

MINUTES OF THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE
MEETING

May 19, 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
John Cowan
Patricia Fortune
Albert Batista

Excused: Alan Hamish
Christian Davis
Clyde Quinby

Absent: Mark Strain

ALSO PRESENT: Kim Grant, Director – Housing, Human & Veteran Svcs.
Elly McKuen – Grant and Housing Coordinator
Jason Rummer – Operations Analyst
There were two members of the public present – Renee Givens and Ellen Taylor.

1. CALL TO ORDER

Chairman Hruby called the meeting to order at 3:08 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; four (4) voting members were present. *Ms. Fortune arrived at 3:15 pm.*

3. APPROVAL OF AGENDA AND MINUTES

A. Agenda – May 19, 2014

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

B. Approve AHAC Minutes – November 4, 2013

With no quorum present, the approval of the November 4, 2013 minutes was tabled.

4. INFORMATION ITEMS

A. AHAC Overview – Kim Grant

Kim Grant provided a reminder of the role of the committee. . The advisory committee is a state mandated committee that tri-annually reports to the Florida Housing Finance Corporation regarding housing incentives. In addition, the committee fulfills additional roles as outlined by the Board. The new practice of the committee will be that the meetings will not be televised nor will have a court reporter taking minutes. HHVS staff will take summary minutes.

B. Resignations – Kim Grant

Kim Grant notified the committee that Gerald Murphy and Raymond Cabral have resigned as members.

5. PUBLIC COMMENT

There was no public comment.

6. DISCUSSION ITEMS AND PRESENTATIONS

A. Proposed new committee members

The Board of County Commissioners has received 2 applications from interested individuals to join the AHAC Committee. They were: Michael Bohaychuk and Hector Fernandez. Since there was not a quorum, the committee provided a general consensus to approve Mr. Bohaychuk and Mr. Fernandez as new members. They will represent the employers within the jurisdiction and areas of labor actively engaged in home building categories, respectively, for the committee.

Mr. Hruby disclosed that Mr. Fernandez worked in Mr. Hruby's architectural firm and there may be a potential for a conflict of interest. HHVS staff advised that they will bring the issue to the County Attorney's Office to get a ruling on the issue.

Further discussion identified the following members' terms will expire on October 1:

Mark Strain
Alan Hamisch
Albert Batista
John Cowan

The committee recommended staff notify the Board to process the reappointments.

B. Affordable Housing Model

Kim Grant gave an update of the *Affordable Housing Model – Working Draft*. Staff provided a hard copy of the slide presentation for discussion and input. Ms. Grant reviewed items addressed from the last meeting.

Kim Grant explained the task given to HHVS, in which AHAC has been supporting HHVS on, has been a projection model. The intent was to replace what was in the prior housing element.

Kim Grant reviewed the Key Planning Elements and Data Considerations.

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

Chairman Hruby and the committee members discussed the real estate market, existing conditions, assumptions, data available (locally and nationally), etc. It was suggested that when the model is approved, projections should be evaluated on a quarter by quarter basis.

Discussions ensued regarding population growth in conjunction with indicators, affordable housing units approved, keeping a math simple equation, the review of elements quarterly and affordable housing permits pulled.

Kim Grant summarized conclusions as follows:

- Changes to the model based on committee input:
 - Update HOI to current data
 - Use the BEBR projection rather than Net Migration
 - If available, use building permits submitted for affordable housing rather than the land use planning figures (to obtain a more realistic view of those in development to become available near term)
 - Translate the info to an apples to apples comparison based on a family of four with minimum two bedrooms (need bedroom data)
 - Reflect the model also in 80% and 120% AMI
 - Provide stats by commission district

- Reviewed on a quarterly basis adding ancillary and current market or other data to assist in formulating any recommendations

There were no public speakers on the topic. The committee recommended that it meet again either on June 3 or June 16 in order to gain a quorum for the topic and to keep the momentum going to complete the project.

7. COMMENTS – STAFF/COMMITTEE MEMBERS

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

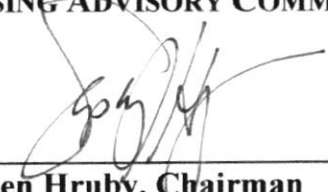
NEXT MEETINGS:

Regular Meeting: June 3, 2014 or June 16, 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 4:56 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” .