

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
February 24, 2025**

Present were:

Stephen Rinehart – Chairman
Glen Gibellina – Vice-Chairman
Matthew Bender
Michael Boyle
Rita Goff
Lois Meyers
Tal Siddique, Board of County Commissioners

Absent were:

Kenneth Ellis
Allison Imre
Laura Tanksley

Two seats are vacant

Also present were:

Tracie Adams, Deputy Director, Community and Veteran's Services
Deborah Ash, Community Development Coordinator
Elizabeth Shulman, Development Services
Hannah Bishop, Deputy Clerk, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

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1. **CALL TO ORDER**

 Deborah Ash, Community Development Coordinator called the meeting to order at 3:02 p.m.

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

Ms. Ash conducted the Pledge of Allegiance and Roll Call, and noted Member Booth resigned.


3. **DECLARATION OF A QUORUM**

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

4. **WELCOME**

 Ms. Ash welcomed the Affordable Housing Advisory Committee (AHAC) members.

5. **INTRODUCTION OF ADVISORY BOARD MEMBERS**


 All the members introduced themselves.

6. **ELECTION OF OFFICERS**

Hannah Bishop, Deputy Clerk of the Circuit Court, opened the floor for nominations for Chairman.

Nominations – Chairman
Stephen Rinehart by Glen Gibellina

Member Rinehart was elected Chairman by a majority vote.


 Chairman Rhinehart opened the floor to nominations for Vice-Chairman.

Nominations – Vice-Chairman


Glen Gibellina by Chairman Rhinehart


Member Gibellina was elected Vice-Chairman by majority vote.

7. MINUTES

 A motion was made by Member Siddique, seconded by Member Gibellina, and carried 7-0, with Members Ellis, Imre, and Tanksley absent, to approve the minutes of November 18, 2024.


8. OVERVIEW AND STATUTORY REQUIREMENTS


 Deborah Ash, Community Development Coordinator, utilized a slide presentation reviewing Sunshine Law, Statutory requirements, purpose of the AHAC Board, State Housing initiatives Partnership Program (SHIP) Chapters 67 through 37, Ordinance 08-44, objective 6.1.3, Land Development Code (LDC) Section 511.1, Accessory Dwelling Units (ADUs), and LDC Section 545, Housing Program.

 Discussion ensued regarding SHIP funding strategy, down payment assistance, and certified lenders.

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9. DISCUSSION ON PRIORITIZING INCENTIVES FOR IN-DEPTH REVIEW

 Chairman Rhinehart provided the incentives to the AHAC Board, requested members review and provide which incentives should be reviewed in-depth, and other topics for discussion.

 Discussion ensued regarding cost per square foot to build affordable housing units, condominium plats, Comprehensive Plan re-write, traffic studies, affordable housing coordinator position, February 19, 2025 work session, Accessory Dwelling Unit (ADU) improvements, total amount of residential and affordable housing building permits, inventory of locally owned lands, tax credits, rent and purchase rates, housing concerns, density, affordable housing designated areas, duplexes, zero lot line, workforce development, School Board impact fees, impact fees, financial incentives for affordable housing, review the development process, response times from staff, Board set a goal for the amount of affordable units this year, RV's as an affordable housing solution, selective on future development, overlay map, have a joint meeting with the Board, context classification, credit scores, Homeowner Association (HOA) fees, and mapping.

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(Depart Commissioner Siddique)

10. MEETING SCHEDULE

 Chairman Rhinehart reviewed the 2025 meeting schedule.


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11. NEXT MEETING


 The next meeting is scheduled for March 24, 2025, from 3:00 p.m. to 5:00 p.m., in the Administration Building, Manatee Room Fifth Floor, 1112 Manatee Avenue West, Bradenton.

12. MEMBER COMMENT


 Chairman Rhinehart requested information on infill lots.

 Member Gibellina noted there is an agenda item during Board meetings for Advisory Boards to present items of interest.


 A motion was made by Member Gibellina, seconded by Chairman Reinhart, and carried 7-0, with Members Ellis, Imre, and Tanksley absent, to appoint himself as the AHAC representative to speak at Board Meetings.

 Member Boyle requested the cost per unit for development be reviewed, and spoke on Moratoriums.

Discussion ensued regarding Moratoriums.

 There being no further Member comments, Chairman Rinehart closed Member comments.

13. **PUBLIC COMMENT**

 Braden Curry commented on Manatee County staff, review times, requested a way to facilitate affordable housing development, and shared the financial breakdown of his current development.

There being no further public comments, Chairman Rinehart closed public comments.

ADJOURN

There being no further business, Chairman Rinehart adjourned the meeting at 4:48 p.m.

Minutes Approved: _____