

**MANATEE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
FEBRUARY 22, 2021**

Present were:

Charlie Kennedy, Chairman
Glen Gibellina, First Vice-Chairman
Frank Conozzo, Second Vice-Chairman
Amy Farrington
Steve Rinehart
Misty Servia, County Commissioner

Absent was/were:

Vallerie Guillory
Erin Bodie
Sandra Suite

Also present were:

Geri Lopez, Redevelopment and Economic Opportunity Director
Denise Thomas, Redevelopment and Economic Opportunity Manager
Deborah Ash, Community Development Coordinator
Lisa Barrett, Building and Development Services
William O'Shea, Principle Planner
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

Three seats are vacant.

AGENDA AND SIGN-IN SHEET

1. **CALL TO ORDER**

Chairman Kennedy called the meeting to order at 3:05 p.m.

2. **PLEDGE OF ALLEGIANCE/ROLL CALL**

Chairman Kennedy led the Pledge of Allegiance and acknowledged potential members in the audience.

3. **DECLARATION OF A QUORUM**

Chairman Kennedy declared a quorum.

4. **MINUTES**

 A motion was made by Member Gibellina, seconded by Member Rinehart, and carried 6-0, with Members Bodie, Gillory, and Suite absent, to approve the minutes of September 28, 2020.

5. **ORDER OF BUSINESS**

 Chairman Kennedy stressed the importance of following the agenda, and that members introduce themselves when speaking. If a speaker has something to distribute the Board, copies must be provided to the Clerk to keep a clear record

7. **IMPACT FEE STUDY**

Geri Lopez, Redevelopment and Economic Opportunity Director, explained this item is deferred until the next meeting.

HC20210222DOC002

6. **WATER METER FLAT FEE COST**

 Katie Gilmore, Water Division Manager, spoke regarding the flat fee for builders to directly connect to the utility system during the construction . The current program, has been instituted since 2006, and the flat fee for direct connection is \$600 for eight months. Utilities does not have the ability to charge different rates for affordable housing, since the fee is based on the class of the structure (single-family). Staff reviewed the past fiscal year, of all the direct connect customers, and the average hook up time is 5.3 months, and staff feels a five month initial time frame would accommodate most customers, with a prorated rate of \$375. Board action is required to change the fees, and the earliest time frame would be early summer after the Affordable Housing Advisory Committee (AHAC) has their work session with the Board. A waiting time to institute the new fee would not be required, since the change is a decrease.

 Member Rinehart questioned if staff looked at specific affordable housing developments.

 Ms. Gilmore explained refunds have not been issued in the past. If a contractor exceeds five months, they would pay additional fees. This program is for single family homes.

 Discussion ensued that this is a good start to offering incentives.

 Geri Lopez, Redevelopment and Economic Opportunity Director, suggested the committee take action, which will be presented to the Board of County Commissioners.

A motion was made by Member Rinehart to recommend moving forward with staff's recommendation of five months for the direct connect fees for \$375 for single-family homes. The motion was seconded by Member Conorozzo and carried 6-0, with Members Bodie, Gillory, and Suite absent.

 Denise Thomas clarified that based on Legislation, Commissioner Servia is a voting member on the Committee.

8. **PROPOSED 2021 MEETING DATES**

 Denise Thomas, Community Development Division Manager, explained the Local Housing assistance plan will be presented in March 15, 2021. The impact fees study will be included on the March 15 agenda as well.

 Geri Lopez explained the report must be sent to the State each year, and the proposed meeting schedule gives the Board ample time to approve the report as required by Statute.

 A motion was made by Member Servia and seconded by Member Rinehart to approve the proposed meeting dates. The motion carried 6-0 with Members Bodie, Gillory, and Suite absent.

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9. **FUTURE TOPICS**

 Member Gibellina referenced a presentation he will be making to the Board of County Commissioners at their regular meeting tomorrow regarding establishing permitting fees to pay toward affordable housing. He also addressed density bonuses. HC20210222DOC004

 Discussion ensued regarding the permitting fee could be designated to affordable housing.

 Denise Thomas, Community Development Division Manager, stated the SHIP allocation was \$500,000 in 2019.

 Member Conorozzo stated this would be a good incentive to get more funding for Affordable Housing.

 Member Servia questioned if it is legal to collect permitting fees.

 Member Gibellina stated Sadowski funds have not been distributed to Counties, and a permitting fee of \$.50 per square foot can be passed on to the purchaser.

 Member Conorozzo suggested referencing House Bill 1339.

10. **NEXT MEETING**

The next meeting will take place on March 15, 2021, at 3:00 p.m., in the Manatee Room.

11. **MEMBER COMMENTS**

 Member Conorozzo

- Questioned if the County has received any federal funding for 2021

 Denise Thomas, Community Development Division Manager, stated currently the legislature needs to decide if they are going to put anything in the Sadowski Fund.

 Member Gibellina stated there are Livable Manatee funds, but staff would need to discern what the funds can be spent on. He addressed the Board's budget and suggested using it for first time home buyer programs.

 Commissioner Servia clarified the County's budget is allocated.

 Geri Lopez, Redevelopment and Economic Opportunity Director, explained there is approximately \$2.5 million in the Livable Manatee Fund, which was established to pay the impact fees for single family and multi-family projects for affordable housing. The funds are allocated, but due to COVID-19, those projects are on hold. As part of the budget process, they have asked for additional funding to keep Livable Manatee going, and staff has also asked for Southwest TIF funds as well, to use for Livable Manatee. There are projects that have received reimbursements, and are others that have been pushed back. The House Bill 1339 references waiving of fees, and a Request for Legal Services has been submitted to determine if impact fees can be waived. There are some fees designated for infill projects that could still be allocated.



Chairman Kennedy

- Mentioned the School Board is working on an affordable housing project for School Board employees, and he hopes the School Board would either waive or reduce the impact fees for affordable housing projects



Discussion ensued that Livable Manatee funds should never be depleted, the presentation to School Board would be done by District staff, and is it possible for Mike Pendley to attend the next AHAC meeting.

Member Gibellina recognized members of the audience including city of Bradenton Mayor Gene Brown.

12. **PUBLIC COMMENT**



Diana Shoemaker, Habitat for Humanity President, supported the Livable Manatee initiative and encouraged continuing the funding.



Dale Golden, President Solar Direct, encouraged pocket communities as an affordable housing alternative.



Bill Icely, Florida Cottage Communities, stated his company is building their first community in the City of Bradenton. He submitted brochures of the 795 square foot dwelling with a front porch. The cottages will be sold for \$184,000 each. They worked with the City of Bradenton to purchase surplus property. The properties are just south of Manatee Avenue around 18th Street East. He encouraged minimum lot sizes and changing the LDC to allow more than one single-family home on a parcel.

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Member Gibellina toured the properties and noted they are built well.



William O'Shea, Principal Planner, announced a presentation at the Board of County Commissioner's March 4 land use meeting regarding Accessory Dwelling Units and tiny homes.



Discussion ensued that pocket communities would not be allowed in unincorporated Manatee County, meet with Building and Development Services, to address easements, stormwater, and zoning, City of Bradenton adopted T4 zoning (form based zoning), and it is the Board's decision as to how to proceed with Comprehensive Plan changes.



Deborah Ash noted applications have been submitted for AHAC, and the Board of County Commissioners makes the final selection.

ADJOURN

There being no further business, Chairman Kennedy adjourned the meeting at 4:10 p.m.

Minutes Approved: _____