

**COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE**



AGENDA

Affordable Housing Advisory Committee (AHAC)
5th Floor Meeting Room – Building F
March 5, 2018
8:00 A.M.

AHAC COMMITTEE MEMBERS

Steve Hruby, AHAC Chairman
Taylor McLaughlin, Vice-Chair
John Cowan, AHAC Member
Denise Murphy, AHAC Member
Mary Waller, AHAC Member
Scott Kish, AHAC Member

Joseph Schmitt, AHAC Member
Litha Berger, AHAC Member
Dr. Carlos Portu, AHAC Member
Christina Apostolidis, AHAC Member
Shery Soukup, AHAC Member

COLLIER COUNTY STAFF

Kim Grant, Director, Community and Human Services
Cormac Giblin, Housing and Grant Development Manager
Susan Golden, Sr. Housing and Grants Coordinator, CHS
Hilary Halford, Sr. Housing and Grants Coordinator, CHS
Barbetta Hutchinson, Operations Coordinator, CHS
Jason Rummer, Operations Analyst, CHS

NOTICE: 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 2-5-18 AHAC Regular meeting minutes
- 4. INFORMATIONAL ITEMS –**
 - a. RFI For Housing that is Affordable on 2 county owned sites- Update
 - b. Housing Plan implementation: phase one – BCC Recap
 - c. Entitlement Grant Application round– Application Summary/ Timeline

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 AND PRESENTATIONS

- a. Update on Housing Opportunity Index (HOI) and Apartment Listing
- b. Preview of items to be included in Housing Plan Implementation Phase 2 in April

7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS

8. ADJOURN

NEXT AHAC MEETING DATE: April 2, 2018, 8:00AM

MINUTES OF THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

February 5, 2018
8:00 A.M.
Naples, Florida

LET IT BE REMEMBERED that the Collier County Affordable Housing Advisory Committee met on this date at 8:00 A.M. in a *WORKING SESSION* at 3299 Tamiami Trail East, Building F, 3rd, Board Room, Naples, Florida, with the following Members present:

Present: Taylor McLaughlin, Vice Chair
John Cowan
Mary Waller
Litha Berger
Scott Kish
Sheryl Soukup

Excused: Steve Hruby, Chair
Denise Murphy
Joseph Schmitt
Carlos Portu
Christina Apostolidis

ALSO PRESENT: Kim Grant, Director Community & Human Services
Cormac Giblin – Housing & Grants Development Manager
Barbetta Hutchinson, Operations Coordinator – CHS
Jason Rummer – Operations Analyst – Public Services
Susan Golden – Sr. Grants Coordinator - CHS

OTHERS PRESENT: George Danz; Barbara Melvin, FFIB; Gabriela Molina, Clerk of Courts

1. CALL TO ORDER

In the absence of the Chair, Taylor McLaughlin called the meeting to order at 8:03 A.M. and read the procedures to be observed during the meeting. She led in the Pledge of Allegiance.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

Six members were in attendance; therefore, a quorum was established. (Litha Berger arrived at 8:06 a.m.)

3. APPROVAL OF AGENDA AND MINUTES

- a. A motion was made to approve the agenda by Mary Waller and was seconded by John Cowan. The motion passed by a vote of 6-0.
- b. Mary Waller made a motion to approve the minutes from the meeting of January 8, 2018, and Litha Berger seconded. The motion passed by a vote of 6-0.

4. INFORMATIONAL ITEMS

5. PUBLIC COMMENT

6. DISCUSSION ITEMS AND PRESENTATIONS

- a. The RFI for affordable housing to be built on county-owned sites was released on January 18, 2018 and asked for responses no later than February 9th. This is one of the first suggestions from the results of the ULI study that will be implemented in Collier County. The sites are the Bembridge PUD with 5 acres and the Manatee land with a total of 60 acres. Cormac told the group that 12 or more firms have shown interest in building.
- b. The BCC accepted the Housing Plan on October 25, 2017 and directed the County Manager to come back to them with individual pieces of the plan. The first recommendations will be presented to the BCC on February 27, 2018. Some of these areas will be:
 - a. The definition of affordable housing definition will become broader and more universal. It will also include incomes of 0-140% median.
 - b. The demand model will be recognized bringing into the model the notion of cost burdened. It will also consider population growth and current supply to come up with a net demand number.
 - c. A resolution will be proposed to the BCC to advocate for full funding of state and federal housing funds.
 - d. There will be a resolution proposed to address affordable housing in all future acquisitions.
 - e. The density bonus will be addressed to change the current bonus from 8 to 12.
 - f. A fast-tracking procedure will be proposed. It states that after 2 rejections there will be a mandatory meeting with the petitioner and the reviews to make every effort to make the third review pass.
- c. Cormac went over the FY 2018-19 HUD Entitlement Grant Application and Action Plan Timeline with the group. The application was released on line on January 10th and we should them returned by February 20th. On March 14th they will be delivered to the review and ranking committee for their review. The final project list will be approved by March 28th and conditional approval letters will be sent to applicants by April 2nd. The BCC approval of the Action plan is set for the BCC meeting on June 26th. Funding will be available and projects should commence between October and November 2018.
- d. The recovery from Hurricane Irma is moving forward. As far as immediate needs - FEMA trailers have been put in place for 19-20 families and money for repair has been released. Long-term recovery efforts are underway. Our division is working with HUD's CDBG disaster recovery funds on rehabilitation projects. Kim told the group that there is a federal pilot program in the State of Florida and we have been assigned a team of people, located in Orlando, designated to help us through the disaster recovery. This a group of people from HUD, FEMA and other government agencies. Their objective is to hear what the needs of our community are, help us identify funding opportunities, find out how to get it and give us help in applying for the funds.

7. ADJOURN

- a. There being no further business for the good of the County, the meeting was adjourned at 9:02 a.m. after being motioned by Taylor McLaughlin, seconded by Mary Waller and having a final vote of 6-0.

NEXT MEETING: MARCH 5, 2018 AT 8:00 A.M.

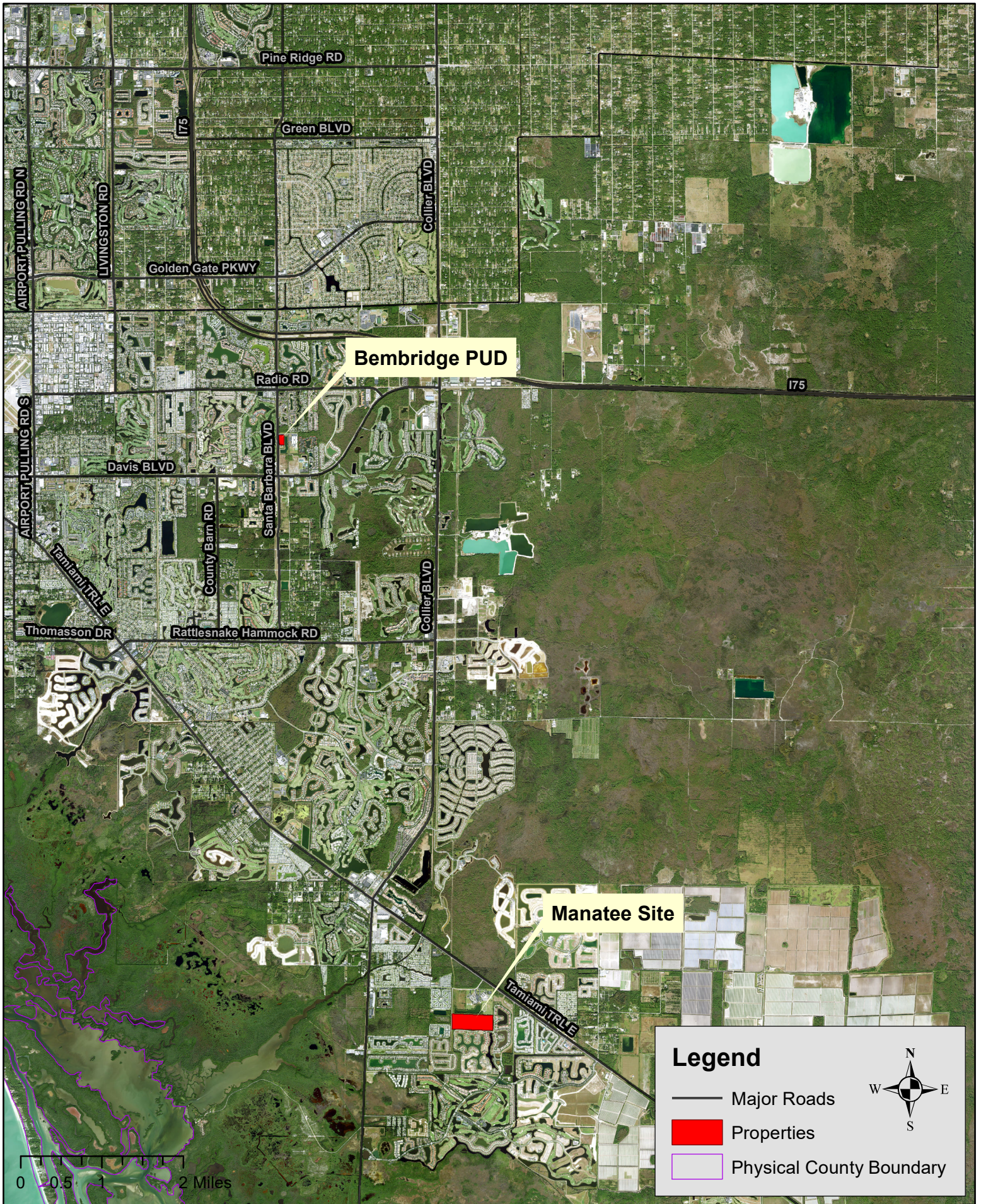
Location: 5th Floor Training Room, Administration (Building F) located at 3299 Tamiami Trail East.

**COLLIER COUNTY AFFORDABLE HOUSING ADVISORY
COMMITTEE**

Stephen Hruby, Chairman

The foregoing Minutes were approved by Committee Chair on _____, 2018, "*as submitted*" [] **OR**
"*as amended*" [].

County-owned properties suitable for affordable housing





Memorandum

To: Steve Carnell, Public Services Department Head

From: Cormac Giblin, Housing & Grant Development Manager
Community and Human Services Division

Date: December 19, 2017 [Updated 2/27/18]

Subject: Community Housing Plan Update – Suggested Implementation Plan (Revised based on Conf. Call with County Manager)

CC: Kim Grant, Director Community and Human Services

At our October 30th meeting with the County Manager, he made suggestions for an implementation schedule to follow the BCC direction and acceptance of the Community Housing Plan.

Based on our discussions, staff suggests the following schedule:

Community Housing Plan Implementation Plan/Schedule

Dec 12, 2017 BCC Mtg – [Completed]

- Bring forward a Request for Information (RFI) for making County owned sites available for housing development (to include: Bembridge PUD and Manatee Park site) **Responses to be presented to BCC on 3/13/18 to seek direction for ITB.**

Feb 27 BCC Mtg [Completed]

- Adopt New Definition of Affordable Housing – Housing Affordability
- Adopt new Housing Demand Methodology
- Advocate for full funding of the Sadowski Housing Trust Fund
- Amend the Affordable Housing Density Bonus (AHDB) program
- Adopt a policy to address housing that is affordable in future public land acquisitions.
- Create a concurrent zoning review/approval process to reduce the cost of affordable housing construction and expedite new housing

April 10 BCC Mtg

- Develop a streamlined process for commercial to residential conversions
- Develop guidelines to incentivize mixed income residential housing in future and redeveloped activity centers (reduced transportation impact fees, increased densities)

- Adopt amended Impact Fee Relief program (Increase rental deferrals to 30yrs)
- Modify the Housing Trust Fund and seek direction to bring back specific funding recommendations
- Commission a nexus study and direct staff to advertise Linkage Fee Ordinance
- Develop a marketing & communications plan and expand educational programs including community partners and funding.
- Partner with a local nonprofit organization on the creation of a Community Land Trust and provide financial assistance of \$100,000 for the first two years.
- Develop a process to allow for increased density in Strategic Opportunity Sites
- Provide an increase in density in the Community Redevelopment Agency (CRA) areas and along transit corridors

June 12 BCC Mtg

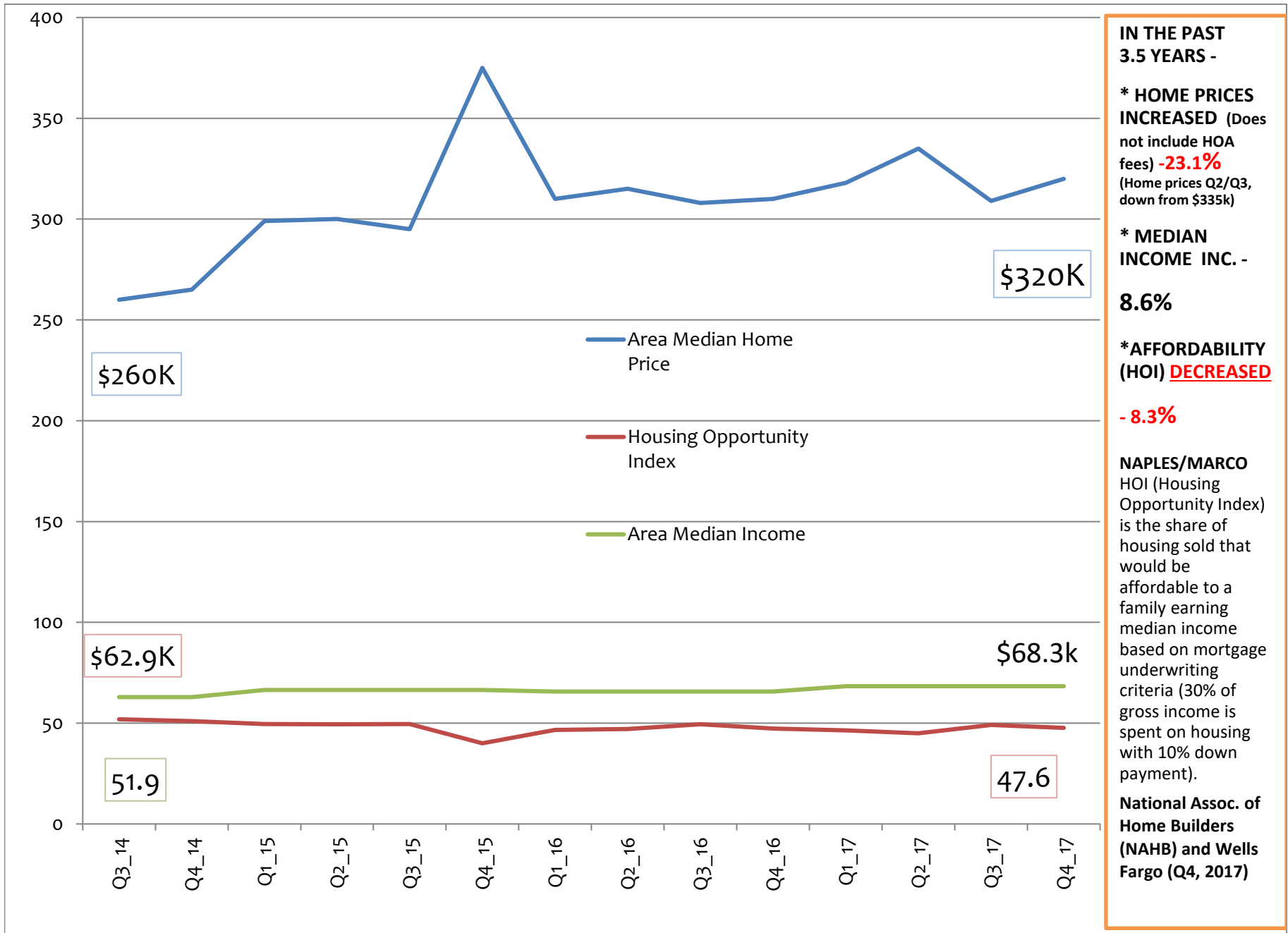
- Direct staff to advertise Mixed Income Housing Ordinance
- Provide administrative approvals of certain affordable housing applications (including senior housing)

As always, should you have any questions or need more information, please do not hesitate to let me know.

FY 2018-19 HUD Entitlement Grants Application and Action Plan Timeline

January 10, 2018	Release Application Online
January 24, 2018	Public mtg & TA 3:30-4:30 Golden Gate Comm Center
January 31 - Feb 2, 2018	1:1 Required T/A mtgs (3 days)
February 20, 2018	Application Deadline @ 3:00 p.m.
March 14, 2018	Applications delivered to review committee
March 22 - 23, 2018	Review Ranking Committee Interviews & Scoring
March 28, 2018	Final projects/activities list approved
April 2, 2018	Conditional Approval letters sent to applicants/subrecipients
June 26, 2018	BCC Approval of FY 2018-19 Action Plan & Projects/Activities
Oct/Nov 2018	Funding becomes Available/ Projects Commence

vers. 1/3/2018



Property Name	Phone #	Property Management Name	1/1 Rental Rate	2/2 Rental Rate	3/2 Rental Rate	4/2 or 3 Rental Rate	1/1 Sq. Foot	2/2 Sq. Foot	3/2 Sq. Foot	4/2 Sq. Foot	Year Built	# of Units	Occupancy Rate	Available #
Alvista at Laguna Bay	(239) 254-7889	Lincoln	\$1,295	\$1,595	x	x	888	1,247	x	x	1989	432	N/A	2
Aster at Lely Resort	(239) 919-8375	PAC - Aster at Lely	\$1,830	\$2,205	\$1,984	x	888	1,194	1,435	x	2014	308	96.8%	10
Advenir Aventine	(239) 793-4603	Greystar	\$1,524	\$1,857	\$1,990	\$2,027	826	995	1,370	x	2001	350	95.4%	19
BEAR CREEK	(239) 514-0600	Aspen Square	x	\$867	\$1,012	x	872	1,115	x	x	1995	108	N/A	2
Belvedere At Quail Run	(239) 434-0033	x	\$1,350	\$1,425	\$1,700	x	765	812	x	x	1987	162	N/A	2
Berkshire Reserve (Dallil of Naples)	239-455-8174	x	x	x	\$1,850	x	x	x	1,300	x	2000	146	90.4%	14
Bermuda Island	(239) 674-6122	TGM	\$1,340	\$1,575	\$1,970	x	866	1,056	1,502	x	1998	360	98.8%	4
Briar Landings	(239) 455-2400	Castle	\$1,100	\$1,200	x	x	819	1,047	x	x	1990	240	N/A	2
BRITTANY BAY 1 & 2	(239) 354-2002	Concord	\$1,195	\$1,575	\$1,650	\$1,970	718	990	1,167	1,438	2002	360	N/A	2
BROMELIA PLACE	(239) 657-3000										2003	30	N/A	N/A
COLLEGE PARK	239.732.7707	Richman	x	\$918	\$1,068	x	x	925	1,020	x	1999	210	100.0%	0
COLLIER HOUSING ALT	N/A										1997	10	N/A	N/A
1 & 2 CRESTVIEW PARK	(239) 658-8267	Carlisle (CPM)	x	\$802	\$920	x	x	896	1,069	x	2006	304	100.0%	0
CYPRESS RUN	(239) 657-9032										1997	39	N/A	1
EDEN GARDENS	(941) 929-1270										2004	51	N/A	1
EDEN GARDENS II	(941) 929-1270										2006	37	N/A	1
ESPERANZA PLACE	239.657.2009		\$549	\$639	\$699						2008	48	93.0%	4
FARM WORKER VILLAGE	N/A										1972	365	N/A	N/A
GARDEN LAKE APTS	(239) 657-3204										1989	65	N/A	1
GEORGE CARVER APTS	(239) 261-4595										1981	70	100.0%	0
GOODLETTE ARMS	(239) 262-3229										1975	242	100.0%	0
HERITAGE VILLAS	(844) 250-5248										1985	41	100.0%	0
HOUSING ALTERNATIVES	N/A										1999	6	N/A	N/A
Immokalee Apartments	(239) 657-6185	Immokalee Apts	x	\$777	\$923	x	x	800	900	x	1974	100	N/A	1
JASMINE CAY	N/A										1994	72	N/A	N/A
LAUREL RIDGE	(239) 353-7766										1992	78	N/A	1
MAIN STREET VILLAGE	239-657-6576										2000	79	100.0%	0
Malibu Lakes	239.596.0035	TGM	\$1,375	\$1,595	\$1,910	x	759	1,092	1,302	1,551	2002	356	98.0%	7
Meadow Brook Preserve	(239) 514-4449	Greystar	\$1,350	\$1,470	\$1,575	x	689	920	1,103	x	1997	268	N/A	1
Meadow Lakes	(239) 403-4130	Aspen Square	\$1,254	\$1,490	\$1,625	x	719	1,070	1,237	x	1996	252	96.8%	8
Mer Soleil	(239) 354-1155	Pacifica	\$1,080	\$1,270	\$1,567	x	802	999	1,184	x	2002	320	N/A	1
Milano Lakes	(239) 330-4181												N/A	1
Monterra at Bonita Springs	(239) 948-3826	Northland	\$1,265	\$1,450	\$1,550	x	874	1,357	1,592	x	1999	244	98.8%	3
Naples 701	(239) 775-8000	Way Point Residential	\$999	x	x	x	462	x	x	x	1978/Conver	188	N/A	1
Naples Place I-III	(239) 455-5155	Naples Place 1 Inc	\$775	\$1,050	\$1,100	x	750	x	x	x	1985	330	100.0%	0
NOAHS LANDING	(239) 775-7115										2001	264	N/A	1
OAK HAVEN	(239) 658-5920										1991	160	99.4%	1
Oasis Naples	(239) 598-9944	Homestead	\$1,220	\$1,460	x	x	762	1,012	x	x	1991	216	99.5%	1
OSPREYS LANDING	(239) 261-5454	McKinley	\$710	\$835	\$951	x	734	1,029	1,185	x	1995	176	N/A	2
River Reach	(239) 643-2992	Aspen Square	\$1,300	\$1,500	x	x	746	1,008	x	x	1986	556	96.9%	17
Sabal Key	(239) 353-1211	RAIT Residential	\$1,230	\$1,350	x	x	878	1,022	x	x	1987	200	N/A	1
SADDLEBROOK VILLAGE	(239) 354-1122	Equity	x	\$889	\$1,019	x	x	900	1,043	x	1999	144	100.0%	0
SANDERS PINES	239-657-8333										1989	41	N/A	1
Sierra Grande at Naples	(239) 529-5631	Greystar	\$1,361	\$1,418	\$1,600	x	861	1,164	1,274	x	2013	300	97.7%	7
Somerset Palms	(888) 479-3911	Aspen Square	x	\$1,505	\$1,705	\$1,799	x	1,030	1,187	1,344	1999	168	99.4%	1
SOUTHERN VILLAS	(844) 267-2197										1983	35	N/A	1
SUMMER GLEN	(904) 289-3107										1992	45	N/A	1
SUMMER LAKES 1	(855) 342-6413										2003	140	100.0%	0
SUMMER LAKES 2	(855) 342-6413										2005	276	100.0%	0
Summer Lakes Naples	239.216.4600	Richman	\$768	\$927	\$1,076	x	705	925	1,020	x	2003	416	100.0%	0
Summer Wind	(239) 597-6605	Caroll	\$1,361	\$1,546	x	x	730	943		x	1986	368	98.4%	6
The Point at Naples (Heron Park)	(239) 417-5500	Waypoint	\$1,150	\$1,350	\$1,575	x	709	962	1,081	x	1997	248	N/A	1
TIMBER RIDGE	239-657-8333										1994	35	N/A	1
TUSCAN ISLE	(239) 304-3668	WHR - Tuscan Isle	\$821	\$976	\$1,121	x	672	916	1,095	x	2003	298	100.0%	0
VILLAS OF CAPRI	(239) 455-4600	Borden Financial - Villas of Capri	\$741	\$889	\$1,019	x	758	894	1,100	x	1997	235	100.0%	0
Waverley Place	(239) 353-4300	Benchmark Group	\$1,286	\$1,437	\$1,897	x	756	805	962	1,008	1990	300	N/A	1
WHISTLER'S COVE	(239) 417-3333	AGPM - Whistler's Cove Apt	\$765	\$925	\$1,075	\$1,206	695	954	1,113	1,309	1999	240	100.0%	0
WHISTLER'S GREEN	(239) 352-2999	Dominium	\$699	\$840	\$961	x	780	1,050	1,214	x	1999	168	100.0%	0
WILLOWBROOK PLACE	904 642 1759										1988	41	N/A	1
Wild Pines of Naples	(239) 793-6419	A&N	\$950	x	x	x	600	x	x	x	1974	200	99.5%	1
WILD PINES OF NAPLES 2	(239) 793-7555										2001	104	99.0%	1
WINDSONG CLUB	(239) 566-8801	Broad Management	\$649	\$784	\$900	x	733	1,029	1,154	x	1993	120	N/A	2

03.02.18 11,765 98.6% 104

63 PROPERTIES
31 RESPONSES - 49.2%
37 RESTRICTED 58.7%

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Average
03.02.18	\$1,129	\$1,265	\$1,403	\$1,751	\$1,387
03.01.17	\$992	\$1,152	\$1,304	\$1,434	\$1,221
Percent Change	13.8%	9.8%	7.6%	22.1%	13.6%

ALL APARTMENT TYPES INCREASED AN AVERAGE OF 13.6%

ALL APARTMENT TYPES ARE PRICED ABOVE \$1,000

	3/2/18	3/1/17	Year on Year Change	Year on Year Change %
Responding Units	7,449	7,547	-98	-1.3%
Occupancy	98.6%	97.3%	1.3	1.4%
Available	104	205	-101	-49.3%
100% Occupied	48.4%	32.1%	-16.3	-50.8%