

MINUTES OF THE COLLIER COUNTY
AFFORDABLE HOUSING ADVISORY COMMITTEE

March 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: Sheryl Soukup
John Cowan
Mary Waller
Litha Berger
Scott Kish
Denise Murphy
Carlos Portu
Joseph Schmitt
Christina Apostolldis
Steve Hruby, Chair (arrived at 8:32 a.m.)

Absent: Taylor McLaughlin

ALSO PRESENT: Cormac Giblin – Housing & Grants Development Manager
Barbetta Hutchinson, Operations Coordinator – CHS
Jason Rummer – Operations Analyst – Public Services
Susan Golden – Sr. Grants Coordinator - CHS
Hilary Halford, Sr. Grants Coordinator - CHS

OTHERS PRESENT: George Danz; Barbara Melvin, FFIB; Gabriela Molina, Clerk of Courts; Lenore Meurer;
Bernadine Harris

1. CALL TO ORDER

In the absence of the Chair and Vice-Chair, Carlos Portu volunteered to chair the meeting. He called the meeting to order at 8:05 A.M. and read the procedures to be observed during the meeting. He led in the Pledge of Allegiance.

2. ROLL CALL – COMMITTEE MEMBERS AND STAFF

Nine members were in attendance; therefore, a quorum was established.

3. APPROVAL OF AGENDA AND MINUTES

- a. A motion was made to approve the agenda by Mary Waller and was seconded by Denise Murphy. The motion passed by a vote of 9-0.

- b. Joe Schmitt made a motion to approve the minutes from the meeting of February 5, 2018, and Litha Berger seconded. The motion passed by a vote of 9-0.

4. INFORMATIONAL ITEMS

- a. Cormac told the group this process started over a year ago when the ULI suggested that all of the county owned lands should be looked at for the possibility of building affordable housing. The BCC gave staff direction to make a list of those properties, analyze and determine which would be best suitable to use to build affordable units. The list was broken down to 2 parcels that would be best suitable. An RFI was issued and 10 responses were received from local, regional and national entities that were interested in building in Collier County. These proposals will go to the BCC on March 13th to be reviewed and a decision will be made on which they would like to make further inquiries. Both properties would be sent to the Planning Commission for rezoning. Comments were made regarding the over-saturation of low income persons and children all going to the same schools. Joe Schmitt said that he felt like Manatee was not the place to build more affordable housing. He also told the group that a plan for tiny homes came to the planning commission and hasn't gone anywhere. The Planning Commission had a tie vote and the proposal has not gone anywhere. Public speaker, Bernandine Harris asked about the parcel at the corner of Immokalee and Livingston for affordable housing. Cormac told her there was an FPL easement that made that property unusable for this purpose. said that she doesn't want any more low-income housing in East Naples and urged the committee to find a new term instead of "affordable housing". Public speaker, Lenore Meurer stressed the fact that there is an over-saturation of low income in East Naples and wants them to be distributed throughout the county.
- b. Housing Plan Implementation- BCC Recap: Cormac reviewed the timeline for the implementation of the Community Housing Plan, what has been done and what is upcoming. He told the group the new definition for affordable housing went back to basics following the state statute and federal regulations. It states that affordable housing is any type of housing that requires less than 30% of someone's gross income.

Dec 12, 2017 BCC Meeting (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.

February 27 BCC Meeting (Completed)

- Adopt a 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 Meeting

- 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 30 yrs)
- 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 expend 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 Meeting

- Direct staff to advertise Mixed Income Housing Ordinance
 - Provide administrative approvals of certain affordable housing applications (including senior housing)
- c. Cormac went over the HUD grant application round and told the group that there was \$1.5 million in CDBG funds and \$.5 million in HOME funds that are available. We have received 13 applications which will be sent to the Ranking and Review Committee before March 23rd. After the recommendations are made, they will go to the BCC.

5. PUBLIC COMMENT

COMMENTS WERE ACCEPTED BY THE PUBLIC DURING DISCUSSION OF EACH ITEM.

6. DISCUSSION ITEMS AND PRESENTATIONS

- a. Update on Housing Opportunity Index (HOI) and Apartment Listing – Jason Rummer gave the group a recap of the report he prepared on the housing situation. He told the group that there was a 15% increase in rent over the past year. This, with the result of the 14% increase from last year, makes the rental rate increasing 29% over the past two years. All rentals on the survey are over \$1,000 and rent for a 2-bedroom apartment is currently at \$1,200 a month. Occupancies for all rental units are at a 98.6%. In addition, he found that 30% of properties had damage from Hurricane Irma.
- b. Preview of items to be included in Housing Plan Implementation Phase 2 in April – Cormac reviewed the items that will go to the BCC in April as Phase 2 of the Community Housing Plan. He is working closely with Growth Management for the meeting in April.

7. ADJOURN

- a. There being no further business for the good of the County, the meeting was adjourned at 9:48 a.m. after being motioned by Mary Waller, seconded by Scott Kish and having a final vote of 9-0.

NEXT MEETING: APRIL 2, 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 4/9, 2018, "as submitted" *OR* "as amended" .