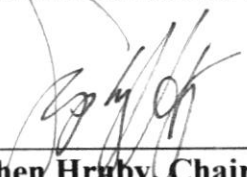
NEXT MEETINGS:

Regular Meeting: August 11, 2014

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 4:35 PM by order of the Chairman.

**COLLIER COUNTY AFFORDABLE
HOUSING ADVISORY COMMITTEE**



Stephen Hruby, Chairman

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