

**Collier County  
Affordable Housing Advisory Committee  
(AHAC)**



**AGENDA**

Growth Management Community Development Department  
Conference Rooms 609/610  
2800 N. Horseshoe Dr., Naples, FL 34104

**March 17, 2026, 9:00 AM**

**AHAC MEMBERS**

Steve Hruby, Chair  
Jennifer Faron, Vice Chair  
Mary Waller, Member  
Hannah Roberts, Member  
Andrew Terhune, Member  
Arol Buntzman, Member

Commissioner William McDaniel, BCC Liaison  
Gary Hains, Member, DSAC Representative  
Todd Lyon, Member  
Paul Shea, Member, Planning Commission Member  
Catherine Myers, Member  
Bob Mulhere, Non-Voting Member

***NOTE: 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**
  - a. Excused Absences – William McDaniel, Todd Lyon, Mary Waller
- 3. APPROVAL OF AGENDA AND MINUTES**
  - a. Approval of today's agenda
  - b. Approval of January 20, 2026, meeting minutes
- 4. INFORMATIONAL ITEMS AND PRESENTATIONS**
  - a. The Teale (Ryan Hyler)
- 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**
  - a. Infrastructure Surtax Funds
  - b. Number of newly Completed and Ongoing Projects
- 7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**
  - a. Board updates
- 8. NEW BUSINESS**
- 9. ADJOURN**
- 10. NEXT AHAC MEETING DATE AND LOCATION: May 19, 2026, at 9:00 AM  
Conference Room 609/610 - Growth Management Community Development  
Department**

**MEETING MINUTES OF THE COLLIER COUNTY  
AFFORDABLE HOUSING ADVISORY COMMITTEE**

Naples, Florida

**January 20, 2026**

LET IT BE REMEMBERED, the Collier County Affordable Housing Advisory Committee, in and for the County of Collier, having conducted business herein, met on this date at 9 a.m. in REGULAR SESSION at the Collier County Growth Management Department building, Conference Room #609/610, 2800 North Horseshoe Drive, Naples, Florida, 34104 with the following members present:

**Chairman:** Stephen Hruby

**Vice chairman:** Jennifer Faron

Mary Waller

Gary Hains

Hannah Roberts, DSAC Representative

Andrew Terhune

Arol Buntzman

Todd Lyon

Paul Shea, Planning Commission Member

Catherine Myers

William McDaniel, BCC (Excused Absence)

Bob Mulhere, Non-Voting Member

County Staff Members Present:

Cormac Giblin, Director, Housing Policy & Economic Development

Sarah Harrington, Manager- Planning, Housing Policy & Economic Development

Priscilla Doria, Ops Support Specialist II, Housing Policy & Economic Development

Kristi Sonntag, Director, Community & Human Services Division

Mike Bosi, Director, Planning & Zoning Division

Jaime Cook, Director, Development Review Division

Courtney DaSilva, Assistant County Attorney, Office of the County Attorney

***Any persons in need of a verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department.***

# MEETING MINUTES OF THE COLLIER COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

## 1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Meeting called to order at 9 a.m.

## 2. ROLL CALL OF COMMITTEE MEMBERS AND STAFF

*[Roll called and a quorum established]*

### A. Selection of Chair/Vice Chair for 2026

- Mary Waller made a motion to elect Stephen Hruby to serve as Chairman for 2026. Paul Shea seconded. Motion passed unanimously.
- Mary Waller made a motion to elect Jennifer Farron to serve as Vice Chair for 2026. Paul Shea seconded. Motion passed unanimously.

### B. Welcome Commissioner McDaniel

### C. Re-appointment of DSAC Representative

- Gary Hains volunteered to replace Hannah Roberts as the DSAC representative. Mary Waller seconded. Motion passed unanimously.

## 3. APPROVAL OF AGENDA AND MINUTES

### A. Approval of today's agenda

- Chairman Hruby made a motion to approve the agenda.
- Committee approved agenda with no changes. Motion passed unanimously.

### B. Approval of November 18, 2025, meeting minutes

Chairman Hruby made a motion to approve the November 18, 2025, meeting minutes. Minutes approved as presented and motion passed unanimously.

## 4. INFORMATIONAL ITEMS AND PRESENTATIONS

### A. Areas of Growth & In-Fill Development, presented by Mike Bosi, Division Director, Planning & Zoning Division.

- Discussed chart representing # of CO's issued for Multi-Family and Single-Family developments over the past 15 years.
- Inclusionary housing provides for a percentage towards affordable housing.
- Residential In-Fill: to encourage residential in-fill in urban areas of existing development outside of the Coastal High Hazard Area, a maximum of three (3) residential dwelling units per gross acre may be added when criteria are met.

## MEETING MINUTES OF THE COLLIER COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

- In-Fill Development. Refers to the construction of buildings or other facilities on previously unused or underutilized land located within an existing urban-or otherwise developed area.
- Successful In-Fill Developments including Affordable Housing are:
  - Blue Coral Apartments (Aspire) -234 units with 30% affordable (70 units)
  - Ekos on Santa Barbara- 82 units with 100% affordable
  - Ekos on Creekside- 160 units with 100% affordable
  - Ascend Naples- 208 units with 34% affordable (71 units)
  - Mattson at Vanderbilt- 150 units with 48% affordable (72 units)
  - The Haven -336 units with 22.6% affordable (76 units)
  - 8929 Collier Blvd PUD-92 units with 30% affordable (28 units)
  - Santa Barbara Landings- 110 units with 100% affordable
- Mr. Bosi emphasized the importance of market rate providers in expanding affordable housing options and believes they should be encouraged, as they serve as an additional resource from our traditional providers of affordable housing such as Habitat for Humanity.

*[Mr. Bosi took questions and comments from the committee]*

### **B. January 2026 Apartment Survey**

- Reviewed January 2026 Apartment Survey list completed by the Community and Human Services Division
- List represents all existing rental apartments in Collier County.
- Survey is updated twice a year. Once in January and once in July.
- Survey includes property address, phone #, total number of units in development, total available units, and rates organized by income categories: Very-Low Income (VLI), Low-Income (LI), Moderate Income (MI) and Market Rate.

*[Questions and comments by the committee followed]*

### **C. Grant Application Cycle, presented by Tracey Smith, Grants Coordinator II, Community & Human Services Division (CHS).**

- Opening of the PY2026-2027 Grant Application Cycle & SHIP Funding Cycle Announcement
- HUD Funding:

## MEETING MINUTES OF THE COLLIER COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

- Community Development Block Grant (CDBG)
- HOME Investment Partnership Program (HOME)
- Emergency Solutions Grants (ESG)
- Florida Housing Finance Corporation Funding:
  - State Housing Initiatives Partnership (SHIP)
- Grant Application Timeline:
  - 1/8 – Grant Pre-Application Open
  - 1/20- Grant Pre-Application Close
  - 2/3- Full Grant Application Open
  - 2/25-Full Grant Application Close
  - 3/16-17 – Applicant’s presentations to review & ranking
  - 4/8- Conditional awards to be announced
- Approximate release date of HUD funding: Mid-May 2026
- 2026 Annual Action Plan to be drafted by CHS between April 2026 to June 2026, goes to the BCC in July 2026 for approval, and final submission to HUD no later than August 17, 2026.

*[Ms. Smith took questions and comments from the committee]*

### **D. GIS Map Update**

Housing Policy & Economic Development webpage (<https://www.collier.gov/County-Development/Housing-Policy-and-Economic-Development>) presented where the Affordable Housing Inventory map is located and updated bi-annually.

*[Mr. Giblin took questions and comments by the committee]*

### **5. PUBLIC COMMENT**

No public comment

### **6. DISCUSSION ITEMS**

#### **A. 2026 AHAC Schedule Topics**

Reviewed 2026 schedule of topics to be covered during the 2026 AHAC meeting year to include key discussion items and recommendations for review as required under the SHIP Incentives Strategies Report.

## MEETING MINUTES OF THE COLLIER COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

AHAC requested an item to discuss the outcome of the ADU's on the legislative level.

### **B. GMPA Policy**

- Report on New Residential Units approved by the Board in calendar year 2025 presented
  - 18 developments approved with 10 of those 18 including an affordable commitment.
  - 6,904 total residential units (rental and homeownership) approved in calendar year 2025; 21% of that total (1,451) included affordable housing.
  - Currently, the 30% of the total units in a development set aside for affordable housing has been attractive to the development community and has produced thousands of affordable housing units.

## **7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS**

### **A. Board updates**

- 341 Sabal Palm RPUD heard at the January 13<sup>th</sup> BCC meeting.
  - Development presented consisted of 423 owner-occupied dwelling units with 15% (63) of total home units as affordable set-aside units to be sold to households whose incomes are up to 120%.
  - Board ultimately did not approve and decided to continue the item with instructions to the landowner, developer, attorneys, and staff to work out something that did not include residential and what other options available.

## **8. NEW BUSINESS**

## **9. ADJOURN**

Meeting adjourned at 11:07 a.m.

**MEETING MINUTES OF THE COLLIER COUNTY  
AFFORDABLE HOUSING ADVISORY COMMITTEE**

**10. NEXT MEETING DATE AND LOCATION:**

March 17, 2026, at 9:00 A.M in Conference Room 609/610- Growth Management  
Community Development Department

**COLLIER COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE**

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**Stephen Hruby, Chairman**

*These minutes were approved by the committee on \_\_\_\_\_,  
as presented \_\_\_\_\_, or as amended \_\_\_\_\_*

DRAFT



THE  
**teale**  
GOLDEN GATE

AHAC Committee Update · MARCH 2026

## COLLIER COUNTY'S HOUSING CRISIS

**\$52,000**

**Median household income**

You need \$74,000/yr to afford the average Naples apartment — a gap no amount of budgeting can bridge.

**1 in 3**

**Collier households cost-burdened**

Nearly 50,000 families spend more than 30% of income on housing. Of those, 60% spend more than half.

**58%**

**Of jobs pay under \$45,000/yr**

Affording rent in Naples requires earning \$36/hr full-time. Most jobs here pay far less than that.

**52,749**

**Workers commute in daily**

Every day, tens of thousands drive in from other counties — because they simply cannot afford to live here.



*This is affordable housing  
in Collier County.*

215 studio apartments · Income-restricted · All-inclusive rents from \$1,449/mo

# 01

## Motel Conversion

A vacant motel is renovated — not demolished — into a full multifamily community. No land acquisition. No displacement of existing residents.

# 02

## Zero Public Subsidy

100% privately funded. No tax credits, no grants, no public money. The Teale proves this model works without government support.

# 03

## Rent-Restricted

49 units restricted to residents at 80–100% AMI. All 215 units capped at 120% AMI. Rents from \$1,449–\$1,964/mo, all-inclusive.

## BUILT TO LAST

Every unit fully renovated — stainless appliances, custom cabinetry, LVP flooring, private balcony.



Bedroom with private balcony



All-new kitchen with stainless appliances & dishwasher

## SIX STUDIO CONFIGURATIONS

From 305 to 445 sq ft — each with stainless appliances, LVP flooring & private balcony or patio.



Open kitchen with island



Living & work space



Private balcony

QUALITY IN EVERY DETAIL

Class A finishes throughout — every unit move-in ready with renovated bathroom, full kitchen & LVP flooring.



Renovated bathroom



Full kitchen with dining island

## WHO LIVES HERE

**100** units  
delivered

**\$49,526**

Average Annual Income

50% two-person households · 12-month leases

Preferred Employer Programs – Anyone employed in Collier County receives waived Administration Fees & \$200 off First Month's Rent

### Our residents work for:

844 Gulf & Prime  
Allied universal security  
Amazon  
Andys Welding Services Inc  
Angelic Desserts  
Bay Design Store  
Beach House  
Bobcat  
Conservancy of Southwest Florida  
Culvers  
**DePaul Community Services**  
Dominos  
Door Dash  
Eagle Cleaning Concepts  
EF Bachner CPA, LLC  
Embassy Suites by Hilton  
Fusion Fleet Services  
Great Wolf Lodge  
**Greater Naples Fire Rescue**  
High Wind Shutters  
Lewis Tree Service  
Lighting First  
Little Creasers  
**Moorings Park**  
**NCH**  
Pet Care Services  
**St Matthew's House**  
Staples  
The Arlington of Naples  
The Gelato Shop Dolce & Coffee  
The Golf Club at Fiddler's Creek  
The Twin Eagles Club  
Two Meatballs in the Kitchen  
Uline  
UMI Stone  
**United Health Care Services**  
**USPS**  
Vanderbilt Country Club

## ALL INCLUSIVE LIVING & COMMUNITY AMENITIES

All included in monthly rent — no hidden fees.

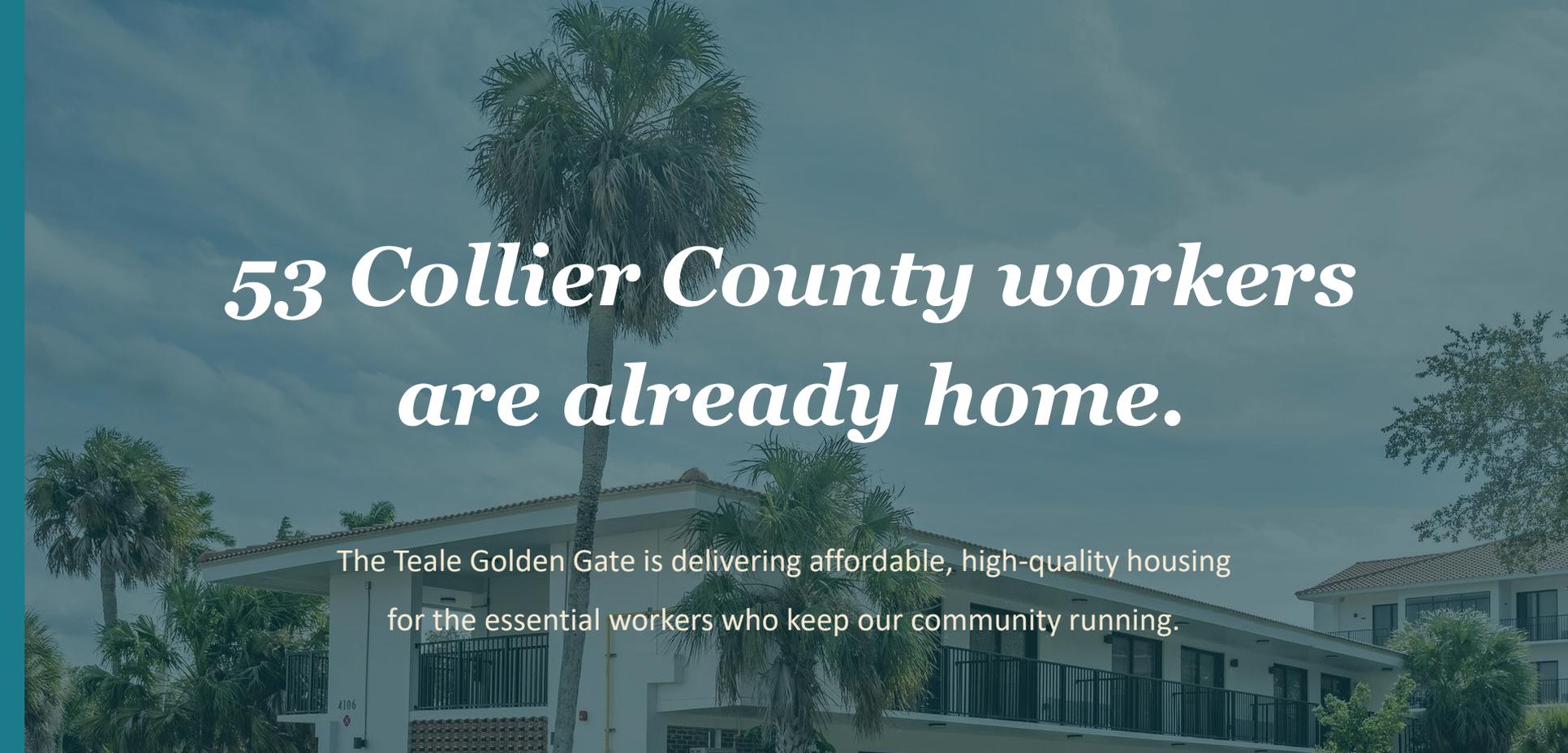


Electric, Water/Sewer, Cable/Internet and Valet Trash included in Base Rent.

- Swimming Pool & Sundeck
- Professional On-Site Management

- Fitness Center
- On-Site Laundry Center

- Business Center
- 24-Hour On Call Maintenance



*53 Collier County workers  
are already home.*

The Teale Golden Gate is delivering affordable, high-quality housing for the essential workers who keep our community running.

(239) 422-7558 · [leasing@thetealegoldengate.com](mailto:leasing@thetealegoldengate.com) · [thetealegoldengate.com](http://thetealegoldengate.com)

**Collier County Surtax Workforce Housing Land Acquisition Fund**

		Surtax Validation Date	Acres	Project Description	Location	Developer	Status 3/5/26
Beginning Balance	\$ 20,000,000	11/6/2018		Voters approve 1-cent Sales Surtax with \$20,000,000 set-aside for Workforce Housing Land Acquisition	County-Wide		
Purchase of Ekos Creekside	\$ 3,750,000	1/11/2024	7.5	160 Workforce Housing Units	6352 Collier Blvd Naples	McDowell Housing Partners	Sitework and Vertical Construction underway - Est. Opening May 2027
Purchase of Golden Gate Golf Course	\$ 4,605,900	3/14/2024	21.78	252 Workforce Housing Units + 100 Affordable Senior Units	10816 Renaissance Cir Naples	Rural Neighborhoods	Vertical Construction Underway - Est. Opening April 2026
Purchase of Williams Reserve	\$ 5,950,000	9/12/2024	412	168 Acres are Already Entitled for 336 Units + 243 Acres Still Unentitled	4301 Lake Trafford Rd Immokalee	TBD	Long-range Land Planning Underway
Current Available Balance (3/5/26)	\$ 5,694,100						

	STATUS	NAME	APPROVED	AFFORDABLE UNITS	# BUILT	Urban or Rural & Immokalee	30%	50%	60%	80%	100%	120%	150%	ESP
1	Open in monitoring	Esperanza Place (Rural Neighborhoods)	2018	48	48	Rural & Immokalee		10	38					
2	Open in monitoring	Esperanza Place (Habitat for Humanity)	2018	62	62	Rural & Immokalee				62				
3	Removed	I-75/Alligator Alley (Edge 75)	2018			Urban								
4	Approved-Under Construction	Majestic Place-Regal Acres (Habitat for Humanity)	2018	109	65	Urban								
5	Open in monitoring	Allura	2019	31	31	Urban				31				X
6	Open in monitoring	Casa Amigos (Rural Neighborhoods)	2019	24	24	Rural & Immokalee		14	10					
7	Open in monitoring	Courthouse Shadows	2019	0	0	Urban								X
8	Open in monitoring	Ekos Cadenza II (fka Ekos Alegre & fka Alegre at Hacienda Lakes) Senior Living	2020	160	160	Urban	19		141					
9	Open in monitoring	Hammock Park Apartments	2020	27	27	Urban					27			X
10	Approved-Under Construction	Immokalee Fair Housing Alliance, Inc.	2020	128	16	Rural & Immokalee			128					
11	Removed	Meridian Village	2020			Urban				24			1	
12	Payment In Lieu	Rivergrass Village SRA	2020		0	Rural & Immokalee								
13	Open in monitoring	Aspire Naples (fka Blue Coral Apartments)	2021	70	70	Urban				35	35			X
14	Approved	Bellmar Village SRA	2021	413	0	Rural & Immokalee							413	
15	Removed	Cirrus Pointe (Camden Landing RPUD)	2021							44				
16	Open in monitoring	Ekos Cadenza (fka Cadenza at Hacienda Lakes) SDPI	2021	160	160	Rural & Immokalee	16		144					
17	Open in monitoring	Ekos on Santa Barbara (fka Bembridge)	2021	82	82	Urban		13	50	19				
18	Approved-Under Construction	Randall Curve Apartments	2021	40	0	Rural & Immokalee						40		
19	Approved	Brightshore Village SRA	2022	170	0	Rural & Immokalee					170			
20	Approved	Carman Dr. 15	2022	48	0	Urban				24	24			
21	Open in monitoring	Collier Blvd Lord's Way- Milano Lakes Apartments (Phase 1)	2022	147	147	Urban				25			35	X
22	Approved-Under Construction	Collier Blvd Lord's Way- Milano Lakes Apartments (Phase 2)	2022	76	0	Urban						76		
23	Approved-Under Construction	Fiori (fka Amerisite)- Latigo Apartments	2022	68	0	Urban				34	34			
24	Approved-Under Construction	Golden Gate Golf Course - Renaissance Fair Old Course	2022	252	0	Urban		22		28	202			X
25	Approved-Under Construction	Golden Gate Golf Course - Renaissance Fair Senior Living (Phase II)	2022	120	0	Urban	12		108					X
26	Open in monitoring	Marlowe Naples Apartments (Santa Barbara - Whitaker)	2022	43	43	Urban				43				
27	Approved	Ascend Naples	2023	71	0	Urban				31	31	9		X
28	Approved	Haven Naples Apartments	2023	76	0	Urban				38	38			
29	Payment In Lieu	Isles of Capri	2023											
30	Approved-Under Construction	Kaicasa (Habitat for Humanity)	2023	281	44	Rural & Immokalee						400		
31	Approved	Long Water Village SRA- Town of Big Cypress	2023	882	0	Rural & Immokalee					882			
32	Approved-Under Construction	Orange Blossom Residences	2023	40	0	Rural & Immokalee					40			
33	Approved	PFCF/NSV Immokalee	2023	170	0	Rural & Immokalee			150	20				
34	Approved	The Teale-Golden Gate Inn	2023	49	0	Urban				24	25			X
35	Approved-Under Construction	Tree Farm -Las Palmas (Habitat for Humanity)	2023	58	0	Urban				58				X
36	Approved	Ekos Creekside (fka Ekos on Collier)	2024	160	0	Urban	16			144				
37	Approved	Elanto at Naples	2024	31	0	Urban		31						X
38	Approved	JLM Living East	2024	92	0	Urban				46	46			
39	Approved	Mattson at Vanderbilt	2024	72	0	Urban		15		22	35			X
40	Approved	Tollgate Commercial Center (Super 8 Motel)	2024	33	0	Urban				12	21			
41	Approved	Fiddler's Creek	2024	225	0	Urban				113	112			X
42	Approved	Tamiami Trail Greenway Road	2025	90	0	Urban				45	45			X
43	Approved	Tamiami 58-Acre	2025	120	0	Urban				60	60			X
44	Approved	NC Square	2025	38	0	Urban						19	20	
45	Approved	Magnolia Pond (Habitat for Humanity)	2025	165	0	Urban				165				
46	Approved	8928 Collier Boulevard -Bonita Flores	2025	28	0	Urban				14	14			
47	Approved	GS Greenway SDP (Graystar Development East, LLC)	2025	131	0	Urban						131		
48	Approved	Santa Barbara Landings (Phase II) Tract B	2025	84	0	Urban		13		71				
49	Approved	Horse Trials Village SRA	2025	305	0	Rural & Immokalee					305			
50	Approved	Greenway-Fritchey RPUD	2025	260	0	Urban				260				
51	Approved	Wave at Rose SDP	2025	230	0	Rural & Immokalee			230					
52	Approved	Casa San Juan Diego	2025	80	0	Rural & Immokalee	8			72				
			<b>TOTALS</b>	<b>6,049</b>	<b>979</b>		<b>71</b>	<b>118</b>	<b>999</b>	<b>1,564</b>	<b>2,146</b>	<b>675</b>	<b>469</b>	