



1015 Cultural Park Blvd.  
Cape Coral, FL

## **AGENDA**

### **AFFORDABLE HOUSING ADVISORY COMMITTEE**

<b>May 11, 2017</b>	<b>5:30 PM</b>	<b>Conference Room 220A</b>
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**1. Meeting called to order**

A. Chair Perry

**2. ROLL CALL**

A. Altidor, Cheney, McBrearty, Mohr, Neuhausel, Peppe, Perry, Ramos, Ranfranz, and Schnell

**3. BUSINESS**

- A. Election of Chair and Vice Chair
- B. Approval of Minutes - November 18, 2015 meeting
- C. Affordable Housing Advisory Committee Responsibilities
- D. Affordable Housing Initiatives

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

A. To be determined

**5. 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:** 5/11/2017

**Item Type:** Meeting called to order

**AGENDA REQUEST  
FORM**  
CITY OF CAPE CORAL



**TITLE:**

Chair Perry

**SUMMARY:**

**ADDITIONAL INFORMATION:**

<b>Item Number:</b>	<b>3.A.</b>
<b>Meeting Date:</b>	<b>5/11/2017</b>
<b>Item Type:</b>	<b>BUSINESS</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Election of Chair and Vice Chair

**SUMMARY:**

**ADDITIONAL INFORMATION:**

<b>Item Number:</b>	<b>3.B.</b>
<b>Meeting Date:</b>	<b>5/11/2017</b>
<b>Item Type:</b>	<b>BUSINESS</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Approval of Minutes - November 18, 2015 meeting

**SUMMARY:**

**ADDITIONAL INFORMATION:**

**ATTACHMENTS:**

<b>Description</b>	<b>Type</b>
▣ November 18, 2015 meeting minutes	Backup Material

**MINUTES FROM THE  
AFFORDABLE HOUSING ADVISORY COMMITTEE**

**WEDNESDAY, NOVEMBER 18, 2015**

**CONFERENCE ROOM 2006**

**5:30 p.m.**

Acting Chair Ramos called the meeting to order at 5:30 p.m.

**Roll Call:** McBrearty, Neuhausel, Perry, Ramos, Ranfranz, and Schnell were present. Peppe was excused. Altidor was absent.

**ALSO PRESENT:** Amy Yearsley, CDBG/SHIP Team Coordinator  
Millie Babic, Planner III

**ELECTION OF CHAIR AND VICE CHAIR**

Acting Chair Ramos asked if there were any nominations for Chair and Vice Chair.

***Board Member Schnell moved, seconded by Board Member Ranfranz, to nominate Ed Ramos to stay as Chair.***

Acting Chair Ramos declined the nomination due to many commitments.

Board Member Schnell asked if Board Member Perry would accept the nomination.

Board Member Perry stated she was familiar with this Board since she served as its Recording Secretary for many years.

***Board Member Ranfranz moved, seconded by Board Member Schnell, to nominate Rebecca Perry as Chair. Voice Poll: Six "ayes." Motion carried.***

Acting Chair Ramos asked for nominations for Vice Chair.

Discussion held regarding the duties of the Vice Chair.

***Board Member Perry moved, seconded by Board Member Ranfranz, to nominate Courtney Neuhausel as Vice Chair. Voice Poll: Six "ayes." Motion carried.***

**MINUTES**

The minutes from the regular meetings of the Affordable Housing Advisory Committee of March 14, 2013 and September 10, 2015 were presented for approval.

***Board Member Schnell moved, seconded by Board Member Ramos, to approve both sets of minutes as presented.***

***Committee polled as follows: McBrearty, Neuhausel, Perry, Ramos, Ranfranz, and Schnell voted "aye." Six "ayes." Motion carried.***

**BUSINESS**  
**Status of Programs**  
**Local Housing Incentive Plan Update**

CDBG/SHIP Coordinator Yearsley-Thomas stated this plan was required every three years in order to receive funds from the State of Florida through the SHIP (State Housing Initiatives Partnership) - approximately \$800,000 to \$900,000. Any local governments that receive over \$350,000 are required to adopt the plan. She asked the Board if they wanted her to go over the 11 incentives and give the staff recommendation or if the Board wanted to pull out any that they had questions on.

Chair Perry asked if everyone had the chance to go over the documentation and asked if there were any questions.

Board Member Ramos stated he had no problem with making a motion to accept the plan as a whole. Board Member Schnell agreed.

***Board Member Ramos moved, seconded by Board Member Schnell, to recommend approval of the entire City of Cape Coral Affordable Housing Incentive Plan 2015 Incentive Review and Recommendation Report as presented.***

Board Member Ramos questioned the public hearing dates on page 5.

CDBG/SHIP Coordinator Yearsley-Thomas stated the public hearing date will be on December 7, 2015. Publishing of the document occurred on October 25, 2015. She stated she would include the Resolution number when it goes to Council. She stated it would include the recommendation from the Board. After Council approves, she will include the City Council action as well, and the final document will go to the Florida Housing Finance Corporation.

***Committee polled as follows: McBrearty, Neuhausel, Perry, Ramos, Ranfranz, and Schnell voted "aye." Six "ayes." Motion carried.***

**Public Input**

No speakers.

**Other Business**

CDBG/SHIP Coordinator Yearsley-Thomas stated that there may be additional meetings this year. Staff was working on an RFP to request someone to do an affordable housing needs assessment for the City. The assessment will basically look at

our inventory, price points, income, jobs, availability, and how much we are going to need over the next 20-30 years to fulfill the needs of both home ownership and rental units. That will culminate in an action plan which will have goals, objectives, and policies for adoption within our Comprehensive Plan. She sent this to Procurement last week and hoped to have someone on board in January.

Board Member McBrearty asked where the money goes.

CDBG/SHIP Coordinator Yearsley-Thomas stated they work with local non-profit organizations, specifically Cape Coral Housing and Habitat for Humanity. They have done reduced construction, rehab and resale of existing housing. Some rentals have been done but not a lot due to unavailability. Our primary programs are purchase assistance to help people gap the price of getting into the home with what they can afford.

Chair Perry mentioned how the CDBG – Community Development Block Grant – gets involved with different agencies seeking funding.

CDBG/SHIP Coordinator Yearsley-Thomas stated there were three programs: CDBG, SHIP and NSP (Neighborhood Stabilization Program).

Board Member McBrearty asked what the City does for housing for foster children. CDBG/SHIP Coordinator Yearsley-Thomas stated there was a movement at the State level which just got started in the last year. They have earmarked money for youth aging out of foster care through DCF. Board Member Schnell stated they have a few clients who are foster parents.

CDBG/SHIP Coordinator Yearsley-Thomas stated the current issues were people who were on disability, the elderly on social security, working families – the ALICE - Asset Limited Income Constrained Employed. She stated their programs have been in place since the early 90's. She stated they help out with down payment assistance and owner-occupied rehabilitation.

Discussion held regarding the programs and grants.

#### Date and Time of Next Meeting

Discussion held regarding the start time of the next meeting to remain at 5:30 p.m.

#### Adjournment

There being no further business, the meeting adjourned at 5:49 p.m.

Submitted by,

Barbara Kerr  
Senior Recording Secretary



<b>Item Number:</b>	<b>3.C.</b>
<b>Meeting Date:</b>	<b>5/11/2017</b>
<b>Item Type:</b>	<b>BUSINESS</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Affordable Housing Advisory Committee Responsibilities

**SUMMARY:**

**ADDITIONAL INFORMATION:**

<b>Item Number:</b>	<b>3.D.</b>
<b>Meeting Date:</b>	<b>5/11/2017</b>
<b>Item Type:</b>	<b>BUSINESS</b>

**AGENDA REQUEST FORM**  
CITY OF CAPE CORAL



**TITLE:**

Affordable Housing Initiatives

**SUMMARY:**

**ADDITIONAL INFORMATION:**

**ATTACHMENTS:**

**Description**

▣ Staff Presentation

**Type**

Backup Material

# ATTAINABLE HOUSING

City of Cape Coral  
Affordable Housing Advisory Committee  
May 11, 2017



## LOCAL GOVERNMENT OBLIGATIONS

- State Law – (Chapter 163 F.S.) local governments have an obligation to provide for the affordable housing needs of present and future residents
- Federal Fair Housing Law prohibits housing discrimination based on race, color, religion, sex, national origin, disability, and familial status
  - Accepting federal funds obligates a community to affirmatively further fair housing
  - State of Florida Fair Housing Law (Section 760.26) goes one step further and includes the following statement
    - It is unlawful to discriminate in land use decisions or in the permitting of development based on race, color, national origin, sex, disability, familial status, or the source of financing of a development or proposed development

# CITY OF CAPE CORAL PROGRAMS

- Historically have been tied to State and Federal funding – Community Development Block Grant (CDBG) (HUD) and State Housing Initiatives Partnership (SHIP) (FHFC)
- Implemented by partnerships with local not-for-profit housing development corporations
- Predominately geared towards homeownership
  - Rehabilitation Resale
  - New Construction
  - Down Payment Assistance
- Limited rental
  - Coral Village – SHIP, LIHTC, SAIL
  - Coronado Place – SHIP, CDBG, HUD SECTION 202



## CURRENT INITIATIVES REDUCING THE COST OF DEVELOPMENT

- Impact Fee Deferral/Waiver
  - Pilot Impact Fee Deferral with SynTIF Buy Down (Pending)
  - Pilot Single Family Impact Fee Deferral (Pending)

MULTI-FAMILY  
IMPACT FEE IMPACT  
FEE DIFFERENTIAL WITH  
SYNTIF BUY DOWN

- Density Requirement (Units Per Acre)
- Incentive Available Annually Until 1,500 Unit Threshold Met
- Target Population: 80%-120% Middle Income Gap
- Income Qualification at the time of leasing and upon change of tenants- personal income growth is not hampered
- No Prepayment Penalties
- Restrictive Covenant used provide Security
- Unit Requirements
  - No short term rentals
  - No efficiencies



## CURRENT INITIATIVES REGULATORY CHANGES

- Comprehensive Plan
  - Commercial Activity Center Land Use Text Amendments (Approved – Pending State)
- Land Development Regulations
  - Reduction in Parking Requirements
  - Density Increases for Production of Units - By Right
  - Accessory Dwelling Units

## CURRENT INITIATIVES PRESERVATION OF LONG TERM AFFORDABILITY

- Limited Equity Mortgages w/First Right of Refusal
- Community Land Trusts



# QUESTIONS

Amy Yearsley, AICP  
Housing Coordinator  
239-573-3182  
[ayearsle@capecoral.net](mailto:ayearsle@capecoral.net)

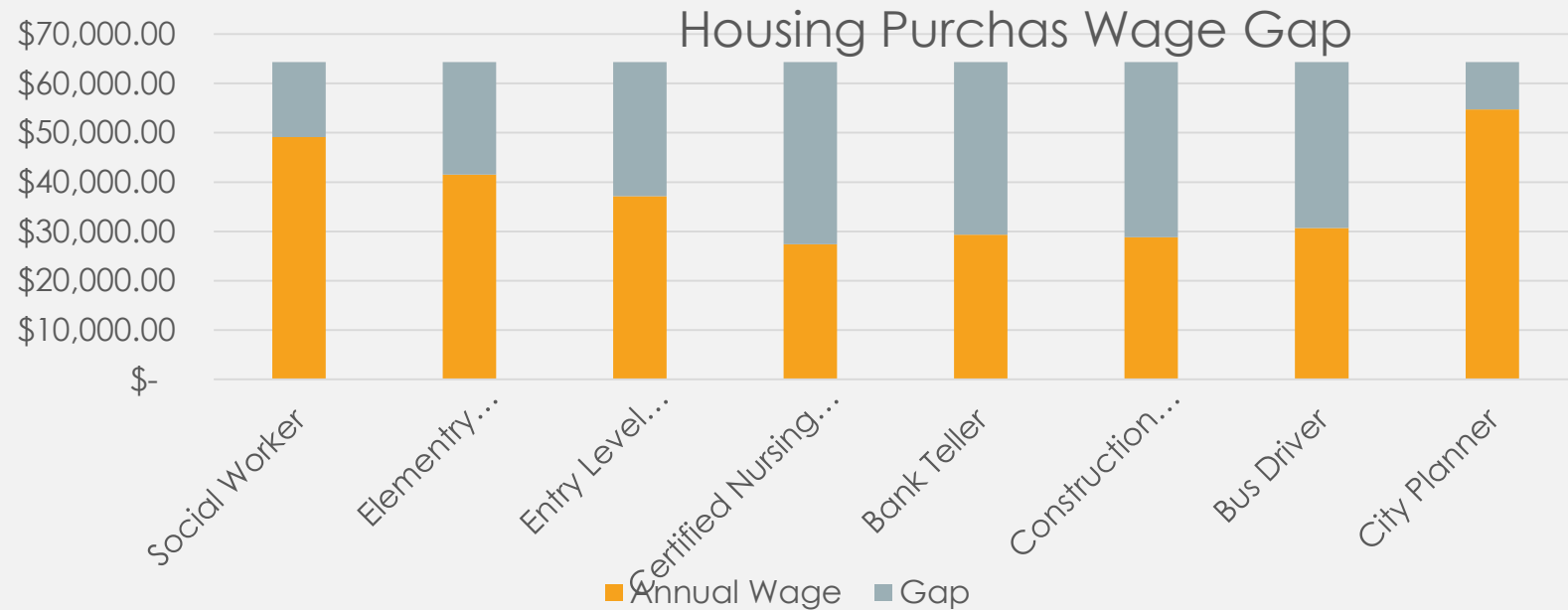
# BACKSLIDES

# TERMINOLOGY

- Affordable Housing: Housing for which the occupant(s) is/are paying no more than 30 percent of his/her income for gross housing costs, including utilities
- Workforce Housing : housing affordable to persons with incomes between 80% and 120% the Area Median Income
- Cost Burdened: a household that spends more than 30% of their income on housing costs
- Other terminology: attainable housing, life-cycle housing, community housing

	1	2	3	4	5
Less than 30%	11,880	16,020	20,160	24,300	28,440
30%-50%	19,750	22,600	25,400	28,200	30,500
50%-80%	31,600	36,100	40,600	45,100	48,750
80%-120%	47,400	54,240	60,960	67,680	73,200
Median Lee County (3.28.2016) \$56,400					

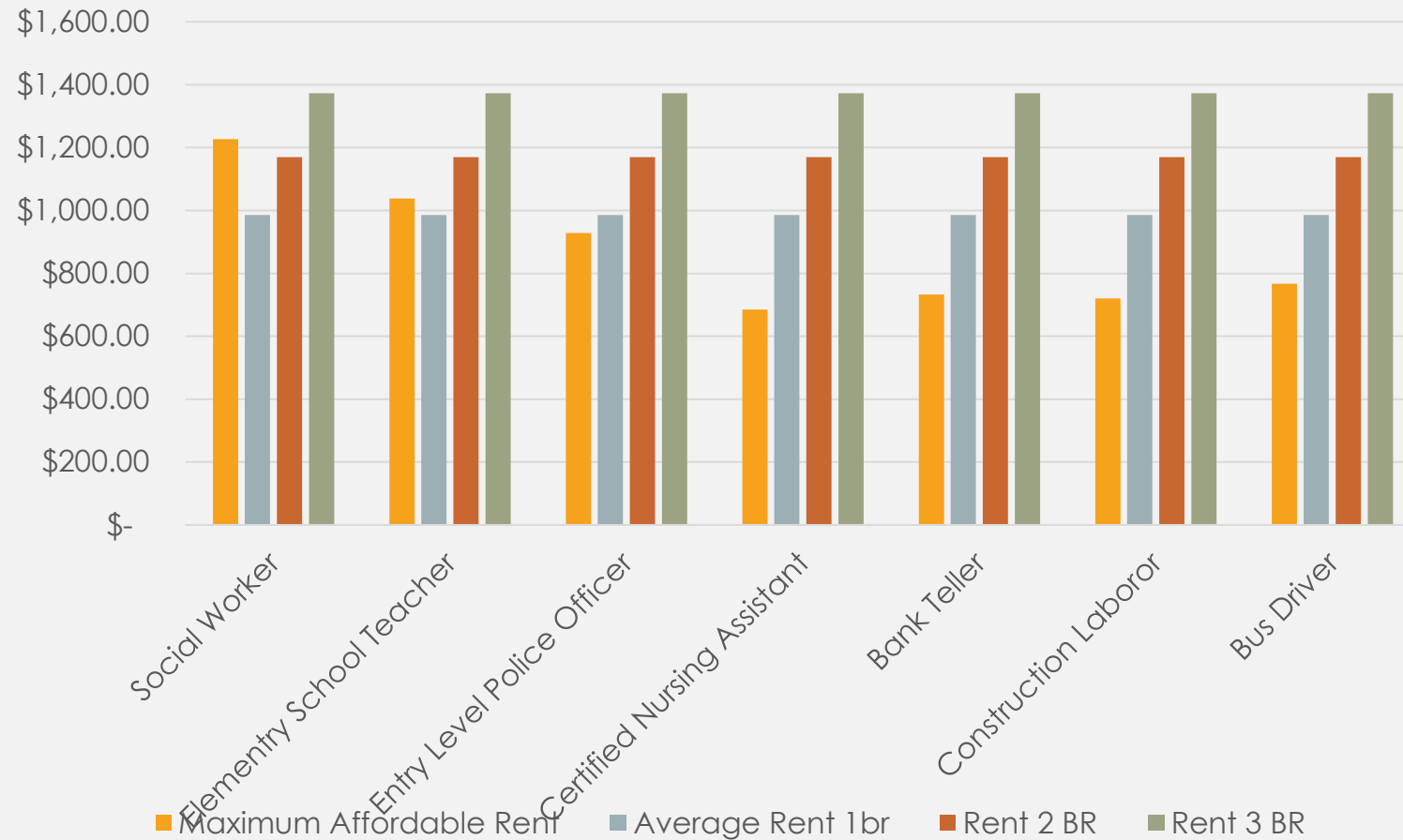
# PAYCHECK ANALYSIS



# NEEDS

## RENTAL

Maximum Rent v. Average Rent by # of Bedrooms  
Cape Coral/Fort Myers MSA



## RENTAL STUDY

- Reinhold P. Wolff Economic Research, Inc. was hired to perform a study of multi-family demand in Cape Coral
- There are an estimated total of 3,696 multi-family apartments in the City of Cape Coral. The vast majority of these units are in small, older developments of 15 or less units
- The majority of housing offered for rent in the City of Cape Coral, 85.7%, are non-apartment investor owned rental units consisting of single family homes, condominiums and duplexes
- The rental apartment market of Cape Coral is strong as indicated by the low 3.9% vacancy rate and rental rates have increased by 7.6% over the last 11 months



## RENTAL STUDY

- The lack of multi-family apartments in the City of Cape Coral is a major factor in the higher percentage of rent burdened households in the City
- The population and household growth forecast for the City of Cape Coral is expected to generate a need for an average of 2,185 additional housing units annually from 2016 to 2019
- The demand for additional rental apartments in the City of Cape Coral stands at 1,490 units per year from 2016 to 2019