

**MINUTES REPORT
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
October 24, 2025**

MEMBERS PRESENT:

Ramie Hall, Chair
Henry Zuba-Vice Chair
Melisa Giovannelli
Carl Baxter, Jr.
Marion Briggs
Michael Schwartz
P. Michael Villalobos

MEMBERS ABSENT

Jill Morrissey
Remegio (Terry) Serrata
Commissioner Ruane

STAFF PRESENT

Angela Dietrich, SHIP Coordinator
Lindsay Hickey, Housing Program Coordinator
Tracy Toussaint, SHIP Technician II

MEMBERS OF THE PUBLIC/INTERESTED PARTIES

Walt Ferguson, Lee Co. HFA
Renee Shipton, CILGC
Jessica Turner, Collaboratory

Agenda Item 1 – Call to Order/Affidavit of Publication

Ms. Ramie Hall brought the meeting to order at 2:01 p.m. in the Community Development – Public Works Building, 1500 Monroe Street, First Floor Conference Room 1B, Downtown, Fort Myers.

Tracy stated that we had enough members for a quorum, and we had approval from the County Attorney’s Office that we were sufficient to proceed with the meeting.

Election of Chair and Vice Chair

Mr. Zuba made a motion to nominate Ms. Ramie Hall for Chair. Ms. Melisa Giovannelli 2nd the motion. The motion passed unanimously.

Ms. Melisa Giovannelli made a motion to nominate Ms. Marion Briggs as the Vice-Chair. Mr. Michael Schwartz 2nd the motion. The motion passed unanimously.

Agenda Item 2 – Approval of Minutes – November 21, 2024

Ms. Marion Briggs made a motion to approve the minutes. Ms. Melisa Giovannelli 2nd the motion. The motion passed unanimously.

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Agenda Item 3 – 2025/2026 Incentive Report

Angela introduced the Incentive Report. She stated that for the SHIP Housing statutes, Lee County has every incentive that we need in our report. We haven't made any changes due to having all the incentives that we need. Angela stated that Staff recommends approval as is.

Mr. Zuba asked: We have tried to incentivize affordable housing in various ways. Can we hear from you what appears to be the most effective of the incentives?

Angela answered Expedited Permitting, Bonus Density Program and the SIFR Program (School Impact Fee Reimbursement Program).

Mr. Schwartz asked did anyone participate in the Bonus Density Program for units for ownership?

Angela answered stating that Habitat for Humanity participates in the Bonus Density Program for ownership.

Ms. Briggs asked if Lee County has an Affordable Housing Trust Fund?

Angela answered, yes, and the Trust Fund gets money from builders that want Bonus Density Units but does not want to build Affordable Housing units, they can pay a in lieu of fee of \$20,000.00 per unit.

Every year our department does a NOFA to allow builders (non-profit or profit agencies) to apply for \$610,000.00 towards their project if they get the 9% tax credit.

Ms. Melisa Giovannelli made a motion to approve the 2025/2026 Incentive Report.

Mr. Carl Baxter 2nd the motion. The motion passed unanimously.

Public Comments

Jessica Turner from the Collaboratory invited the committee to the Collaboratory as she stated that they meet to come up with ideas on way to help with Affordable Housing. She stated that she would reach out to give the committee more information.

Agenda Item 4– Adjournment

Ms. Ramie Hall made a motion to adjourn. Ms. Melisa Giovannelli 2nd the motion. The motion passed unanimously, and the meeting adjourned at 2:48pm.

A recording of this meeting is available. Please contact Tracy Toussaint at 239-533-8949 or ttoussaint@leegov.com to obtain a copy of the recording.