

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
February 9, 2026**

Present were:

Stephen Rinehart, Chairman
Michael Boyle, Vice-Chairman
Matthew Bender
Sheila Fialkowski
Glen Gibellina
Rita Goff
Missy Parmenter
Rebecca Prado
George Kruse, Board of County Commissioners

Absent were:

Allison Imre
Lois Meyers

One seat is vacant.

Also present were:

Tracie Adams, Deputy Director, Community and Veterans Services
Deborah Ash, Affordable Housing Coordinator
Helena Yeatman, Community and Veterans Services
Elizabeth Shulman, Senior Planner
Vicki Tessmer, Board Records Supervisor, Deputy Clerk, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

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1.  Chairman Rinehart called the meeting to order at 3:01 p.m.
2. **PLEDGE OF ALLEGIANCE/ROLL CALL**
Chairman Rinehart led the Pledge of Allegiance and conducted the Roll Call.
3. **DECLARATION OF A QUORUM**
A quorum was declared, with Members Imre and Meyers absent.
4. **WELCOME**
 Deborah Ash, Community Development Coordinator, used a slide presentation to provide an overview of the role the Affordable Housing Advisory Committee (AHAC) plays and the Statutory Requirements to approve/amend Incentives A-K, for affordable housing projects. If an annual report is not provided to the State, the County would have to forego State funding.
5. **INTRODUCTIONS**
Affordable House Advisory Committee (AHAC) Members introduced themselves. Items Members wish to discuss include impact fees, incentives, In God's Backyard (IGBY) (affordable housing being built on church property), and being part of a community.

6. **ELECTION OF OFFICERS**

Vicki Tessmer, Board Records Supervisor, opened the floor for nominations for Chairman.

Nominations – Chairman

Member Rinehart by Member Gibellina

Nominations were closed and Member Rinehart was elected Chairman.

Nominations – Vice-Chairman

Member Gibellina by Chairman Rinehart

Member Boyle by Member Fialkowski

Nominations were closed, and Member Boyle was elected Chairman by majority vote.

7. **PRIORTIZING INCENTIVES**

Ms. Ash, stated the County has not received the funding allocation from the State.

Tracie Adams stated the County Fiscal Year is October 1 to September 30.

 Discussion ensued regarding rental assistance based on AMI (Annual Median Income), the Board of County Commissioner is actively working on reducing AMI for rental markets, impact fees for ownership are still high, House Bill 675 is actively looking at reducing the State AMI from 120 to 100 percent, infill projects may help with ownership, Lakewood Ranch is not set up for affordable rents, need incentives for building homes for ownership, most nationwide building programs are for rentals, Housing and Urban Development (HUD) sets the maximum amounts for affordable housing, how have State Housing Initiative Partnership (SHIP) funds been used previously, the annual report has this information, no minimum lot size would be helpful, have a presentation by Transportation, timing for submitting annual report to the State, if something works in another county, copy the model, Winter Springs has an ordinance, non-binding hearing incentive, tighten up certain incentives, up-front money to build an affordable housing project is the biggest barrier, add language to put in the Land Development Code to make approvals administrative, public wants their input considered, impact fees are waived for affordable housing, Land Use Restriction Agreement (LURA), a particular LURA for 20 percent affordable housing, did not include financial incentives for the developer, three projects have been submitted, but have not received final approval, use GIS (Geographic Information Systems) maps to search for any Live Local projects in the State, members can pick certain incentives to scrutinize, final report to the State has to address all incentives, even if the incentive specifies “no changes”, reduce subjectivity and increase administrative approvals, focus on small and medium sized developments, current Board is not favorable to developers and builders, possibility of down payment assistance from Turning Points and Salvation Army, advocate for proceeds from surplus property, sold by the County, being applied to affordable housing, and SHIP funding is for home rehabilitation and rebuilding, but it is a smaller amount.

 Ms. Ash noted she will distribute information (SHIP income and rent limits, Shimberg Center for Housing Studies 2025, and Live Local Act Map Link), discussed at this meeting. Florida Housing will be at the March meeting making a presentation. Members will receive a survey to complete. The City of Bradenton is questioning if AHAC is interested in having a joint meeting.

8. **MEETING SCHEDULE**

 Ms. Ash reviewed the 2026 Meeting Schedule. The public hearing is in November.

9. **NEXT MEETING**

 The next meeting is scheduled for March 9, 2026, at 3:00 p.m., at the Manatee County Administrative Building (1112 Manatee Avenue West), Fifth Floor, Manatee Room.

10. **MEMBER COMMENT**

Member Parmenter requested choosing incentives to discuss.

 Chairman Rinehart requested a policy to approve Tree Trust Funds administratively, and questioned Incentive I, Transportation Fees, and Incentive H. He suggested researching the incentives and noted some have already been vetted. It is important for there to be less money spent to get approval.

 Member Gibellina requested an update on County-owned surplus properties.

Ms. Ash noted the surplus property is listed on the Affordable Housing web page (https://www.mymanatee.org/gisapps/pm/surpluslands/Information_Sheets/Available_Surplus_Property.pdf)

Discussion ensued that national homebuilders do not build affordable housing, Board of County Commissioners needs to decide how much affordable housing they want, and the main goal is to make housing affordable for everyone, not just helping one developer.

11. **STAFF UPDATES**

There were no staff updates.

12. **PUBLIC COMMENT**

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

13. **ADJOURN**

There being no further business, Chairman Rinehart adjourned the meeting at 5:05 p.m.

Minutes Approved: _____