MANATEE COUNTYAFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
NOVEMBER 15, 2021

Present were:
Stephen Rinehart, Chairman
Divina Westerfield-Marueca, Vice-Chairman
William Conerly
Mark Dunlop
Glen Gibellina
Sharon Glasgow
Keith Green
Vallerie Guillory
Garin Hoover
Misty Servia, Board of County Commissioners

Absent were:
Mark Vengroff
Kenneth Ellis

One seat is vacant

Also present were:
Sarah Warren, Assistant County Attorney
Denise Thomas, Redevelopment and Economic Opportunity Manager
Deborah Ash, Redevelopment and Economic Opportunity
Row Elliott, Redevelopment and Economic Opportunity
Jamie Schindewolf, Redevelopment and Economic Opportunity
Lisa Wenzel, Building and Development Services
William O'Shea, Building and Development Services
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court
Jonathan Martinez, Board Records, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

1. CALL TO ORDER

   Chairman Rinehart called the meeting to order at 3:07PM

2. PLEDGE OF ALLEGIANCE/ROLL CALL.

   The pledge of allegiance was conducted. Roll call of the members was performed.

3. DECLARATION OF A QUORUM.

   A Quorum was declared.

4. MINUTES

   Motion made by Member Servia, Seconded by member Green and carried 7-3 with
   Members Maruca, Glasgow, and Hoover voting nay, and Members Vengroff and Ellis absent,
   to approve the minutes for October 29, 2020.
5. **ADVERTISED PUBLIC HEARING REVIEW OF 2021 INCENTIVE REVIEW AND RECOMMENDATION REPORT**

Denise Thomas, Redevelopment and Economic Opportunity Manager, explained the public hearing process. If the board has reviewed the Incentives then they can proceed with comments or changes.

**Incentive D**

Discussion ensued regarding infrastructure capacity includes public water, there is no special consideration for this incentive for affordable housing, verbiage shall and must, the term has always been a part of section 545, to determine the maximum density for a project the future land use designation is used, and when the latest affordable housing code amendments were adopted Tables 5 and 6 were added to show the maximum potential.

Discussion ensued regarding Member Gibellina’s Housing overlay, the situation is unique to the County and meetings are scheduled in the near future to discuss the overlay, the issue would be better served at another meeting, from a planning prospective, those situations happen a lot, and the topic is not important to the committee.

Member Guillory asked for clarification on the amount of space a lot needs to be considered buildable.

William O'Shea, Building and Development Services explained the minimum lot size is roughly 3,500 square feet. Each zoning district provides the minimum lot size.

**PUBLIC COMMENT**

There being no public comments, Chairman Rinehart closed comments.

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2021 INCENTIVE REVIEW AND RECOMMENDATION REPORT

Motion made by Member Conerly, seconded by Member Hoover, and carried 10-0, with Members Vengroff and Ellis absent, to accept the 2021 incentive recommendations as stated.

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6. **AFFORDABLE HOUSING INCENTIVES AND FUNDING SOURCES**

Ms. Thomas provided an overview of the funding sources. The Board of County Commissioners is considering waving impact fees for the Livable Manatee program. The Community Development Division oversees several State and federal grants. The programs are tied to a three or five year consecutive plan. The funding that is provided is actually a direct benefit to these individuals. The United States Department of Housing and Urban Development (HUD) serves and provides the end benefit to low income households and mandates all programs. Within the next year, a new plan is set in the making for a new five-year consolidated plan.

Discussion ensued regarding affordable housing incentives, the sources are driven by a plan, having a global projection of funding sources would be helpful to receive a better understanding, and they are all direct benefits.

Motion made by Member Servia and seconded by Member Conerly to ask the Chief Financial Officer for a cheat sheet as of October 1, 2021, containing sources of funding and current balances that pay for affordable housing incentives.

Member Gilbellina requested amending the motion to include Sadowski funds.
Discussion ensued regarding the motion, the Sadowski funds would be included in the source funds, Livable Manatee funds come from County government, the State Housing Initiative Partnership (SHIP) fiscal period is July 1 through June 30 and that is by legislative appropriation, the federal fiscal years runs October 1 through September 30, funds can vary year to year, the federal and State projects are first identified and then given funding, and Livable Manatee funds are reserved and set aside for a project when it comes through and can be identified by a project.

The motion carried 11-0, with Members Vengroff and Ellis absent, to ask the Chief Financial Officer for a cheat sheet as of October 1, 2021, containing sources of funding and current balances that pay for affordable housing incentives.

Chairman Rinehart shared what affordable housing is from a residential point of view. Affordable housing deals with either offsetting cost or offsetting time. When increasing the amount of lots on a parcel, it will offset land and development cost. Fort Myers is cosigning for their developers. If Manatee County cosigned loans for developers it would be helpful for affordable housing. Time is not a great incentive. Speeding up the rezoning process will help affordable housing.

Member Hoover noted the rezoning could be added to the cheat sheet.

Ms. Thomas suggested making the changes into a recommendation.

Member Servia mentioned the process is never simple and hopes the cheat sheet will be helpful for the Board.

Member Gibellina shared he will be meeting with School Board members regarding impact fees.

7. **URBAN CORE RESTRICTIONS**
   Mr. O'Shea explained incentives for multifamily developers. The density incentive is tied to the future land use category. The next level comes from the urban corridors which can go up to a maximum of 40 units an acre. Mix nodes are defined by being on two collectors or higher. In those areas a mixed project can be used to also get higher density. In order to have smart growth people want higher density builds concentrated in certain areas.

   Discussion ensued regarding loosening restrictions, currently more information is being identified on the possibility of loosening restrictions for multifamily and rental units to be within a quarter mile of a transit stop, the requirement is in the Comprehensive Plan the Land Development Code spells out policies.

8. **RECOMMENDED UPDATES**
   Mr. O'Shea explained the progress on the recommended changes. The changes are almost finished. The next step is the review. After it has been reviewed it will be sent to the County Attorney and then to the public hearing.

9. **LOCAL LAW SEMINAR**
Chairman Rinehart reminded the board of the Local Law Seminar to be held November 17, from 1:00 p.m. to 5:00 p.m. via Zoom.

10. **NEXT MEETING**

Discussion ensued regarding next year’s meetings, open discussions about affordable housing should be allowed for future meetings, any ideas should be brought to staff to figure out the logistics, the Board is encouraged to bring thoughts and ideas for the affordable housing crisis as a whole, the legation changed from meeting tri annually now it is changed to annually, having incentives reviewed the other months can be whatever the Board would like and one possibility is having a work session to address the issue of increased rent in Manatee County.

Member Gibellina stated all communication should go to Debbie to distribute to other members to research each other ideas. Affordable Housing problems occur year round and the AHAC should not take any months off.

Discussion ensued regarding framing the issues, meetings should not be designated at work shops, can a block of time could be held during a Land Use meeting to discuss affordable housing, the Committee’s goal is to present ideas to the Board of County Commissioners, is there is a common theme that relates to affordable housing, if anything comes up, Land Trusts seem to be a promising idea, affordable housing is becoming a crisis, rent is doubling, and the Board has to look at the whole picture and see the avenues that can be brought forth to change and help to provide affordable housing.

Motion made by Member Gibellina, seconded by Member Maruca and carried 10-0, with Members Vengroff and Ellis absent, for Member Green to be the AHAC spokesperson.

Member Servia clarified the spokes person can only get ten minutes for quasi-judicial land use items.

11. **MEMBER COMMENT**

Member Green shared how directly the affordable housing crisis is affecting many individuals in the county. Big concerns about not enough apartments. The goal is to take care of the residents who have been in the county the longest.

Member Guillory explained there are many resources to help pay rent up to 6 months ahead.

Member Green hoped that private resources could accommodate those in need. The concern is with the funds being depleted.

Ms. Thomas explained the emergency rental assistance is for households of 80 percent or below.

Member Gibellina expressed that everybody is downsizing, and the County needs to start looking at downsizing some properties.

Chairman Rinehart explained part of the job is to educate the public.
12. **PUBLIC COMMENT**  
There being no public comment Chairman Rinehart closed comments.

13. **ADJOURN**  
There being no further business, Chairman Rinehart adjourned the meeting at 4:58pm.

Minutes Approved: ________________