

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
January 22, 2024**

Present were:

Stephen Rinehart, Chairman
Erick Pons, Vice Chairman
William Conerly
Kenneth Ellis (entered during meeting)
Rita Goff
Allison Imre, (entered during meeting)
George Kruse, Board of County Commissioners
Lois Myers

Absent was/were:

Brandon Johnson
Vallerie Guillory,

Two seats are vacant

Also present were:

Deborah Ash, Community Development Coordinator
Rowena Young-Gopie, Affordable Housing Development Coordinator
William O'Shea, Principal Planner
Rachel Layton, Division Manager Development Services, and Impact Fee Coordinator
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

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1. **CALL TO ORDER**



Chairman/Vice-Chairman Reinhart called the meeting to order at 3:02 p.m.

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

Chairman Reinhart led the Pledge of Allegiance and conducted the Roll Call.

3. **DECLARATION OF A QUORUM**

A quorum was declared, with Members Ellis, Guillory, Imre, and Johnson absent.

6. **ELECTION OF OFFICERS – CHAIRMAN AND VICE CHAIRMAN**

Nomination – Chairman

Steve Reinhart by Member Pons

A motion was made by Member Conerly, seconded by Member Pons, and carried 6-0, with Members Ellis, Imre, Guillory, and Johnson absent. Member Reinhart was elected Chairman.

Nomination - Vice Chairman

Member Pons by Chairman Reinhart

A motion was made by Member Conerly, seconded by Chairman Reinhart, and carried 6-0, with Members Ellis, Imre, Guillory, and Johnson absent to close nominations. Member Pons was elected as Vice Chairman.

4. **MINUTES**

 A motion was made by Member Conerly, seconded by Member Pons, and carried 6-0, with Members Ellis, Imre, Guillory, and Johnson absent, to approve the minutes of October 16, and November 6, 2023

(Enter Members Ellis and Imre)

5. **INTRODUCTION OF ADVISORY BOARD MEMBERS**

 Members introduced themselves and provided their background.

7. **OVERVIEW AND STATUTORY REQUIREMENTS**

Deborah Ash, Community Development Coordinator, reviewed the purpose of the Affordable Housing Advisory Committee (AHAC), and noted applications are open to low-income households for assistance. AHAC is to review the Comprehensive Plan and the Land Development Code (LDC) for incentives for building affordable housing. The Board does not have to review all of the incentives each year. A public hearing will be held in November to approve any new recommendations. She continued to review Incentives A-K.

Bill O'Shea, Principal Planner, continued the presentation and noted applicants for building affordable housing can get expedited approval. Site plan fees can be waived if the project is designated affordable housing through the Livable Manatee program.

 Rowena Young-Gopie, Affordable Housing Development Coordinator, elaborated on the incentive for impact fees with affordable housing.

Mr. O'Shea continued to explain Incentive C. There is a need to link transit with affordable housing, and jobs and services need to be close to affordable housing. Nelson Galeano, Transportation, will present at a future meeting.

 Discussion ensued regarding capacity fees for utilities, attending the Florida Department of Transportation (FDOT) transit meeting for low-income individuals next month.

 Ms. Ash and Mr. O'Shea continued to review the Incentives.

 Discussion ensued regarding the square footage of Accessory Dwelling Units (ADU), there is still an option for guest houses which are supposed to be for temporary use and they are not supposed to have built in appliances, not many ADUs are being built, cost of construction can raise the value of your property, half dwelling units have been approved, but need to review the parking restrictions, could recommend the number of parking spaces be based on the number of bedrooms per unit rather than a flat number based on square footage, no reduction to parking for half dwelling units, smaller units with less setback for PDR if affordable, no specific tiny home zoning district, multi-family zoning could allow tiny homes, but maximum square footage would need to be restricted, State defines the square footage for tiny homes at 400 square feet, but Appendix Q in the LDC has special provisions for tiny homes that are 400 square feet or less, per the Florida Building Code, cleaning up some issues regarding roads, but these must meet the Public Works manual, and transportation.

Ms. Young-Gopie noted properties can be put on the surplus list for affordable housing, and the information is listed on the County's website.

 Discussion continued regarding funding from surplus properties being sold and using those dollars toward affordable housing, if there is land that is not designated for affordable

housing, the County can do what they want with it, there was a letter in support of this from AHAC to the Board of County Commissioners, if land is suitable for affordable housing, it should either be given to an affordable housing project, or if sold, the proceeds from the sale should be used for affordable housing, but this has not been adopted as a policy, SHIP funding is based on AHAC, what are the guidelines for determining if a property is suitable for affordable housing, should revisit Incentive K for locational criteria, transportation hubs, make a distinction regarding median income, look at transportation cost, have housing in areas where there is industry, future of mass transit for Manatee County, transition for transit going to an Uber model, staff looks at trends when development is coming in, have developers build bus pads, looking to ask the Board for a recommendation, discuss with FPL the possibility of funding for affordable housing, eliminating density requirements, connect density with mass transit availability, compatibility with surrounding areas, Comprehensive Plan rewrite, what are current stumbling blocks for affordable projects, Live Local requirements in legislative committees, and what are other Counties are doing.

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Ms. Ash reviewed past accomplishments.

8. **MEETING SCHEDULE**

Ms. Ash noted the schedule of meetings is set by the Advisory Board. AHAC falls under Florida Sunshine laws, and attendance is important. She also reviewed the Pledge of Public Conduct.

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Chairman Reinhart explained the process the Board uses, he would like to look at urban core as an area for affordable housing due to transit availability, definitions of compatibility, and what are employers looking for. He suggested meeting every other month.

9. **NEXT MEETING**



The next meeting will be held on March 18, 2024.

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10. **MEMBER COMMENT**

Commissioner Kruse noted there is a virtual conference regarding Live Local, and he is the elected official attending.

There being no member comment, Chairman Reinhart closed member comment.

11. **PUBLIC COMMENT**

There being no public comment, Chairman Reinhart closed public comment.

ADJOURN

There being no further business, Chairman Reinhart adjourned the meeting at 4:19 p.m.

Minutes Approved: _____