Present were:
  Stephen Rinehart, Chairman
  Divina Westerfield-Maruca, First Vice-Chairman
  Mark Dunlop
  Glen Gibellina
  Kenneth Ellis
  Garin Hoover
  George Kruse, County Commissioner

Absent were:
  William Conerly
  Sharon Glasgow
  Keith Green
  Vallerie Guillory
  Mark Vengroff

Also present were:
  Rowena Elliott, Affordable Housing Development Coordinator
  Deborah Ash, Community and Veterans Services Department
  Lisa Wenzel, Building and Development Services
  William O'Shea, Building and Development Services
  Jonathan Martinez, Board Records, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET
1. CALL TO ORDER
   Chairman Rinehart called the work session to order at 3:08 p.m.

2. PLEDGE OF ALLEGIANCE/ROLL CALL
   The Pledge of Allegiance and roll call were conducted.

3. DECLARATION OF A QUORUM
   Due to lack of a quorum, a work session was held.

4. REVIEW OF INCENTIVES A THROUGH K TO DETERMINE WHAT INCENTIVES TO PRIORITIZE FOR DISCUSSION FOR THE 2022 AHAC REPORT

   Incentive A
   Upon question by Member Dunlop, William O'Shea, Building and Development Services, explained the Incentive changes. The County and the applicant have a certain review period. Incentive A changed to establish a procedure for the applicant to attend the free scoping and completion meeting so they can understand the expectations.

   Discussion ensued regarding Incentive A, completion review is to expedite the process for every project not just affordable housing, and part of Incentive A is for housing building permits.
Chairman Rinehart stated that straight rezoning with stipulations would be the game changer for affordable housing. A straight rezone is a much quicker process and a site plan is not required.

Mr. O’Shea stated that staff is working on restrictive Euclidian zoning, which would allow staff to stipulate additional requirements to address compatibility. Straight rezones have multiple uses that could be approved on the property, which may cause issues, and the application must be reviewed for all potential buildings. Specific approvals cannot be made with a straight rezone.

Discussion ensued regarding straight rezoning, stipulations cannot be imposed, and Manatee County does not have the ability to recognize a Land Use Restriction Agreement (LURA) with a straight rezone.

Incentive B

Mr. O’Shea stated that an impact fee study is currently underway, focusing on smaller units and affordability. The School Board indicated that the 750-square-foot max would be the cutoff before considering a half-dwelling unit.

Member Hoover informed Chairman Rinehart that a motion was made at the last meeting to recommend to the Board of County Commissioners (BCC) to waive impact fees.

Mr. O’Shea stated there will be a workshop in April and the Affordable Housing Advisory Committee (AHAC) recommendations will be made part of the annual report to be presented to the BCC in December.

Member Kruse stated the AHAC recommendations are presented through the annual report. AHAC members can attend BCC work sessions as citizens to inform the BCC of the motion made by the AHAC.

Chairman Rinehart volunteered to speak at the work session on behalf of AHAC.

Incentive C

Mr. O’Shea responded to questions regarding Incentive C. Specifics of Euclidian zoning have been added. Sections 4, 5, 6, and 9 are specific zoning districts and some tables will be added to eliminate confusion. The second public hearing is April 7, and the third public hearing is May 19. Currently, there is a table in Chapter Four that establishes zoning districts, minimum setbacks and lot size. The setbacks are not always proportional, but there is an allowance for smaller lots.

Incentive D

Upon question, Mr. O’Shea explained the County is not addressing the requirement for Incentive D. Incentive D requests the reservation of infrastructure or utility capacity for affordable housing to make sure it is there. As to utility capacity, if it is on the Future Development Area Boundary (FDAB), water and sewer should be available. If the project is located in a Tax Increment Finance (TIF) District, there is an opportunity to use TIF Funding to improve offsite utilities so the project does not have to pay for off-site improvements.

Member Dunlop explained that the AHAC decided to leave the language as it because there was no way to reserve the capacity.
Incentive E
Discussion ensued regarding Incentive E, it has been completed, and it is one example of a successful case.

Incentive F
Mr. O’Shea provided an update on Incentive F. Half-dwelling units are being looked at an overall parking reduction to 1.8 parking spaces per dwelling unit including guest parking for multi-family development. Parking spaces would decrease, from two parking spaces per unit to one space, plus one per ten units for guests.

Incentive H
Mr. O’Shea explained Incentive H must be approved by the Board. If going below the standard right-of-way, it must be presented to the Board and there must be specific approval, which would require Preliminary Design Review (PDR). Fee reductions to the tree trust fund are being considered for affordable housing projects and economic development projects.

Incentive I
Mr. O’Shea explained the changes to Incentive I. Staff is currently looking at including for-profit into the language. An application has not been submitted to Building and Development services to process the request.

Rowena Elliott, Affordable Housing Development Coordinator, responded to question by Member Gibellina to explain that surplus properties were posted as a Request for Proposal (RFP), but was pulled and the information was revised. The properties are now marked as Invitation to Negotiate (ITN), while still being for affordable housing. A property may not need a LURA because it is affordable.

Member Gibellina suggested putting a LURA on the two lots in order to weed out developers that flip houses.

Deborah Ash, Community and Veterans Services, explained a LURA is on the property, but will not apply until a later time.

Member Kruse explained the property would have a LURA on it. Depending on the usage of the property will change what the LURA is on the property.

Incentive J
As to Incentive J, Member Kruse explained that most of the affordable housing would be multi-family home. The topic of getting critical mass of units would be discussed at the March 24 City of Bradenton meeting. Most jobs are downtown and having close access would reduce traffic.

Member Dunlop requested clarification on Incentive I.

Member Kruse explained that, before the County makes any rules or regulations, the negative impacts and overall cost of affordable housing must be considered.

Chairman Rinehart suggested a bank-funded affordable housing project be explored.

Member Kruse explained that the County could use credit to get lower interest rates to
develop apartments for affordable housing.

5. **DENSITY BONUS – REVISIONS TO INCREASE DENSITY FOR AFFORDABLE HOUSING.**

**DISCUSSION AND RECOMMENDATIONS**

- Member Gibellina shared recommendations for future items to discuss regarding density. One recommendation is Land Banking so purchased land could be used when needed. In-Fill lots would be a step in the right direction for increasing density. Developments should have a $2 dollar, per square-foot impact fee imposed on the developers. Churches should have a form-based code to make it easy for them to build affordable housing.

Discussion ensued regarding increased home costs, homes are being sold at market price, as home prices go up the builder’s bottom line goes up, and builders are selling speck homes to have more control of the market, a percentage of general funds should be used for affordable housing.

- Member Dunlop stated the AHAC should have a greater impact aside from reviewing Incentives A through K.

- Member Kruse explained the AHAC could present other recommendations to the BCC for affordable housing.

- Member Hoover requested the Chairman follow-up on the status of the cheat sheet.

6. **NEXT MEETING**

The next meeting is scheduled April 18, 2022, at 3:00 p.m., in the Manatee Room on the Fifth Floor of the County Administration Building.

7. **MEMBER COMMENT**

- Member Gibellina inquired about a list of surplus property for affordable housing.

Mr. O'Shea explained that Property Management issues a list of available properties that are viewed as buildable. There is no current list for surplus property for affordable housing.

Rowena Elliott, Affordable Housing Development Coordinator, explained that six properties are under review, but are not ready to be listed.

Mr. O'Shea stated that the County Attorney would need to explain if the for-profit developer is eligible for the surplus properties.

- Member Ellis stated Courtney Huntoon, Real Property Specialist, would send out a notification once a surplus property becomes available.

8. **PUBLIC COMMENT**

There were no public comments.

**ADJOURN**

There being no further business, Chairman Rinehart adjourned the work session at 4:55 p.m.

Minutes Approved: ________________