

**MANATEE COUNTY AFFORDABLE HOUSING
ADVISORY COMMITTEE REGULAR MEETING
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM
1112 Manatee Avenue West
Bradenton, Florida
MAY 17, 2021**

Present were:

Charlie Kennedy, Chairman
Glen Gibellina, First Vice-Chairman
Frank Conozzo, Second Vice-Chairman
Divina Westerfield-Maruca
Stephen Rinehart
Kenneth Ellis
Garin Hoover
Amy Farrington
Misty Servia, Board of County Commissioners

Absent was/were:

Vallerie Guillory

There are two vacant seats.

Also present were:

Geri Lopez, Redevelopment and Economic Opportunity Director
Denise Thomas, Redevelopment and Economic Opportunity Manager
Deborah Ash, Redevelopment and Economic Opportunity
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

HC20210517DOC001

1. **CALL TO ORDER**

Chairman Kennedy called the meeting to order at 3:00 p.m.

2. **PLEDGE OF ALLEGIANCE/ROLL CALL**

Chairman Kennedy led the Pledge of Allegiance and called the roll.

3. **DECLARATION OF A QUORUM**

Chairman Kennedy declared a quorum.

4. **MINUTES**

A motion was made by Member Servia, seconded by Member Gibellina, and carried 6--0 to approve the minutes of March 15, 2021.

5. **INTRODUCTION OF MEMBERS, NEW AND CURRENT**



Members introduced themselves.

6. **SCHOOL BOARD IMPACT FEES**



Chairman Kennedy referenced the minutes from the last School Board meeting and distributed a second set, which includes a link to the meeting. The School Board is in the early stage of their impact fee study. There is a consensus of the School Board to either reduce or eliminate the impact fees for affordable housing. The fees are one set rate of \$6,300 per single-family home, but the School Board is also considering a layered plan for the school impact fees. When the suggested fees go before the Board of County Commissioners, he suggested the AHAC recommend changes in impact fees. If the property is a certain

square footage or under a certain price, the fees could be structured.

 Discussion ensued regarding how many homes would be under the 750-square-foot bench mark.

 Member Gibellina referenced an impact fee study for a pocket community in the City of Bradenton, and that impact fees should go by square footage and the number of bedrooms. There are 12 houses under the 750-square-foot mark.

 Discussion ensued that other entities may ask for a flat fee, Manatee County used to base impact fees on bedrooms, bedrooms equate more to the number of students, School impact fees for Robin's Apartments were reduced, waiving impact fees can create a short fall, County could provide a fund to help pay the impact fees, need more flexibility, what is ultimate goal for impact fee incentives for affordable housing, and question as to the status of the Land Development Code (LDC).

 Geri Lopez, Redevelopment and Economic Opportunity Director, stated there is no specific number of affordable units. The goal is to have one large multifamily project built per year. There are still a couple of years out for tax credits; but there are projects in the books that are approximately 100 units each. Building has slowed down last year due to COVID-19. Luna Lakes is a project going before the Board in June. There has not been a lot of movement with the major homebuilders in the County. The County does not control all the factors for affordable housing. The Board is working on the LDC changes with the next cycle, and she will provide a clear schedule for when the items will go before the Board.

 Discussion continued that even though people do not have kids in school, they are still paying impact fees, so those could be the credits, a 35 foot-wide lot is the minimum for single-family, facility investment fees are also added on to new construction, Liveable Manatee helped with construction of new homes, a limit as to how much can be waived per Florida Statute, more issues than just impact fees effect affordable housing, surrounding counties are waiving school impact fees for affordable housing, and it is only fair for Manatee to do the same, any new home impacts the services provided by the County, building homes too small can create issues with financing, pre-application conference fees, School Board will be making a decision regarding the impact fees in the fall, incentives for infill projects, schools outside the urban corridor have a tendency to have more over-crowding, everyone wants to live in an educated community, and impact fees stay with the house.

7. **ALL THINGS HOUSING II**

Geri Lopez, Redevelopment and Economic Opportunity Director, used a slide presentation to review topics presented to the Board. Available land is a factor for affordable housing, and they will present a policy regarding the Community Land Trust (CLT). A land trust is only one tool, but takes a long time, and is not necessarily appropriate for all projects. A CLT can be used to preserve units over the long term, and requires ongoing support and funding . A Land trust separates the land from the dwelling and is a non-profit that holds the title to the land and provides land leases to the homeowners. The same income restrictions are in place for any new owners of the dwelling. Improvements are sold to the buyer, and the price is more affordable since the cost of the land is not included in the purchase price. There is a return of equity. Ms. Lopez continued the slides to review the key benefits for the public, a potential property near Canal Road in which the Manatee County Housing Authority would turn over property to the County, which could in turn be used for CLT. Bright Community Trust is non-profit specializing in CLT.

 Upon question, Ms. Lopez responded it would be preferred to have an experienced land trust company to start the first CLCT. A CLT must be held by a non-profit agency.

 Discussion ensued that the pilot project should be with an experienced non-profit to set a standard, use a local non-profit, similar to a land condo project, who approves these, how large are the salaries for the Bright Community Trust employees, infrastructure cost, policy discussion would be set, need to first get the property and satisfy the liens, the Board of County Commissioners has the ultimate decision, and respect to staff for the work they do.

 Mr. Lopez explained the scheduled work sessions planned for 2020 were cancelled due to COVID. Redevelopment and Economic Opportunity staff was completely diverted due to Cares Act funding and emergency rental assistance.

 Discussion ensued regarding concern over going outside the County for the non-profit, this would be a homeownership project, skeptical that an outside agency would be able to do anything different than someone in the County, and it could take approximately two years to complete the project.

Denise Thomas, Community Development Manager, used a slide presentation to address the HERO's Program, and expanding the down payment assistance program. She addressed the following: the stabilizing homeownership, SHIP program area median income based on household size, Manatee HERO's Down Payment Assistance Program for essential service personnel and veterans, income qualified, use of certified lenders, homebuyer education, and maximum sale prices, use \$500,000 of Southwest District TIF funding, and income levels have increased.

Discussion ensued that the Southwest District includes Districts 2, 3, and 4, and 36 square miles, and a reduction in SHIP funding in Florida.

8. **MEETING SCHEDULE**

The next meeting is scheduled for June 21, 2021

9. **MEMBER COMMENTS**

Member Hoover

-  Questioned the process for recommendations to the County by this Board

 Ms. Lopez stated the specifics of what the Committee is allowed to do is set by State Statute. The committee is required to complete a report each December including the Advisory Committee's recommendations. The Statute will be provided soon, and focuses on the LDC.

 Deborah Ash, Community Development Coordinator, reviewed the goals of the Board, changes to Utility fees for new construction, and stated she will send the report to the new members including Incentive C regarding density, any revisions to the LDC which are moving forward, and the changing the size of the Accessory Dwelling Units to 750 square feet.

 Chairman Kennedy explained the committee can make other recommendations to the Board outside of Statute.

Member Rinehart

-  Addressed compatibility and requested the Board figure out a compatibility determination into the process.

Discussion ensued that there are sections of the LDC that address compatibility issues, understand what the neighboring property owners want, provide less risk to developers, compatibility study with scoping up front, limit uses with a rezone, and affordable housing developers should be first on the land use agenda,

(Depart Member Farrington during discussion)

Member Gibellina

- Spoke on the market rate for rentals, stagnant salaries, and ALICE households

 Discussion ensued regarding Sadowski funds, political aspects of voting in the legislature, trust funds should not be depleted to cover the budget, Board has to follow and approve development according to the law, and just because someone does not want it, does not mean a project can be denied.

(Depart Member Westerfield-Maruca)

 Member Conorozzo

- Suggested members speak to Legislatures regarding future bills that request reductions in impact fees and building permits for affordable housing

Discussion ensued regarding how politics play a large role in decisions in the legislature, being optimistic regarding affordable housing, and members should come to meetings with an open mind.

Ms. Ash stated six seats are being advertised for the Committee.

Ms. Thomas noted once the vacant seats are filled, there will be a need to elect new officers, and she suggested members study the LDC. Affordable housing is a process, but the Board has made accomplishments.

Discussion ensued regarding the importance of Members bringing items to the forefront for challenges, other departments have parts in affordable housing,

10. **PUBLIC COMMENT**

There being no public comment, Chairman Kennedy closed public comment.

11. **ADJOURN**

There being no further business, Chairman Kennedy adjourned the meeting at 5:00 p.m.

Minutes Approved: _____