AGENDA AND SIGN-IN SHEET

1. CALL TO ORDER
   Vice Chairman Maruca called the meeting of the Affordable Housing Advisory Committee (AHAC) to order at 3:07 p.m.

2. PLEDGE OF ALLEGIANCE/ROLL CALL.
   The pledge of allegiance and roll call was conducted.

3. DECLARATION OF A QUORUM.
   A quorum was declared.

4. APPROVAL OF MEETING MINUTES FROM NOVEMBER 16, 2020
   A motion was made by Member Gibellina, seconded by Member Guillory, and carried 5-3 with Members, Hoover, Maruca, and Glasgow opposed, to approve the minutes of November 16, 2020.

5. UPDATE OF STATUS OF REVISIONS TO SECTION 545
   William O'Shea, Building and Development Services, gave an update on the Land Development Code (LDC). The adoption will take 30 days before it becomes effective. The revisions include deferring fees and deleting the sidewalk provisions. There is a need to revisit tree protection and the tree trust fund. If the developer does not meet the requirements of affordable housing, the development will be rezoned.
Upon question Mr. O’Shea clarified, the changes were explained at a previous meeting and the revisions were provided.

6. **AHAC ORIENTATION – MICHAEL CHANEY – TECHNICAL ADVISORY, FLORIDA HOUSING FINANCE CORPORATION**

Michael Chaney, Technical Advisor of Florida Housing Coalition (FHC), shared a slide presentation regarding the Affordable Housing Catalyst Program. The organization is a Non-Profit focused on the State Housing Initiatives Partnership (SHIP). AHAC can be a catalyst for regulatory reform. Making housing affordable may include increasing household income, decreasing the interest rate on money borrowed, and decreasing housing related debt. AHAC is designed to help local government consider how its policies, rules, and regulations affect the cost of housing development to encourage affordable housing. The SHIP funding is contingent on AHAC activity.

(Enter Mark Vengroff during presentation)

Discussion ensued regarding affordable housing approaches, there will be a webinar in March providing information on housing funding sources, combining several sources of subsidies deep down payment assistance would provide support, and the County received about $3.5 million from SHIP for housing assistance.

Mr. Chaney continued the presentation. AHAC’s responsibility is to produce an annual report with recommendations on local affordable housing incentives. If AHAC does not produce an annual report, the SHIP jurisdiction is out of compliance and cannot receive new funding. AHAC updates include having a County Commissioner elected on the board, and a report must be submitted annually to FHC. There is a guidebook for the affordable incentive strategy report.

Discussion ensued regarding AHAC’s responsibilities, AHAC is not responsible for making improvements to SHIP strategies, AHAC has been created due to the County receiving SHIP money, and after AHAC’s report has been created other responsibilities may be advocated for.

Lee Washington, Director of community and veteran services, introduced himself.

7. **LIVABLE MANATEE: WAIVING IMPACT FEES OR INCREASING BUDGET**

Rowena Elliott, Redevelopment and Economic Opportunity, provided a brief explanation on Livable Manatee. Livable Manatee was established in 2017 to help combat some of the development cost for affordable housing. A portion of funding is allocated every year for housing assistance. Depending on the amount of funding, a Land Use Restriction Agreement (LURA) can be utilized. The program is supposed to offset the cost with affordable units. The source of the funds are general funds.

Member Kruse expressed concerns about Livable Manatee. Livable Manatee is just money taken from the County. Currently impact fees are general tax dollars being allocated to Livable Manatee, and they need to be waived. The biggest problem with Livable Manatee is paying the School Boards impact fees. There are better ways to encourage affordable housing than using Livable Manatee.

Discussion ensued concerning impact fees, the money collected from impact fees does not come from the affordable housing sector, the comprehensive plan is outdated, focus should be on redevelopment and fixing impact fees, and AHAC is used for incentives A through K.
A motion was made by Member Hoover and seconded by Vice Chairman Maruca to recommend to the Board of County Commissioners (BCC) to waive impact fees for affordable housing.

Discussion occurred regarding the motion, more information needs to be provided, those funds are for a purpose to make sure the criteria is set for specific departments, impact fees for one family are about $5,000 to $7,000 per unit, and there is a major need for affordable housing units.

Vice Chairman Maruca shared communication with Tropicana to acquire land for affordable housing.

The motion carried 8-1, with Member Vengroff voting nay.

8. **NEXT MEETING**
The next meeting will be March 21, 2022, in the Administration Building 5th floor Manatee room.

9. **PUBLIC COMMENT**
   - Pat Benson requested a link to the revision for waiving impact fees, inquired about the approval process for SHIP funding and if there is an application. There is a need for affordable housing.
   - Ms. Ash explained the applicants for SHIP down payment assistance are citizens who work with a certified lender. The Rehab and Replacement Program has an annual entry form for citizens to apply. When funding is received it is distributed down the list of applicants.
   - Jean Shoemaker, Manatee County citizen, inquired about how affordable housing is defined, and she would like AHAC to address infrastructure.
   - Member Gibellina explained the ALICE report, by United Way, identifies the criteria for applicants eligible to receive funding.

10. **MEMBER COMMENT**
    - Member Guillory shared how housing is effecting citizens. She is constantly communicating with mothers living in their vehicle with their kids. Out of 25 applicants who went through the first time homeowner program, only three people qualified. There needs to be more support for renters.
    - Member Hoover explained he would like a one to two page overview from the administration about the cheat sheet.
    - Vice Chairman Maruca shared insight on manufactured and modular homes. Acquiring a manufactured or modular home will take roughly eight to twelve months and then a cost of $3,000 would be charged for every additional month waiting. The homes most citizens would like to buy has a 24-month wait and high prices are pricing people out. There is a need for multi-family housing. In the last three years, only seven houses were built for affordable housing.
Mark Vengroff inquired if AHAC has ever discussed anything about property taxes for multifamily.

Member Gibellina explained the Property Appraiser is a separate entity and the County Commission cannot make a decision on the matter.

Member Kruse shared there has been a proposal made to allow municipalities to waive or reduce taxes for affordable housing. The reality is that rents are going up as well as real estate and property insurance. Capping real estate taxes will help rents from increasing.

Member Guillory explained the cheat sheet Member Hoover inquired about was distributed by staff on December 14th.

**ADJOURN**

There being no further business, Vice Chairman Maruca adjourned the meeting at 5:03pm.

Minutes Approved: ______________