



1015 Cultural Park Blvd.  
Cape Coral, FL

## **AGENDA**

### **AFFORDABLE HOUSING ADVISORY COMMITTEE**

<b>March 12, 2019</b>	<b>5:30 PM</b>	<b>Conference Room 220A</b>
-----------------------	----------------	---------------------------------

**1. Meeting called to order**

A. Chair Neuhausel

**2. ROLL CALL**

A. Contrereas, Jenkins, Jimenez, McBrearty, Neuhausel, Peppe, Ranfranz, Schnell and Stefanif

**3. CITIZENS INPUT TIME**

**4. BUSINESS**

- A. Approval of Minutes - October 30, 2018 meeting
- B. Review of Local Housing Assistance Plan (LHAP)
- C. Triennial Review of City Owned Properties for Use as Affordable Housing

**5. Time and Place of Next Meeting**

A. Wednesday May 15, 2019 regular meeting at 5:30 p.m. in Conference Room 220A

**6. Motion to Adjourn**

In accordance with the Americans with Disabilities Act and Section of 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Office of the City Clerk at least forty-eight (48) hours prior to the meeting. If hearing impaired, telephone the Florida Relay Service Numbers, 1-800-955-8771 (TDD) or 1-800-955-8770 (v) for assistance.

If a person decides to appeal any decision made by the Board/Commission/Committee with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**Item Number: 1.A.**

**Meeting Date:** 3/12/2019

**Item Type:** Meeting called to order

**AGENDA REQUEST  
FORM**  
CITY OF CAPE CORAL



**TITLE:**

Chair Neuhausel

**SUMMARY:**

**ADDITIONAL INFORMATION:**

<b>Item Number:</b>	<b>2.A.</b>
<b>Meeting Date:</b>	<b>3/12/2019</b>
<b>Item Type:</b>	<b>ROLL CALL</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Contrereas, Jenkins, Jimenez, McBrearty, Neuhausel, Peppe, Ranfranz, Schnell and Stefanif

**SUMMARY:**

**ADDITIONAL INFORMATION:**

<b>Item Number:</b>	<b>4.A.</b>
<b>Meeting Date:</b>	<b>3/12/2019</b>
<b>Item Type:</b>	<b>BUSINESS</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Approval of Minutes - October 30, 2018 meeting

**SUMMARY:**

**ADDITIONAL INFORMATION:**

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
▣ Approval of Minutes - October 30, 2018 meeting	Backup Material

**MINUTES FROM THE  
AFFORDABLE HOUSING ADVISORY COMMITTEE**

**Tuesday, October 30, 2018**

**CONFERENCE ROOM 220A**

**5:30 p.m.**

Chair Neuhausel called the meeting to order at 5:37 p.m.

**Roll Call:** Contreras, Jenkins, Neuhausel, Peppe, Ranfranz, and Stefanik were present. McBrearty, Schnell and Urban were excused. Cheney was absent.

**ALSO PRESENT:** Amy Yearsley, Housing Coordinator

**CITIZENS INPUT TIME**

None.

**BUSINESS**

**APPROVAL OF MINUTES**

October 23, 2018 meeting

The minutes from the regular meeting of the Affordable Housing Advisory Committee of October 23, 2018 were presented for approval.

***Board Member Jenkins moved, seconded by Board Member Ranfranz, to approve the minutes of the regular meeting dated October 30, 2018, as presented.***

***Committee polled as follows: Contreras, Jenkins, Neuhausel, Peppe, Ranfranz, and Stefanik voted "aye." all "ayes." Motion carried 6-0.***

**Incentive Plan and Individual Incentives**

Housing Coordinator Yearsley explained that due to an updated advertising requirement, a vote must be taken to approve staff recommendations regarding the Incentive Plan and Individual Incentives.

***Board Member Neuhausel moved, seconded by Board Member Contreras to approve the incentive plan as staff recommended.***

***Committee polled as follows: Contreras, Jenkins, Neuhausel, Peppe, Ranfranz, and Stefanik voted "aye." all "ayes." Motion carried 6-0.***

### **Discussion/Recommendation – Micro Cottage Village Development (MCVD)**

Board Member Peppe inquired about the minimum acreage requirement.

Housing Coordinator Yearsley explained there is a requirement of 3 acres which is noted in Article 4 zoning district. We need 1 acre for development. You need to max out the density, you will typically see less.

Ms. Yearsley shared pictures of the actual development in Lakeland, Florida, and the second handout showed the Micro Cottages with the same concept. Most of them are listed in the northeast and some are listed at one half a million dollars in Washington State.

Board Member Peppe stated everything looks nicely put together. This has the square footage and the setback and ten feet between this should all fit on the 3 acres.

Ms. Yearsley noted the news stations Wink and NBC both contacted her regarding the Tiny Houses. She stated Micro Cottages are a well thought out alternative to your typical Cape Coral subdivision. She mentioned the affordability is questionable.

Discussion held regarding the Micro Cottages:

- The cost is per sq. ft. Cottages cost more than a large house to build
- Innovative nature of the concept
- Economically viable
- Bring down the cost is to double the underlying density
- It is all based on units.

Ms. Yearsley informed the Board that the concept will be presented to City Council on December 3, 2018. This is for the local housing incentive plans, and the members are welcome to attend. She noted the topic of Micro Cottages shall appear with the top ten issues on the new code in the future. She will let them know the date and time the Committee of the Whole will meet to discuss the topics.

***Member Peppe moved, seconded by Board Member Jenkins to provide an option as written for the Micro Cottage Community.***

***Committee polled as follows: Contreras, Jenkins, Neuhausel, Peppe, Ranfranz, and Stefanik voted “aye.” all “ayes.” Motion carried 6-0.***

### **Time and Place of Next Meeting**

The next meeting date is to be determined.

**Adjournment**

There being no further business, the meeting adjourned at 5:50 p.m.

Submitted by,

Patricia Sorrels  
Recording Secretary

Subject to approval



<b>Item Number:</b>	<b>4.B.</b>
<b>Meeting Date:</b>	<b>3/12/2019</b>
<b>Item Type:</b>	<b>BUSINESS</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Review of Local Housing Assistance Plan (LHAP)

**SUMMARY:**

**ADDITIONAL INFORMATION:**

<b>Item Number:</b>	<b>4.C.</b>
<b>Meeting Date:</b>	<b>3/12/2019</b>
<b>Item Type:</b>	<b>BUSINESS</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Triennial Review of City Owned Properties for Use as Affordable Housing

**SUMMARY:**

**ADDITIONAL INFORMATION:**

Item Number:	5.A.
Meeting Date:	3/12/2019
Item Type:	Time and Place of Next Meeting

**AGENDA REQUEST  
FORM**  
CITY OF CAPE CORAL



**TITLE:**

Wednesday May 15, 2019 regular meeting at 5:30 p.m. in Conference Room 220A

**SUMMARY:**

**ADDITIONAL INFORMATION:**