

**MANATEE COUNTY AFFORDABLE HOUSING  
ADVISORY COMMITTEE REGULAR MEETING  
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM  
1112 Manatee Avenue West  
Bradenton, Florida  
November 18, 2024**

**Present were:**

Stephen Rinehart, Chairman  
Rita Goff  
Keith Green  
Allison Imre  
George Kruse, Board of County Commissioners

**Absent were:**

Erick Pons, Vice Chairman  
Kenneth Ellis  
Brandon Johnson  
Lois Meyers

Three seats are vacant


**Also present were:**

Deborah Ash, Community Development Coordinator  
Hannah Bishop, Deputy Clerk, Clerk of the Circuit Court


**AGENDA AND SIGN-IN SHEET**

HC20241118DOC001

**1. CALL TO ORDER**

 Chairman Rinehart called the meeting to order at 3:06 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 Pons, Ellis, Johnson, and Meyers absent.

**4. ADVERTISED PUBLIC HEARING**

 A duly advertised hearing was held to review the 2024 Incentive Review and Recommendation Report.

 A motion was made by Member Green, seconded by Member Imre, and carried 5-0, with Members Pons, Ellis, Johnson, and Meyers absent, to adopt Incentives A-K. HC20241118DOC002

**5. OVERLAY DISTRICT DISCUSSION**


 Elizabeth Shulman, Senior Planner, reviewed the Overlay Districts, zoning overlay districts, incentives could be increased, Urban Corridor areas, the process for applying for an overlay, the types of incentives for overlays, and an overlay does not need to be established for affordable housing to take place.

Discussion ensued regarding the process for applying for an overlay, an understanding of what an Overlay is and the location of the districts, locations for affordable housing, and the Urban Corridor.


6. **MEMBERSHIP TERMS**


 Deborah Ash, Community Development Coordinator, thanked the Members whose term is expiring, and noted new Members will be appointed in January of 2025.


7. **NEXT MEETING**

 The next AHAC meeting will be held February 24, 2025, from 3:00 p.m. – 5:00 p.m. at the Administration Building, Manatee Room, 5th Floor, 1112 Manatee Avenue West, Bradenton, Florida 34205.

8. **MEMBER COMMENT**


 Member Green congratulated Commissioner Kruse on being re-elected.

 Member Goff asked if there are any other areas going to be deemed for affordable housing, other than the three approved projects in Lakewood Ranch, and the 25 percent Area Median Income (AMI) being higher for affordability.

 Discussion ensued regarding the down payment assistance program and the benefits, the program being a lottery system, and State Housing Initiatives Partnership (SHIP) funding.


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

9. **PUBLIC COMMENT**

 Marcus Davis, Blue Sky Communities, thanked staff for all of their support with Cedar Cove Development, and wants to help bridge the gap with affordable housing.

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

**ADJOURN**

 There being no further business, Chairman Rinehart adjourned the meeting at 3:52 p.m.

Minutes Approved: \_\_\_\_\_