



# AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) A G E N D A



DATE/TIME: MONDAY, September 14, 2026  
Regular Meeting 3:00PM – 5:00PM  
LOCATION: MANATEE COUNTY ADMINISTRATION BUILDING  
**MANATEE ROOM – 5<sup>th</sup> FLOOR**  
1112 Manatee Avenue West  
Bradenton, FL 34205  
TELEPHONE: DEBBEE ASH  
(941) 749-3029, ext. 3478  
COMMUNITY AND VETERANS SERVICES DEPARTMENT

---

## AHAC General Duties {420.9071(3)}:

- Recommend specific initiatives and incentives to encourage or facilitate affordable housing as provided in s. 420.9076. (Incentives A through K)
- Main Objective: Review Comp Plan and LDC for barriers to affordable housing

## Purpose of AHAC 420.9076(4)

- Annually, the advisory committee shall review the established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plan of the appointing local government and shall recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.
- The recommendations may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the local government comprehensive plan and corresponding regulations, ordinances, and other policies.

## Regular Meeting

### I. Call to Order

### II. Pledge of Allegiance and Roll Call

### III. Declaration of a Quorum

### IV. Approval of Meeting Minutes – June 1, 2026

### V. Exemption of minimum lot size within the Urban Core – LDC Text Amendment – Rachel Layton, Development Services

### VI. Parking minimums – LDC Text Amendment – Rachel Layton, Development Services

### VII. Best practices for Land Development application process for Affordable Housing - John Osbourne, CEO Green Street Associates

### VIII. Discussion- Affordable Housing Development Process – Steve Rinehart

### IX. Next Meeting

- October 12, 2026 – Advertised Public Hearing followed by regular meeting
- Administration Building, Manatee Room – 5th Floor
- 1112 Manatee Avenue West, Bradenton, FL 34205

**\*\*Please make every effort to be in attendance at this Public Meeting so we can approve the report with the required quorum**

### X. Member Comment

### XI. Staff Updates

### XII. Public Comment

### XIII. Adjournment

*The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), should contact Carmine DeMilio at (941) 792-8784 Ext. 8203 or [carmine.demilio@mymanatee.org](mailto:carmine.demilio@mymanatee.org)*

**NOTE: Two (2) or more members of the Board of County Commissioners may plan to attend and participate in the above-referenced Affordable Housing Advisory Committee meeting.**

## **PLEDGE OF PUBLIC CONDUCT**

**WE MAY DISAGREE, BUT WE WILL BE RESPECTFUL OF ONE ANOTHER**

**WE WILL DIRECT ALL COMMENTS TO ISSUES WE**

**WILL AVOID PERSONAL ATTACKS**