



City of Naples

CITY COUNCIL MINUTES

Special Meeting 2-12-92

City Council Chambers
735 Eighth Street South
Naples, Florida 33940

-SUBJECT-

PAGE

TOUR OF CITY-OWNED SITE NORTH OF THE NAPLES DAILY NEWS BUILDING, 1075 CENTRAL
AVENUE, FOR POSSIBLE AFFORDABLE HOUSING USE

1

DISCUSSION OF DATA AND STATISTICS FOR CHAS (COMPREHENSIVE HOUSING AFFORDABILITY
STRATEGY)

2

SPECIAL

Date 2-12-92

ROLL CALL

Kim Anderson
R. Joseph Herms
Alan R. Korest
Ronald M. Pennington
Fred L. Sullivan
Peter H. Van Arsdale
Council Members

Dr. Richard L. Woodruff, City Manager
Maria J. Chiaro, City Attorney
Ann (Missy) McKim, Community Dev. Director
John Cole, Chief Planner
Susan Golden, Planner I
Norris C. Ijams, Assistant City Manager
George Henderson, Sergeant-At-Arms
Marilyn McCord, Deputy Clerk

TOUR OF CITY-OWNED SITE NORTH OF THE
NAPLES DAILY NEWS BUILDING, 1075
CENTRAL AVENUE, FOR POSSIBLE AFFORDABLE
HOUSING USE.

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City Manager Woodruff explained that should the site be developed, a decision would have to be made about access, either by extending 12th Street or creating an eastern access. That situation would also be evaluated by the Police Department.

Planner Golden conducted a tour of the site, pointing out the boundaries and identifying the abutting property owners.

Council Member Herms requested that staff check the C.I.P. (Capital Improvement Program) with regard to roads in the vicinity of the site. Mayor Muenzer requested that staff spend approximately two hours on City-owned site some evening, beginning at 11:00 p.m., to take a video of vehicle activity and to record the noise.

NOTE: The tour ended at 6:15 p.m. and the group proceeded to the Council Chamber for the remainder of the Special Meeting.

Mayor Muenzer recognized Boy Scout Troop 165 under the leadership of Scoutmaster John Seiford. The Scouts were present at the Special Meeting for the purpose of earning credit toward their "Citizenship in the Community" merit badge.

ITEM 3

DISCUSSION OF DATA AND STATISTICS FOR
CHAS (COMPREHENSIVE HOUSING
AFFORDABILITY STRATEGY).

City Manager Woodruff announced that the City was required to adopt a CHAS (Comprehensive Housing Affordability Strategy) because it is a participant in the Federal CDBG (Community Development Block Grant) Program. As a part of the CHAS, a comprehensive program for addressing

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affordable housing must be designed. Dr. Woodruff explained that this will be an ongoing process and that the CHAS will be reviewed annually.

Planner Golden said that the City's CHAS will focus on individuals in the community who are considered to be part of the very low, low, or moderate income categories. She told Council that staff had discussed sending out RFP's (Request For Proposals), allowing sixty days for developers to respond. A review committee would be set up and it was suggested that Naples Police Sergeant Ralph Cox be a member of that committee since he has background in crime prevention through environmental design. Ms. Golden said further that the committee would prepare a "short list" for Council after which Council could select a developer for the site.

City Manager Woodruff presented some of the items which could be considered with respect to affordable housing: waiving specific fees; waiving impact fees; the City could pay impact fees for units outside the City limits; developing the four and one-half acre site presently owned by the City and looking at developing other specific sites.

Ms. Eleanor Wade, 2480 Lakeview Drive, addressed Council with respect to a forty acre parcel at the south end of Bayshore Drive which she believed would be appropriate for an affordable housing development. She suggested that it could be "politically and economically" advantageous for the City and County to consider the Bayshore Drive property for a joint affordable housing venture. Prior to the February 19th City Council Meeting, staff will contact Collier County and verify the maximum density allowed on the forty-acre site at the southernmost end of Bayshore Drive.

Mr. Chuck Mohlke, 375 Second Avenue South, recommended that the housing criteria be more detailed. He said also that some definitions of

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the terminology in the CHAS should be more detailed, leaving less room for uncertainty. Mr. Mohlke told Council that staff had been extremely helpful and promised to continue his efforts in attempting to contribute whatever help he could.

Mr. Robert Blascoe, 501 Goodlette Road, emphasized the extreme need for affordable housing in the community. Many people are homeless, he said, because they cannot afford housing. Mr. Blascoe expressed concern about the City's property adjacent to the Naples Daily News. He suggested that rather than consider that site for family use, it could be developed for affordable senior housing. Mr. Blascoe concluded by saying, "We implore you to do something as soon as possible."

Attorney Gerald McKenzie, President of the Collier County NAACP, agreed with the priorities listed on Page 30 of the CHAS. He suggested adding timeframes to the priorities so that the committee could establish goals. Attorney McKenzie also agreed that definitions should be more consistent throughout the CHAS document. He requested information with respect to exactly how the CDBG monies had been utilized. Staff will provide Attorney McKenzie with a synopsis pertaining to CDBG funds, when those funds were received and exactly how the money has been expended.

Mr. John Steinwand, 2650 Aft Avenue, said that the City-owned site probably was not ideal but was very developable. As President of the South West Florida Affordable Housing Commission, Mr. Steinwand has been working with several developers on plans for that site. He said that those developers would be happy to respond to the RFP. He told Council that once the site is developed, those same developers will consider rehabilitating the River Park area.

Mr. Herbert Cambridge, 6475 Golden Gate Parkway, related some of the history surrounding the River Park development. He said that years ago,

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<p>segregation made it impossible for many people to buy homes in other parts of the City and he believed that the City now had some responsibility to eradicate that experience. Mr. Cambridge offered his assistance to the affordable housing issue.</p> <p>Mr. Michael Watkins, 439 Third Avenue North, told Council that the issues could be simplified by looking at existing housing stock. He agreed that there existed a clear demand for affordable housing and improving the existing units would help, added Mr. Watkins.</p> <p>Mr. Roger Guarino, 4556 Lakewood Boulevard, addressed Council as a representative of Habitat for Humanity. Although most of Habitat's work has been done in Imokalee, it could be done elsewhere in the County. Mr. Guarino stressed that unless the City began very soon to support affordable housing activities, it would be impossible to meet the requirements mandated.</p> <p>Council discussed the waiting lists that exist at several of the developments in the City. <u>Staff will attempt to cross-check the waiting lists for rental units at the River Park, Gordon River and George Washington Carver Apartments. Staff will also verify whether the Federal Preference List is used at those developments.</u></p> <p>Council and staff discussed the CHAS document. Several changes to the CHAS were requested by Council:</p> <p><u>Page 34 - Do not use the word "may". Council Member Pennington suggested using the word "will."</u></p> <p><u>Page 46 - last paragraph - addressing allocation of staff time to monitoring - Mr. Pennington said that total staff time and other resource commitments should be known before final adoption of the document. It is important to insure that resources will be available.</u></p>					

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Staff will provide to Council all criteria and scope of the RFP.

Council Member Sullivan asked that some consideration be given to having a staff member who could be researching, applying for and following up on grants.

Either individually or jointly with the County and the Affordable Housing Commission, some guidelines should be developed. Staff should research and pursue HUD rehabilitation funds.

City Manager Woodruff recognized Mr. Johnny Cannon of the Affordable Housing Commission, noting that the Commission had submitted a report which should be on a Council agenda in the near future.

Dr. Woodruff said that because of news coverage, the City had been contacted about other parcels of land that are for sale to possibly be considered for affordable housing . He noted that after adoption of the CHAS, it will be appropriate for Council to direct staff to prepare a work plan. Dr. Woodruff added that he did have some environmental concerns about the City-owned site, however, it was "time to quit talking and time to start doing."

ADJOURN: 8:35 p.m.

Janet Cason

JANET CASON
CITY CLERK

Paul W. Muenzer

PAUL W. MUENZER, MAYOR

Marilyn McCord

Marilyn McCord
Deputy Clerk

These minutes of the Naples City Council were approved on April 1, 1992.

SUPPLEMENTAL ATTENDANCE LIST
City Council Special Meeting - February 12, 1992

Roger Guarino
Herbert Cambridge
Gerald McKenzie
Chuck Mohlke
Rex Storter
Lance Donovan
Boy Scout Troop 165

Michael Watkins
John Steinwand
Robert Blascoe
Eleanor Wade
Richard Nault
John Seiford

Other interested citizens and visitors.

NEWS MEDIA

Eric Staats, Naples Daily News