

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
October 6, 2025**

Present were:

Stephen Rinehart, Chairman
Matthew Bender
Katie Booth
Michael Boyle
Allison Imre (entered during meeting)
Tal Siddique, Board of County Commissioners

Absent were:

Glen Gibellina, Vice-Chairman
Rita Goff
Lois Meyers

Three seats are vacant.

Also present were:

George Kruse, County Commission Chairman
Deborah Ash, Community Development Coordinator
Helena Yeatman, Community and Veteran Services
Tracie Adams, Community and Veteran Services
Jackie Edouard, Board Records, Clerk I, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

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1. Chairman Rinehart called the meeting to order at 3:04 p.m.

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



Chairman Rinehart led the Pledge of Allegiance and conducted the Roll Call. In as much as a quorum was not available, a work session ensued.

5. **FLORIDA HOUSING ANNUAL HOUSING COALITION ANNUAL CONFERENCE**



A duly advertised hearing was set to discuss Florida Housing Coalition Annual Conference Takeaways and 2025 Housing Championship Award for Local Officials – Commissioner George Kruse




Commissioner Kruse presented highlights from the Florida Housing Coalition Annual Conference, and shared key themes focused on improving community engagement between the public, officials and developers, supporting smaller lot sizes and accessory dwelling units (ADUs) to expand affordable housing options and debating Senate Bill 180, which limits local government control over growth management. Commissioner Kruse noted the conference is an affordable and valuable resource for staying informed about statewide housing policies and best practices.



Discussion ensued regarding concerns about how smaller lot sizes align with existing compatibility standards in Manatee County noting that planning staff often cites lot size differences as grounds for incompatibility. Planners follow the current Comprehensive Plan


and Land Development Code, which are set by the Board of County Commissioners, not personal opinions. He emphasized that residential developments should generally be considered compatible with one another and that outdated regulations are limiting affordable housing opportunities.

 Discussion expanded to the challenges of nonconforming lots, density limitations, and subjective interpretations of compatibility lacks clear definition and leaves room for inconsistent interpretation, and simplifying the Code and adopting clearer standards such as form-based code. could help reduce costs, uncertainty, and delays in developing affordable housing.


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(Enter Member Imre)


3. **DECLARATION OF A QUORUM**


 A quorum was declared, with Members Lois Meyers, Rita Goff and Glen Gibellina absent.

4. **MINUTES**


 A motion was made by Member Bender, seconded by Commissioner Siddique, and carried 5-0, with Members Lois Meyers, Rita Goff and Glen Gibellina absent, to approve the minutes of September 8, 2025.

8. **REVIEW OF LIVABLE MANATEE HOMEOWNERSHIP FINANCIAL INCENTIVES FOR 100 PERCENT AMI**

 Chairman Rinehart presented his proposal to establish 100 percent Area Median Income (AMI) category for affordable homeownership projects. Using a handout, he explained that current impact fee deferrals apply only to rental projects at 80 percent AMI or below, and he suggested expanding support to include 100 percent AMI homeownership to make projects more feasible for builders and buyers. He emphasized that his focus is affordable homeownership rather than rentals, illustrating that at current interest rates and housing costs, households at 80 percent AMI struggle to qualify for mortgages due to debt-to-income constraints. By including a 100 percent AMI category, Rinehart argued, builders could better accommodate typical buyers who have vehicle or credit debt while still maintaining affordability. He recommended the Committee consider advising the Board of County Commissioners to recognize and implement a 100 percent AMI level for ownership incentives to help bridge the gap between 80 percent and 120 percent housing options.

 Commissioner Kruse questioned the need for a new policy, explaining that developers already receive full impact fee waivers for homeownership projects up to 120 percent AMI and can voluntarily choose to restrict sales to 100 percent AMI without requiring a formal policy change. Such voluntary commitments are typically viewed as favorable by the Board of County Commissioners.

Member Rinehart clarified that his intent was not to seek additional benefits but to create clearer recognition for projects serving the 100 percent AMI range, helping distinguish them from market-rate developments. After discussion he acknowledged that the current system already allows for flexibility and that clearer communication or educational materials for builders might be sufficient instead of adding a new policy category.

 Commissioner Kruse received a state-level championship award at the conference in

recognition of his advocacy for affordable housing regulations.



Commissioner Siddique commented that creating a 100 percent AMI category seemed mostly cosmetic, as developers can already present projects at that level voluntarily. He noted that few projects currently serve even 80 percent AMI range and questioned whether a true distinction exists between 100 percent and 120 percent AMI products. Some developers successfully build affordable homes without incentives by improving efficiency and reducing costs, suggesting that high land prices and a complex incentives process, not AMI, limits the amount of affordable housing projects.

6. **RESEARCH UPDATE – NON-BINDING HEARINGS**



Discussion ensued regarding the Affordable Housing Committee discussed the status of its proposal for non-binding preliminary review hearings for affordable housing projects, a workshop hearing is functionally within the Board's purview, as it allows for feedback without motions or binding votes, consensus was that this optional process would be valuable to developers of affordable housing projects, as it would allow the Board to give early feedback and potentially save the developer from investing significant engineering costs on a project that would likely be rejected later.

Discussion continued regarding review of draft language for a formal recommendation to the Board of County Commissioners (BOCC, key conditions in the draft language, table this item to allow Member Rinehart to finalize the language and conditions including clarifying the required AMI level and the affordability period for a formal vote and recommendation at the next meeting.



A motion was made by Member Imre, seconded by Member Bender, and carried 5-0, with Members Meyers, Goff, and Gibellina absent, to require

- The applicant to hold a pre application meeting with Manatee County staff;
- The applicant to complete and submit a non-binding preliminary review application;
- The applicant will agree to a LURA (Land Use Restriction Agreement) for the project under review for at least 25 years
- The project shall meet the current AMI requirement categories; and
- The applicant further agrees that this non-binding review shall not be relied upon by the applicant as final decision and shall not be construed in any manner as creating any vested right or entitlement for the development of the subject property.

By requesting and participating in this optional preliminary review process. the applicant shall be deemed to have read and agreed to this code provision and to hold the BOCC and its officials harmless for any future action they may have taken based on the results of the preliminary review pursuant to this section.



The board members have concerns that the recommendation may get lost in a pile so they requested that staff reach out to the Board of County Commissioners to highlight this specific recommendation and ensure it receives the necessary attention and consideration.

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7. **FINAL REVIEW /EDITS AHAC REPORT- INCENTIVES A-K**



No changes to the incentives were recommended.

Incentive A

The processing of approvals of development orders or permits, as defined in s.

163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

Incentive B

The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Incentive C

The allowance of flexibility in densities for affordable housing.

Incentive D

The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Incentive E

The allowance of affordable accessory residential units in residential zoning districts.

Incentive F

The reduction of parking and setback requirements for affordable housing.

Incentive G

The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Incentive H

The modification of street requirements for affordable housing.

Incentive I

The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Incentive J

The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Incentive K

The support of development near transportation hubs and major employment centers and mixed-use developments.


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9. **NEXT MEETING**




The next meeting is the annual Public Hearing on November 3, 2025, to be held at the County Administration Building, Manatee Room – 5th Floor, 1112 Manatee Avenue West, Bradenton 34205.

10. **MEMBER COMMENT**

 Commissioner Siddique asked that the form-based code discussion be postponed to the November meeting. The board is recommending a consultant, and staff would need to get with management for more information.

 Tracie Adams, Community and Veterans Service Deputy Director, requested affordable units in projects be set aside for ages 60 and over.


11. **PUBLIC COMMENT**

 Sheila Gakouski, a regional apartment manager, asked whether the county offers incentives for converting existing market-rate units into affordable housing instead of building new development. She suggested deferring future impact fees or offering tax breaks to encourage landlords to keep rents below market rates.

Staff explained no current program exists. Commissioner Siddique requested that Ms. Gakouski send him an email regarding potential economic development incentives. A few questions outside of the scope of this meeting were asked so Ms. Gakouski was told to follow up with staff.

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

ADJOURN

 There being no further business, Chairman Rinehart adjourned the meeting at 4:57 p.m.

Minutes Approved: _____