

**MANATEE COUNTY AFFORDABLE HOUSING  
ADVISORY COMMITTEE REGULAR MEETING  
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM  
1112 Manatee Avenue West  
Bradenton, Florida  
MAY 4, 2026**

Present were:

Stephen Rinehart, Chairman  
Matthew Bender  
Sheila Fialkowski  
Rita Goff  
Allison Imre (entered during meeting)  
Lois Meyers  
Missy Parmenter  
George Kruse, Board of County Commissioners (entered during meeting)

Absent was:

Glen Gibellina



Two seats are vacant.

Also present were:

Deborah Ash, Community Development Coordinator  
Helena Yeatman, Affordable Housing Coordinator  
Elizabeth Shulman, Senior Planner  
Tracie Adams, Community and Veterans Services, Deputy Director  
Vicki Tessmer, Board Records Supervisor, Clerk of the Circuit Court  
Caitlin Dixon, Board Clerk, Clerk of the Circuit Court


**AGENDA AND SIGN-IN SHEET**

HC20260504DOC001


1.  Chairman Rinehart called the meeting to order at 2:57p.m.
2. **PLEDGE OF ALLEGIANCE/ROLL CALL**  
Chairman Rinehart led the Pledge of Allegiance and conducted the Roll Call.
3. **DECLARATION OF A QUORUM**  
A quorum was declared, with Members Gibellina and Imre, absent.
4. **MINUTES**  
 A motion was made by Member Bender, seconded by Member Parmenter, and carried 6-0, with Members Gibellina and Imre absent, to approve the minutes of March 9, and April 6, 2026.

(Enter George Kruse, Board of County Commissioners and Member Imre)


5. **DISCUSSION AND POSSIBLE RECOMMENDATION: "OWNERSHIP MANATEE" AFFORDABLE HOUSING INCENTIVE PROGRAM**

 Chairman Rinehart presented his proposal, explaining that Ownership Manatee would mirror the State incentive provided under the Live Local Act. Properties qualifying for a Live Local designation are not required to obtain Board approval for rezoning. While the Live Local Act applies strictly to rental properties, Ownership Manatee would apply specifically to homeownership opportunities. Ownership Manatee would help save time

and money through an amendment to Chapter 545, and properties meeting the established criteria should qualify for the County's affordable housing density bonus. The proposed criteria include that at least 40 percent of units be designated as affordable ownership housing for households earning at or below 80 percent of Area Median Income (AMI), the property be located within the County's portable water and sanitary sewer service area, utilize the existing zoning classification, and be in close proximity to employment and educational opportunities.

 Discussion ensued regarding five-foot setbacks, existing residential, Ownership Manatee similar to Live Local, rezoning, impact fees, Land Use Restriction Agreement (LURA), present to the Board of County Commissioners, 80 percent cannot be done without Livable Manatee incentives, meeting income qualifications, using AMI over Asset Limited, Income Constrained, Employed (ALICE), Community Land Trust, and deed restrictions.

6. **REVIEW OF INCENTIVES A-K**

 No changes to the incentives were recommended

Incentive A

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.

Incentive B

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

Incentive C

The allowance of flexibility in densities for affordable housing.

Incentive D

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

Incentive E

The allowance of affordable accessory residential units in residential zoning districts.

Incentive F

The reduction of parking and setback requirements for affordable housing.

Incentive G

The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.

Incentive H

The modification of street requirements for affordable housing.

Incentive I


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.


Incentive J

The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

Incentive K

The support of development near transportation hubs and major employment centers and mixed-use developments within one mile of transportation hubs, major employment centers, and/ or mixed-use developments


 Discussion ensued regarding Incentives A–K, with members noting that continued discussion may provide the Board of County Commissioners with a better understanding of the committee’s requests, prior policies, the benefits of the incentives, and the future land use implications of RES-6 (Residential Six Dwelling Units per acre). It was noted that density bonuses may increase allowable density from RES-6 to RES-9 (Nine Dwelling Units per acre) and from RES-9 to RES-12 (Twelve Dwelling Units per acre). Members also discussed potential changes and acknowledged that, if approved today, the incentives could be revisited for further discussion in the future.

 A motion was made by Member Bender, seconded by Member Meyers and carried 7-0, with Member Gibellia absent, to accept Incentives A-K as written.

7. **NEXT MEETING**

The next meeting is scheduled for June 1, 2026, in the 5th Floor Manatee Room, County Administrative Building, 1112 Manatee Avenue West.

8. **MEMBER COMMENT**

 Member Irme

- Questioned possibility of hosting a community forum, bringing builders and the community together

Commissioner Kruse

- Encouraged researching Sarasota County’s Affordable Housing to help get ideas for the community event

 Member Fialkowski

- Requested holding an afternoon session for developers regarding Live Local

Discussion ensued regarding hosting a housing summit, location, nonprofit, questions about who would host the summit, potential topics for summit, and difficult for citizens to find housing due to qualifications.

 Member Bender


- Emphasized the importance of responsible home ownership.

Member Parmenter

- Noted Turning Points offered a tour, and Salvation Army expressed the lack of a transitional housing program, and stated “Yes In God’s Backyard” (YIGBY) would be good way to provide more opportunities to assist with home ownership

Discussion ensued regarding the goal of the housing summit, offer incentives to developers and citizens, and have a clear target audience for the summit.

9. **STAFF UPDATES**

 Deborah Ash, Community Development Coordinator, noted the current rehabilitation and replacement program application window closes May 15, 2026.

**MEMBERSHIP**

Deborah Ash, Community Development Coordinator, informed the Committee that Member Boyle resigned from this committee.

10. **PUBLIC COMMENT**

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

11. **ADJOURNMENT**

There being no further business, Chairman Rinehart adjourned the meeting at 4:18 p.m.

Minutes Approved: June 1, 2026