

12/12/17

December 12, 2017 - Regular Meeting
Agenda Item #37

Subject

Acceptance of Affordable Housing Advisory Committee Recommendations

Briefings

All

Contact and/or Presenter Information

Denise L Thomas/Ext. 3474

Geri C. Lopez/Ext. 3937

Action Requested

Acceptance of Affordable Housing Advisory Committee Recommendations/Report on Affordable Housing Incentives.

Enabling/Regulating Authority

Florida Statute 420.9076 (Adoption of Affordable Housing Incentive Strategies; Committees)

Manatee County Ordinance 08-44 (State Housing Initiative Partnership (SHIP) program, as amended)

Resolution R-16-051 (Appointment of Affordable Housing Advisory Committee)

Background Discussion

On April 22, 2008, Ordinance No. 08-44 was adopted by the Manatee County Board of County Commissioners regarding the establishment of the Affordable Housing Advisory Committee (AHAC) pursuant to Florida Statute 420 and Rule Chapter 67-37 of the Florida Administrative Code.

On April 12, 2016, Resolution R-16-051 was adopted by the Manatee County Board of County Commissioners (BCC) appointing the eleven (11) members of the Affordable Housing Advisory Committee pursuant to Florida Statute 420.9072.

The AHAC is required to review the established policies and procedures, ordinances, land development regulations, and Manatee County's adopted comprehensive plan and make recommendations to the BCC on specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

On August 15, 2016, the first meeting of the Affordable Housing Advisory Committee (AHAC) was held with the dissemination of the statutory requirements and goals for the AHAC.

Subsequent meetings were held on September 19, 2016, October 17, 2016, November 28, 2016, December 19, 2016, January 23, 2017, February 27, 2017, July 17, 2017, and September 18, 2017, to review Manatee County's Comprehensive Plan/Housing Element and Manatee County's Land Development Code/Section 545 and make recommendations on Florida Statute 420.9076(4) Affordable Housing Incentives.

The AHAC considered each Affordable Housing (AH) Incentive as it relates to current policy and housing impact, current housing conditions, and effectiveness of each incentive as currently addressed in Manatee County's Comprehensive Plan/Housing Element and Manatee County's Land Development Code/Section 545.

Recommendations were made on all incentives with the majority of the recommendations maintaining the current language in the Land Development Code. The attached 2017 Incentive Review and Recommendation Report was adopted by a majority at the Public Hearing and Regular Meeting Session held on November 20, 2017, with two (2) public comments being made. The following are the significant recommendations made by the AHAC:

- AH Incentive (b) - Impact Fees: To incorporate the recently adopted provisions of the Livable Manatee Incentive program for Affordable Housing Impact Fee incentives.
- AH Incentive (c) - Density Bonus: To maintain language with inclusion of Urban Corridor Text Amendments and support for a future LDC amendment to allow for 2nd next highest future land use designation with a minimum of 35% affordable units.
- AH Incentive (e) - Accessory Dwelling Units: Explore appropriate LDC amendment language to allow for permanent accessory dwelling units for affordable housing.
- AH Incentive (j) - County Owned Property: Expand the availability of surplus properties for for-profit affordable housing developers.

The AHAC is submitting its recommendations to the BCC today. Staff is seeking acceptance into the Board records.

Pursuant to Florida Statute 420.9076, within 90 days after the date of receipt of the local housing incentive strategies recommendations from the AHAC, the Board of County Commissioners must adopt an amendment to Manatee County's Local Housing Assistance Plan to incorporate the affordable housing incentives it will implement within its jurisdictions. The amendment must include, at a minimum, the local housing incentive strategies required under F.S. 402.9071(16). The Board of County Commissioners must consider the strategies specified in paragraphs (4)(a)-(k) as recommended by the AHAC.

Through the development of the FY 2018-2021 Local Housing Assistance Plan, only those incentives which can be implemented through Manatee County's Local Housing Assistance Plan at that time will be brought before the BCC in April 2018 for adoption by resolution by the BCC.

There are no costs associated with this action.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Accept Recommendations/Report into the record.

Cost and Funds Source Account Number and Name

None

Amount and Frequency of Recurring Costs

None

Attachment: [2017 AHAC Report.pdf](#)

Attachment: [AHAC Membership Adopting Resolution.pdf](#)

Attachment: [AHAC Public Hearing Advertisement.pdf](#)

Attachment: [AHAC Action to Adopt Incentives.pdf](#)

County of Manatee
Affordable Housing Advisory Committee
2017 Incentive Review and Recommendation Report

I. Background Information:

On April 22, 2008, Ordinance No. 08-44 was adopted by the Manatee County Board of County Commissioners regarding the establishment of the Affordable Housing Advisory Committee (AHAC) pursuant to Florida Statute 420 and Rule Chapter 67-37 of the Florida Administrative Code.

On April 12, 2016, Resolution No. R-16-051 was adopted by the Manatee County Board of County Commissioners (BOCC) appointing the eleven (11) members of the Affordable Housing Advisory Committee pursuant to Florida Statute 420.9072.

The AHAC is required to review the established policies and procedures, ordinances, land development regulations, and Manatee County's adopted comprehensive plan and make recommendations to the BOCC on specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value.

On August 15, 2016, the first meeting of the Affordable Housing Advisory Committee (AHAC) was held with the dissemination of the statutory requirements and goals for the AHAC.

Subsequent meetings were held on September 19, 2016, October 17, 2016, November 28, 2016, December 19, 2016, January 23, 2017, February 27, 2017, July 17, 2017 and September 18, 2017 to review Manatee County's Comprehensive Plan/Housing Element and Manatee County's Land Development Code/Section 545 and make recommendations on Florida Statute 420.9076(4) Affordable Housing Incentives.

The AHAC considered each Affordable Housing Incentive as it relates to current policy and housing impact, current housing conditions and effectiveness of each incentive as currently addressed in Manatee County's Comprehensive Plan/Housing Element and Manatee County's Land Development Code/Section 545.

Much discussion occurred relative to current policy and housing impact with the AHAC making the following significant recommendations and considerations to the Affordable Housing (AH) Incentives:

- AH Incentive (b) – Impact Fees: To incorporate the recently adopted provisions of the Livable Manatee Incentive program for Affordable Housing Impact Fee incentives.
- AH Incentive (c) – Density Bonus: To maintain language with inclusion of Urban Corridor Text Amendments and support for a future LDC amendment to allow for 2nd next highest future land use designation with a minimum of 35% affordable units.
- AH Incentive (e) – Accessory Dwelling Units: Explore appropriate LDC amendment language to allow for permanent accessory dwelling units for affordable housing.
- AH Incentive (j) – County Owned Property: Expand the availability of surplus properties to for-profit affordable housing developers.

II. Public Hearing:

Notice of the Public Hearing for the AHAC to receive comments from the public on the affordable housing incentive recommendations by the AHAC was published in the Bradenton Herald on November 6, 2017. On November 20, 2017 the Public Hearing was held in the Manatee Room on the 4th floor of the County Administration building at 3:00 p.m.

There were two public comments received during the public hearing process.

III. Incentives & Recommendations:

- a. **Incentive:** The processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), for affordable housing projects is expedited to a greater degree than other projects.

Review Synopsis: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under current language in the Land Development Code (*Section 545.2(A) – Housing Rapid Response Team/Fast Tracking*).

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- b. **Incentive:** The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.

Review Synopsis: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under Land Development Code (*Section 545.2(B) – Fee Refund and Section 545.2(C) and (D) – County Impact Fee Increment/Educational Facilities Impact Fee Increment*).

Recommendation: To maintain the current language in the Land Development Code with modification of Impact Fee program through adoption of Livable Manatee Incentive program.

Board Action: TBD

- c. **Incentive:** The allowance of flexibility in densities for affordable housing.

Review Synopsis: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under current language in the Land Development Code (*Section 545.2(H) – Density Bonus*).

Recommendation: To maintain the current language in the Land Development Code with incorporation of the Urban Corridor Text Amendments and support for the LDC future amendment to 2nd next highest future land use designation with a minimum of 35% of units designated as affordable within development.

Board Action: TBD

- d. **Incentive:** The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.

Review Synopsis: This incentive is currently addressed in the Land Development Code Section 545.2(J)

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- e. **Incentive:** The allowance of affordable accessory residential units in residential zoning districts.

Review Synopsis: Florida State Statutes 163.31771 encourages the permitting of accessory dwelling units in single family residential areas to provide affordable rentals/housing for the extremely low, very low, low and moderate income persons.

Recommendation: The Affordable Housing Advisory Committee is requesting that Manatee County staff look into appropriate language to amend the Land Development Code to allow for permanent accessory dwelling units and recommend an amendment to the Land Development Code.

Board Action: TBD

- f. **Incentive:** The reduction of parking and setback requirements for affordable housing.

Review Synopsis: This incentive is currently addressed in the Land Development Section 545.2(K) – Site Improvement Incentives.

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- g. **Incentive:** The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Review Synopsis: This incentive is currently addressed in the Land Development Section 545.2(K) – Site Improvement Incentives.

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- h. **Incentive:** The modification of street requirements for affordable housing.

Review Synopsis: This incentive is currently addressed in the Land Development Section 545.2(K) – Site Improvement Incentives.

Recommendation: To maintain the current language in the Land Development Code.

Board Action: TBD

- i. **Incentive:** The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Review Synopsis: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented by Manatee County's Redevelopment and Economic Opportunity Department.

Recommendation: Continue implementation of this incentive.

Board Action: TBD

- j. **Incentive:** The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Review Synopsis: This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented through current language in the Land Development Code (Section 545.6 – County Owned Property).

Recommendation: To maintain the current language in the Land Development Code with expansion of the availability of surplus properties to for-profit affordable housing developers. Encourage continued assessment of sites to allow for conveyance of buildable County owned sites to for-profit and non-profit affordable housing developers.

Board Action: TBD

- k. **Incentive:** The support of development near transportation hubs and major employment centers and mixed-use developments.

Review Synopsis: The Comprehensive Plan has several objectives, policies that encourages the revitalization of the urban core area (Comp Plan Objective 2.1.3); create multi-modal opportunities (Comp Plan Policy 2.1.3.19); encourage development of mixed use areas (Comp Plan Objective 2.1.4); integrate complete streets to accommodate all uses (Comp Plan Goal 5.6). The County recently adopted (2016) higher densities along 6 major corridors within the urban core. Depending on the future land use designation and other requirements, it's possible to achieve 20 – 40 dwelling units per acre. Through this effort and the adoption of the Livable Manatee Incentive program, the Affordable Housing Advisory Committee feels this affordable housing incentive will be encouraged and accomplished.

Recommendation: To support the recently adopted Urban Corridor Text Amendments and Livable Manatee Incentive program

Board Action: TBD

IV. Board/Council Consideration:

AHAC 2017 Incentive Review and Recommendation Report was adopted on November 20, 2017 by the AHAC for presentation to the Manatee County Board of County Commissioners on December 12, 2017 for acceptance.

V. Attachments:

AHAC Membership Adopting Resolution
Public Hearing Advertisement
AHAC Board Action of November 20, 2017 to Adopt Incentives

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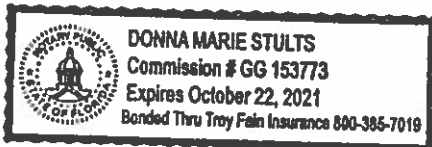
STATE OF FLORIDA
COUNTY OF MANATEE

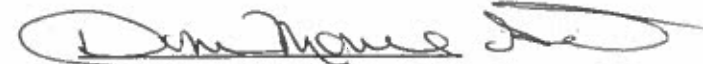
Before the undersigned authority personally appeared Steve Mansfield, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Notice of Public Hearing**, was published in said newspaper in the issue(s) of **11/06/2017**.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this
6 Day of NOV, 2017




SEAL & Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Subsection 420.9076(5), Florida Statutes, that the Affordable Housing Advisory Committee of Manatee County, Florida, will conduct a public hearing on November 20, 2017, beginning at 3:00 p.m., or as soon thereafter as possible, in the Manatee County Administration Building, 4th Floor, Manatee Room, located at 1112 Manatee Avenue West, Bradenton, Florida 34205. The purpose of this hearing is to adopt final local housing incentive strategies recommendations on affordable housing incentives as specified in Paragraphs 420.9076(4)(a)-(k), Florida Statutes, and any other affordable housing incentives identified by the Advisory Committee.

The local housing incentive strategies recommendations to be considered by the Affordable Housing Advisory Committee include the following:

420.9076(4)(a): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under current language in the Land Development Code (Section 545.2A - Housing Rapid Response Team/Fast Tracking). Recommend that current language be maintained in Land Development Code.

420.9076(4)(b): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under Land Development Code (Section 545.2B - Fee Refund and Section 545.2C and D - County Impact Fee Increment/Educational Facilities Impact Fee Increment). Recommend that current language be maintained in Land Development Code with modification of Impact Fee program through adoption of Livable Manatee Incentive program.

420.9076(4)(c): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under current language in the Land Development Code (Section 545.2H - Density Bonus). Recommend that current language be maintained in Land Development Code with consideration of adopted Urban Corridor density changes and support of Land Development Code future amendment to 2nd next highest future land use designation with a minimum of 35% of units designated as affordable within development.

420.9076(4)(d): Recommend that current language be maintained in Land Development Code (Section 545.2J - Extension Request)

420.9076(4)(e): The Affordable Housing Advisory Committee is re-

questing that Manatee County staff look into appropriate language to amend the Land Development Code to allow for permanent accessory dwelling units and recommend an amendment to the Land Development Code.

420.9076(4)(f): Recommend that current language be maintained in Land Development Code (Section 545.2K - Site Improvement Incentives)

420.9076(4)(g): Recommend that current language be maintained in Land Development Code (Section 545.2K - Site Improvement Incentives)

420.9076(4)(h): Recommend that current language be maintained in Land Development Code (Section 545.2K - Site Improvement Incentives)

420.9076(4)(i): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented by Manatee County's Redevelopment and Economic Opportunity Department. (Review of policies, procedures, ordinances, regulations, or plan revisions that increase the cost of housing). Continual implementation of this incentive is recommended.

420.9076(4)(j): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented through current language in the Land Development Code (Section 545.6 - County Owned Property). Recommend that current language be maintained in Land Development Code with expansion of the availability of surplus properties to for-profit developers of affordable housing. Encourage continuance of assessment of sites to allow for built ready conveyance by County.

420.9076(4)(k): The Comprehensive Plan has several objectives, policies that encourages the revitalization of the urban core area (Comp Plan Objective 2.1.3); create multi-modal opportunities (Comp Plan Policy 2.1.3.19); encourage development of mixed use areas (Comp Plan Objective 2.1.4); integrate complete streets to accommodate all uses (Comp Plan Goal 5.8). The County recently adopted (2016) higher densities along 6 major corridors within the urban core. Depending on the future land use designation and other requirements, it's possible to achieve 20 - 40 dwelling units per acre. Through this effort and the adoption of the Livable Manatee Incentive program, the Affordable Housing Advisory Committee feels this affordable housing incentive will be encouraged and accomplished.

Any other affordable housing incentives proposed at the public hearing.

Upon payment of a reasonable charge, a copy of the tentative Advisory Committee recommendations can be obtained by interested persons at the Manatee County Redevelopment and Economic Opportunity Department, 1112 Manatee Avenue West, Suite 300, Bradenton, Florida 34205; (941) 749-3029. Copies of the tentative Advisory Committee recommendations may be inspected by the public Monday through Friday (excluding holidays) from 8:00 a.m. to 5:00 p.m. in the Redevelopment and Economic Opportunity Department office at the same address. Interested parties may appear at the meeting or public hearing and be heard with respect to the proposed recommendations.

The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in programs, activities, meetings and public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact Kaycee Ellis at (941) 742-5800; TDD ONLY (941) 742-5802 and wait 60 seconds; FAX (941) 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Affordable Housing Advisory Committee with respect to any matter considered at the above-referenced meeting or hearing, he or she will need a record of the proceedings, and, for such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. 11/6/2017

RESOLUTION NO. R-16-051

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING THE AFFORDABLE HOUSING ADVISORY COMMITTEE; APPOINTING THE MEMBERS OF THE AFFORDABLE HOUSING ADVISORY COMMITTEE; PROVIDING THE STAGGERED EXPIRATION OF TERMS OF OFFICE; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida:

SECTION 1. Appointment of Members to the Affordable Housing Advisory Committee. As required by Section 420.9076, Florida Statutes, and Section 2-17-77 of the Manatee County Code of Laws, the Board of County Commissioners hereby appoints the following members to the County's Affordable Housing Advisory Committee:

- Seat 1 Richard Bedford as a citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- Seat 2 Junie Benson as a citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- Seat 3 Brando Fetzak as a citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- Seat 4 Donald E. Hill as a citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- Seat 5 Loretta Ortiz as a citizen who is actively engaged as a for-profit provider of affordable housing.
- Seat 6 Diana Shoemaker as a citizen who is actively engaged as a not-for-profit provider of affordable housing.
- Seat 7 Mike Faber as a citizen who is actively engaged as a real estate professional in connection with affordable housing.
- Seat 8 Michael C. Rahn as a citizen who actively serves on the local planning agency pursuant to s. 163.3174.
- Seat 9 Shaun Robert Koby as a citizen who resides within the jurisdiction of the local governing body making the appointments.

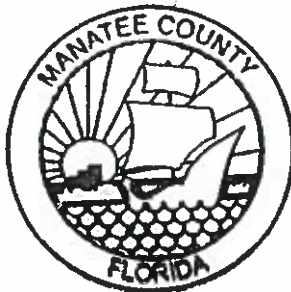
Seat 10 Samuel "Andy" Reasoner as a citizen who represents employers within the jurisdiction.

Seat 11 Michelle Hange as a citizen who represents essential services personnel, as defined in the local housing assistance plan.

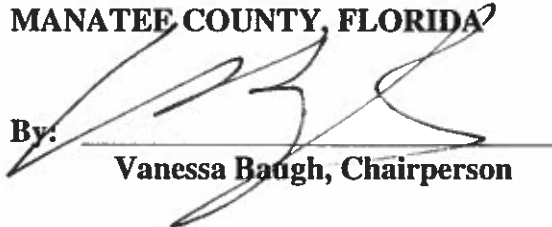
SECTION 2. Expiration of Terms of Office. To stagger the expiration of the terms of office, the members appointed above to fill Seats 1, 3, 5, 7, 9, and 11 shall expire on June 30, 2017., and the members appointed above to fill Seats 2, 4, 6, 8, and 10 shall serve an initial two-year term, expiring on June 30, 2019. Thereafter, the regular term of office for all members shall be two years, and all terms of office shall expire on June 30 of the year of expiration. Any member whose term has expired may continue in his capacity until such time as the Board, by resolution, reappoints that member or appoints a new member to fill his/her seat.

SECTION 3. Effective Date. This Resolution shall be effective on April 12, 2016.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this the 12th day of April, 2016.



**BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA**

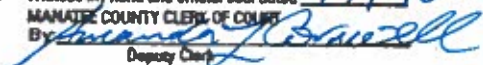
By: 
Vanessa Baugh, Chairperson

ATTEST: Angelina Coloneso
Clerk of the Circuit Court
and Comptroller

By: 
Deputy Clerk

STATE OF FLORIDA, COUNTY OF MANATEE
This is to certify that the foregoing is a true and correct copy of the document on file in my office.

| | |
|---|--|
| <input checked="" type="checkbox"/> No redactions | <input type="checkbox"/> Redacted pursuant to law |
| <input checked="" type="checkbox"/> Full Document | <input type="checkbox"/> Page ___ of ___ |
| <input checked="" type="checkbox"/> Not LOA | <input type="checkbox"/> Letter of Administration is in full force and effect. |

Witness my hand and official seal dated 4-14-16
MANATEE COUNTY CLERK OF COURT
By: 
Deputy Clerk

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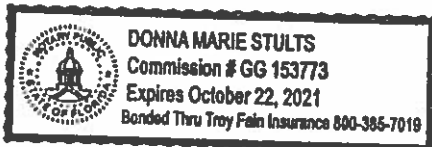
STATE OF FLORIDA
COUNTY OF MANATEE

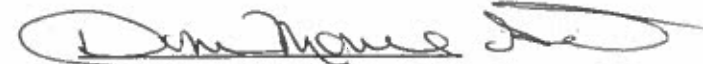
Before the undersigned authority personally appeared Steve Mansfield, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Notice of Public Hearing**, was published in said newspaper in the issue(s) of **11/06/2017**.

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


(Signature of Affiant)

Sworn to and subscribed before me this
6 Day of NOV, 2017




SEAL & Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Subsection 420.9076(5), Florida Statutes, that the Affordable Housing Advisory Committee of Manatee County, Florida, will conduct a public hearing on November 20, 2017, beginning at 3:00 p.m., or as soon thereafter as possible, in the Manatee County Administration Building, 4th Floor, Manatee Room, located at 1112 Manatee Avenue West, Bradenton, Florida 34205. The purpose of this hearing is to adopt final local housing incentive strategies recommendations on affordable housing incentives as specified in Paragraphs 420.9076(4)(a)-(k), Florida Statutes, and any other affordable housing incentives identified by the Advisory Committee.

The local housing incentive strategies recommendations to be considered by the Affordable Housing Advisory Committee include the following:

420.9076(4)(a): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under current language in the Land Development Code (Section 545.2A - Housing Rapid Response Team/Fast Tracking). Recommend that current language be maintained in Land Development Code.

420.9076(4)(b): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under Land Development Code (Section 545.2B - Fee Refund and Section 545.2C and D - County Impact Fee Increment/Educational Facilities Impact Fee Increment). Recommend that current language be maintained in Land Development Code with modification of Impact Fee program through adoption of Livable Manatee Incentive program.

420.9076(4)(c): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented under current language in the Land Development Code (Section 545.2H - Density Bonus). Recommend that current language be maintained in Land Development Code with consideration of adopted Urban Corridor density changes and support of Land Development Code future amendment to 2nd next highest future land use designation with a minimum of 35% of units designated as affordable within development.

420.9076(4)(d): Recommend that current language be maintained in Land Development Code (Section 545.2J - Extension Request)

420.9076(4)(e): The Affordable Housing Advisory Committee is re-

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420.9076(4)(f): Recommend that current language be maintained in Land Development Code (Section 545.2K - Site Improvement Incentives)

420.9076(4)(g): Recommend that current language be maintained in Land Development Code (Section 545.2K - Site Improvement Incentives)

420.9076(4)(h): Recommend that current language be maintained in Land Development Code (Section 545.2K - Site Improvement Incentives)

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420.9076(4)(j): This incentive is currently in Manatee County's Local Housing Assistance Plan and is being implemented through current language in the Land Development Code (Section 545.6 - County Owned Property). Recommend that current language be maintained in Land Development Code with expansion of the availability of surplus properties to for-profit developers of affordable housing. Encourage continuance of assessment of sites to allow for built ready conveyance by County.

420.9076(4)(k): The Comprehensive Plan has several objectives, policies that encourages the revitalization of the urban core area (Comp Plan Objective 2.1.3); create multi-modal opportunities (Comp Plan Policy 2.1.3.19); encourage development of mixed use areas (Comp Plan Objective 2.1.4); integrate complete streets to accommodate all uses (Comp Plan Goal 5.8). The County recently adopted (2016) higher densities along 6 major corridors within the urban core. Depending on the future land use designation and other requirements, it's possible to achieve 20 - 40 dwelling units per acre. Through this effort and the adoption of the Livable Manatee Incentive program, the Affordable Housing Advisory Committee feels this affordable housing incentive will be encouraged and accomplished.

Any other affordable housing incentives proposed at the public hearing.

Upon payment of a reasonable charge, a copy of the tentative Advisory Committee recommendations can be obtained by interested persons at the Manatee County Redevelopment and Economic Opportunity Department, 1112 Manatee Avenue West, Suite 300, Bradenton, Florida 34205; (941) 749-3029. Copies of the tentative Advisory Committee recommendations may be inspected by the public Monday through Friday (excluding holidays) from 8:00 a.m. to 5:00 p.m. in the Redevelopment and Economic Opportunity Department office at the same address. Interested parties may appear at the meeting or public hearing and be heard with respect to the proposed recommendations.

The Board of County Commissioners of Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions, including one's access to and participation in programs, activities, meetings and public hearings. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact Kaycee Ellis at (941) 742-5800; TDD ONLY (941) 742-5802 and wait 60 seconds; FAX (941) 745-3790.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Affordable Housing Advisory Committee with respect to any matter considered at the above-referenced meeting or hearing, he or she will need a record of the proceedings, and, for such purposes, it may be necessary to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. 11/6/2017

**MANATEE COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE
PUBLIC HEARING AND REGULAR MEETING
COUNTY ADMINISTRATIVE CENTER
1112 Manatee Avenue West
Bradenton, Florida
NOVEMBER 20, 2017**

Present were:

Diana Shoemaker, Chairman
Richard Bedford
Junie Benson
Brando Fetzek
Donald Hill
Loretta Ortiz*

Absent were:

Michael Rahn, Vice-Chairman
Mike Faber
Shaun Koby
Samuel "Andy" Reasoner

One seat is vacant.

Also present were:

Geraldine "Geri" Lopez, Redevelopment and Economic Development Director
Denise Thomas, Redevelopment and Economic Opportunity
Vicki Tessmer, Board Records Supervisor, Clerk of Circuit Court

PUBLIC HEARING


1. **CALL TO ORDER**


A duly advertised public hearing was held to adopt final local housing incentive strategies recommendations on affordable housing incentives as specified in Paragraphs 420.9076(4)(a)-(k), Florida Statutes, and any other affordable housing incentives identified by the Advisor Committee.

HC20171120DOC001

Chairman Shoemaker called the public hearing to order at 3:11 p.m.

2. **PUBLIC COMMENTS**

 Glen Gibellina addressed concerns with the lack of affordable housing for those who need it. He spoke on tiny houses and container homes, and referred the board to www.sarahouse.com regarding container homes.

 Vallerie Guillory, Trinity Without Borders, Robin's Apartments, spoke on homeless prevention, and invited the Board to visit Robin's Apartments and noted the small size of the units. She asked the Board to think outside the box and consider container homes.

There being no other public comments, Chairman Shoemaker closed public comment.

HC20171120DOC002

3. **ADJOURN**

Chairman Shoemaker closed the public hearing at 3:18 p.m.

REGULAR MEETING

1. **CALL TO ORDER**


Chairman Shoemaker opened the meeting at 3:18 p.m.


2. **MINUTES**

The minutes of September 18, 2017 were removed from the agenda as they are not finalized.

3. **AFFORDABLE HOUSING INCENTIVE**

Mr. Fetzek noted page 5, Section 9, and requested the date be removed.

 Denise Thomas noted all comments will be taken into consideration.

 Geri Lopez, thanked the Board for their work, and encouraged the members to attend the December 12, 2017 Board of County Commissioners Meeting to support the recommendations.


Motion was made by Member Benson to adopt the Manatee County Affordable Housing Advisory Committee 2017 Incentive Review and Recommendation Report with revisions noted to take before the Board of County Commissioners for approval. The motion was seconded by Ortiz and carried 6-0, with Members Rahn, Faber, Koby and Reasoner absent.


HC20171120DOC003


(Depart Member Hill)

Ms. Lopez noted there is still work that needs to be done, but the Committee has met statutory requirements and the next steps will be addressed during forums with businesses and employees having issues finding affordable housing. Staff also wants to include developers and focus groups. All of the meetings will be public and will be held next year. Changes to the Comprehensive Plan and Land Development Code are still needed.

Ms. Thomas stated the Resolution that establishes the seats is set up tri-annually. At that point some of the seats will have expired, and if the seats have not been filled the Committee can continue. The committee has completed all of their requirements and will be sunsetted. She encouraged the current Board members to consider reappointment.

 Chairman Shoemaker stated the Committee came up with solutions that went above and beyond what was asked for and encouraged the members to stay active in the community.

 Ms. Thomas explained Livable Manatee came into being because of this Committee.

 Ms. Lopez stated the Committee members will continue to be informed of any public meetings.

4. **NEW BUSINESS**

There was no new business.

5. **MEETING SCHEDULE**

This is the last meeting of the Committee.

6. **ADJOURN**

There being no further business, Chairman Shoemaker adjourned the meeting at 3:29 p.m.

Minutes Approved: _____