

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
March 15, 2021**

Present were:

Charlie Kennedy, Chairman
Glen Gibellina, First Vice-Chairman
Frank Conorozzo, Second Vice-Chairman
Vallerie Guillory
Steve Rinehart
Misty Servia, Board of County Commissioners

Absent was/were:

Erin Bodie
Amy Farrington

Four seats are vacant.

Also present were:

Denise Thomas, Redevelopment and Economic Opportunity Manager
Deborah Ash, Redevelopment and Economic Opportunity
Jamie Schindewolf, Redevelopment Coordinator
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

Two seats are vacant.

AGENDA AND SIGN-IN SHEET

HC20210315DOC001

1. **CALL TO ORDER**

 Chairman Kennedy called the meeting to order at 3:02 p.m.

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

3. **DECLARATION OF A QUORUM**

Chairman Kennedy acknowledged a quorum was present, and announced a letter of resignation was submitted by Sandra Suite, effective this day.

HC20210315DOC002

4. **MINUTES**

Motion was made by Member Conorozzo, seconded by Member Gibellina, and carried 6-0, with members Bodie and Farrington absent, to approve the minutes of February 22, 2021.

5. **IMPACT FEE STUDY**

 Nicole Knapp, Impact Fee Administrator, used a slide presentation, to review the impact fee study including timing of impact fee studies, stakeholder engagement, recommended residential land use changes, a five-tier system for calculations, Manatee County's tiers start with lower square footages, current residential fees, 2021 Impact Fee Update Study, data based solely on the impacts of development, technical study summary, increases in fees, recent legislation for affordable housing, House bill 7103 allows waivers for affordable housing, neighboring county comparison for affordable housing impact fee incentives, guest house and Accessory Dwelling Unit (ADU) fees, no data to support reducing or waiving impact fees, and begin assessing fees at 1,000 square feet.

HC20210315DOC003

Discussion ensued regarding anticipating ADUs to be adopted soon by the Board of County Commissioners, place multiple tiny houses on a single family lot, tiny houses should be assessed differently, impact fee adoption tentatively set for April 15, 2021, use interpellation, proportionate share has no data to support it, Livable Manatee, the results of the Impact Fee study do not have the data to support affordable housing having less of an impact, allowed to offer incentives, a reasonable connection may be provided, waiving impact fees is a policy decision by the Board of County Commissioners, better to not be the first when implementing findings in a study, assess ADUs as multi-family, affordable housing impacts roads, in favor of finding money to accommodate affordable housing, funding for some roads comes from infrastructure sales tax, facility investment fees, fees over \$20,000 for a home under 1,300-square feet, and whatever is adopted must be legally defensible.

 Ms. Knapp compared single family and multi-family fees. All of the fees in the study are based on several calculations and encompass all of the funds, including transportation and parks.

 Chairman Kennedy referred to the County comparison, and discussed Polk County waiving impact fees for affordable housing.

 Commissioner Servia could not speculate the Board's future action regarding impact fees. She discussed that many capital funds do not have enough to cover the desires of the community. No matter how small an impact is, there is still an impact to infrastructure. Impacts to public services (libraries, parks, etc.) may be greater from affordable housing units.

 Member Gibellina referenced his 13-page report and several documents submitted regarding the possibility of permitting fees that go toward affordable housing and the use of density bonuses.

HC20210315DOC004

 Commissioner Servia clarified the difference between density bonuses and future land use categories.

 Upon question, Ms. Knapp explained the Planning Commission has a specific scope that does not address policies of the Board of County Commissioners and acknowledged the Committee's desire for staff to look into the Polk County model.

 Member Gibellina requested staff review the 13-page report he submitted regarding permitting fees.

 Discussion ensued that staff does not have unlimited resources and the Impact Fee Consultant is expensive, directions to staff may not be appropriate, and staff is looking into affordable housing options.

 Discussion continued that there are multiple points, and the cost of the impact fees can be a detriment to buyers of affordable housing, develop a model on sharing costs, Manatee County can support the legislation, the first County to waive the fees is going to be the first to be challenged, the 13-page proposal could provide millions of dollars toward affordable housing, and Sarasota County assesses ADUs as single family and there are no waivers to impact fees.

RECESS/RECONVENE: 3:56 p.m. - 4:01 p.m. All members present except Members Bodie and Farrington

6. **OVERVIEW OF LOCAL HOUSING ASSISTANCE PLAN**

 Denise Thomas, Housing and Community Development Manager, used a slide presentation to discuss the State Housing Initiative Partnership Program (SHIP) which is a dedicated source derived from Documentary Stamp Tax paid on all real estate transactions, funds are distributed on an entitlement basis to all Counties, SHIP is only for Florida, programs provided, Florida Statute 420.907 required percentages for SHIP funding distribution for very low income, low income, and moderate income households, income levels for Manatee County as established in 2020 by the State, 20 percent of SHIP funds must be reserved for persons with special needs to allow homeowners to remain in their homes, Local Housing assistance plans allocate funds for several strategies, local matching share of federal affordable housing grants or programs, emergency repairs, enhance funding for State housing programs, and to further the housing element of the local government Comprehensive Plan. HC20210315DOC005

 She continued the slides to address local housing assistance plans for service personnel, and development of a strategy within the local housing assistance plan for the recruitment and retention of essential workers, initiatives in the plan to encourage innovative design/green building/storm-resistant construction, rehabilitation programs, reconstruction, purchase assistance, rental housing development, disaster assistance, homebuyer counseling and training programs, the current 2018-2021 Local Housing Assistance Programs, and reductions in allocations.

The County is developing a new three year plan, and they are reaching out to partners including the lending community, builders and developers, non-profits, providers of professional services, advocates for low-income persons, and real estate professionals. Outreach included contacting several agencies and institutions. Ms. Thomas reviewed comments received from lenders, nonprofits, realtors, the Housing Finance Authority, and home builders.

 Discussion ensued regarding site built manufactured homes are eligible for SHIP funds, the need for a better permitting process, special needs assistance is for any member of the household, develop a strategy for disaster needs, challenges for Housing Finance Authority and unused funds because lenders do not want to participate, SHIP funds can be used for up to \$6,000 in closing costs, SHIP funds can only be used for home ownership, unknown as to how much the State will allocate this year, Documentary Stamps go into the Sadowsky Fund, Counties do not have the ability to assess Documentary Stamps, and the funds sat in the Housing Trust Fund last year.

 Geri Lopez, Redevelopment and Economic Opportunity Director, explained the options presented to the Board to target specific property with the land trust and discussed the Bright Community Trust, who is interested in a pilot project.

 Discussion continued that there are many people looking to purchase homes, but there is a lack of affordable inventory as investors are buying up the inventory.

Ms. Thomas concluded the slides and addressed the ability to find housing at the limits set. There is a proposal to increase the maximum sale prices for homes by 12.5 percent, but if wages do not increase, the amount of assistance must increase as well, and they are

proposing an increase in the assistance level as well. The recommendations in the plan go before the Board, and the State approves the plan.

 Ms. Lopez stated the budget is only \$500,000, and the County is required to meet each percentage for very-low, low, and moderate incomes when awarding SHIP funds to individuals.

 Discussion continued that qualified income levels are set by Statute.

 Ms. Lopez stated she will provide the Board with the budget for Livable Manatee, and some of the funds are already set aside for projects. Staff requested \$500,000 for Livable Manatee, and some money from the sale of surplus property goes into the Livable Manatee fund.

8. **MEMBER COMMENT**

There were no member comments.

9. **PUBLIC COMMENT**

 Andra Griffin stated it is disturbing to see a County Commissioner on the Affordable Housing Committee as a voting member [Florida Statute 420.9076(2) stipulates one member must be a locally elected official]. She is concerned there are no County funded affordable housing programs, and suggested taking money from the Capital Improvement Plan (CIP) and using that for affordable housing.

7. **MEETING SCHEDULE**

 The next meeting will be held on May 17, 2021 at 3:00 p.m., in the Manatee Room at the County Administration Building.

 Discussion ensued that there should be more meetings to address issues.

 Member Kennedy announced the School Board will hold a future work session regarding affordable housing for School Board employees.

ADJOURN

There being no further business, Chairman Kennedy adjourned the meeting at 5:07 p.m.

Minutes Approved: _____