

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

Present were:

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




Two seats are vacant.

Also present were:

Deborah Ash, Community Development Coordinator  
Helena Yeatman, Affordable Housing Coordinator  
Elizabeth Shulman, Senior Planner  
Tracie Adams, Community and Veterans Services, Deputy Director  
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 3:02 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, and Chairman Rinehart announced Rebecca Prado resigned from the Affordable Housing Advisory Committee (AHAC).
4. **MINUTES**  
A motion was made by Member Bender, seconded by Member Gibellina, and carried 10-0, to approve the minutes of November 3, 2025, and February 9, 2026.
5. **AHAC SUPPORT INITIATIVE**  
 Lowell Atkinson and Michael Chaney, Florida Housing Coalition, used a slide presentation to review the purpose of the Florida Housing Coalition, offer free training and technical assistance to local governments and non-profits under the Catalyst Program, support initiatives, comprehensive review of land development regulation, past AHAC reports, housing policies, funding tools, public land, organizational capacity, and relevant data, Florida Statute 420.9076, State Housing Initiative Partnership (SHIP) allocation, primary obligation, and the annual report with recommendations on local housing initiatives.

Mr. Chaney continued the slides to discuss factors for making housing affordable, decrease interest rates on money being borrowed to make housing affordable, decrease housing related debt, reduce cost of building (regulatory reform), summary of AHAC responsibilities, review existing plans, policies, and procedures, recommended improvements to existing policies, the eleven AHAC Strategies, expedited permitting and housing impact statement are required incentives, deferring fees, density bonuses for building affordable housing, reservation of infrastructure for ADUs (accessory dwelling units), flexible lot configurations (zero lot lines), modification of street requirements, housing impact statement is constantly under review, available public lands suitable for affordable housing, and transit oriented development.

Mr. Chaney continued the slides to review the first recommendations to focus primarily on reviewing the 11 incentive strategies to produce the AHAC Report, involve professional staff to help understand current policies and regulations, have three or four meetings in a three-month period, while scheduling the public hearing followed by a County Commission meeting, use the collective experience of the AHAC members, have a manageable set of strategies, form subcommittees, and encourage creative approaches.

Discussion ensued regarding bills going through the legislature that affect affordable housing, Starter Home Act, ADU Act is still alive, Senate does not want a short-term rental provision, Live Local Act 4.0, amendment to opt out was denied last week, SHIP allocations for rural communities, and Manatee County is getting \$3 million in SHIP funds.


Mr. Atkinson continued the slides to address the difference between publicly subsidized housing, and market rate housing affordable for occupants, should Manatee require affordability, having strong enough incentives to justify affordability requirements, and the local housing toolkit.

Mr. Atkinson continued the slides to review the survey results from AHAC members, developers are accessing additional density but not building real affordable housing, financing and red tape and rising costs for developers, incentives implemented effectively include expedited permitting, fee waivers, and ADUs, members feel the incentives are not being implemented effectively, members feel other priorities should include form-based code, funding sources for developers, down payment assistance for homebuyers, better support for small-scale housing projects, and SHIP funding for rental assistance, administrative hurdles include failure to make a quorum, not enough meetings, and televise meetings, outside sources that could benefit AHAC, deficit of affordable housing, and choose two or three specific strategies to focus on.


Discussion ensued regarding jurisdictions that have an additional tax for affordable housing, other sources of outside funding, explore rental assistance, is there a case study of a municipality regarding communication to help citizens take advantage of resources, zoning and income verification, non-profit builders are usually small organizations, for-profits can participate, but they have a certain amount of affordable housing, SHIP is primarily used for home ownership, funding for infrastructure would benefit everyone, how would form-based code benefit the community, and pocket neighborhoods.

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6. **NON-BINDING HEARING UPDATE**


 Deborah Ash, Community Development Coordinator, noted staff met with a Planner in Winter Springs, and they confirmed they used form-based code, and the pre-application process takes place prior to the Board of County Commissioners having a non-binding

hearing. Sometimes the Commissioners provide feedback, but not always. There is also a small fee charged to have the non-binding hearings. Several types of projects will have non-binding hearings, not just affordable housing.

 Discussion ensued that Chairman Rinehart will address the Board of County Commissioners (Board) on March 24, 2026, to address the idea of non-binding hearings, this was presented to the Board in December, would like to get direction, developers can weigh in if they want this, and Manatee asking to have non-binding hearings for 80 percent AMI (Average Median Income),

Elizabeth Shulman, Senior Planner, clarified the difference between ordinances (changing the code) and resolutions (changing policy).

Tracie Adams, Deputy Director, Community and Veterans Services, stated a motion can be made to create a process for the Board to implement.

 Discussion continued to discuss fees from surplus sales going to the Affordable Housing Trust Fund, and preserve impact fee waivers for ownership in the 80-120 percent AMI.

7. **INCENTIVES FOR FURTHER EVALUATION**


This item was not discussed.

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8. **MEETINGS**

The next meeting is scheduled for April 6, 2026, in the 5th Floor Manatee Room, County Administrative Building, 1112 Manatee Avenue West.

9. **MEMBER COMMENT**

 Member Gibellina distributed a handout regarding the Heart Initiative, providing elderly homeowners the ability to convert rooms to an efficiency they can rent out, to assist staying in their homes.


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

10. **STAFF UPDATES**

Ms. Ash noted Rachel Layton, Division Manager and Impact Fee Administrator, will attend the next meeting to address pocket communities.

11. **PUBLIC COMMENT**

 Marcus Davis, Blue Sky Communities, provided an update on Cedar Cove, targeted to the family demographic, with 80 units.

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

12. **ADJOURN**

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

Minutes Approved: April 6, 2026