

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS  
WORK SESSION  
COUNTY ADMINISTRATION BUILDING, MANATEE/OSPREY ROOMS, FIFTH FLOOR  
1112 Manatee Avenue West  
Bradenton, Florida  
April 15, 2021**


Meeting video link: <https://www.youtube.com/channel/UCUlgjuGhS-qV966RU2Z7AtA>

Present were:

Vanessa Baugh, Chairman  
George Kruse, First Vice-Chairman  
Kevin Van Ostenbridge, Second Vice-Chairman  
Reggie Bellamy, Third Vice-Chairman (entered during work session)  
James A. Satcher III  
Misty Servia  
Carol Whitmore

Also present were:


Dr. Scott Hopes, Acting County Administrator  
Karen Stewart, Deputy County Administrator  
William Clague, County Attorney  
Quantana Acevedo, Deputy Clerk, Clerk of the Circuit Court

 Chairman Baugh called the meeting to order at 9:21 a.m.

AGENDA

BC20210415DOC001


UPDATE – ALL THINGS HOUSING

 Geri Lopez, Redevelopment and Economic Opportunity Director, used a slide presentation to review the targets for the work session (status of affordable housing and guidance on initiatives), and an eight-point strategy for affordable housing.


2019-2020 Housing Snapshot


Jamie Schindewolf, Redevelopment Coordinator, continued the slide presentation to review who is affordable housing, how much can the middle afford, what is the cost of housing, cost burden – 52.4 percent of renters, cost burden – 24.3 percent of owners, 0-30 percent of area median income, 0-80 percent area median income, and missing middle housing solutions.  
(Enter Commissioner Bellamy)

All Things Housing Initiative Accomplishments

 Ms. Lopez continued the slide presentation to review the COVID-19 impact on housing, Livable Manatee Incentive Program, affordable housing developments underway, affordable new construction single-family, and housing programs 2017-2020 accomplishments. She submitted the 2021 Income and Rent Limits from the Florida Housing Finance Corporation.


State of Florida Local Housing Assistance Plan (LHAP)


 Denise Thomas, Housing and Community Development Manager, continued the slide presentation to review the LHAP, current strategies in LHAP, feedback and responses from Community Outreach (Lenders/Non-Profits), housing construction challenges, and LHAP guidance (increase sales price maximums and level of assistance per household).


 Discussion took place on the increased cost of supplies, prices of homes have skyrocketed, government is not always the solution, but often the problem, construction


industry is increasing the supply and providing jobs, housing prices are high because more homes are needed, list of County properties that meet the criteria for affordable housing that include non-conforming properties, the County should not rehabilitate (rehab) properties, impact fees, building costs are passed on to homebuyers, LHAP funds have to be spent in order to receive future funds, LHAP funds are utilized by the elderly, calculations for rents do not include utilities and other costs, deregulation of the finances was the problem during the last recession, parking ratios and analyses, the availability of rehab dollars, Livable Manatee Incentive Program, and the Sadowski fund (a trust fund that finances State and local affordable housing initiatives).

**RECESS/RECONVENE:** 10:38 a.m. – 10:49 a.m. All Commissioners were present.


 Discussion continued on how residents have numerous vehicles due to the lack of adequate transit, which affects parking ratios, cannot waive impact fees because it would affect the building of infrastructure, and half units.

 William Clague, County Attorney, noted the subject of waiving impact fees is a forthcoming presentation due to recent legislation.

 Dr. Scott Hopes, Acting County Administrator, suggested allowing staff to continue with their presentations.

 Glen Gibellina pointed out the Sadowski fund has been raided, and affordable housing is the Piney Point of the County.


 Steve Rinehart, developer, stated the County has the least amount of affordable housing.

 Ken Piper agreed that the government is not a solution, and supply should start from the private sector. Affordable housing has been discussed since the 1940s and discussions do not include taxpayers. The County Commission should set the priorities and not staff.

There being no further public comment, Chairman Baugh closed public comment.


Ms. Lopez summarized the LHAP strategies.

#### Affordable Housing Advisory Committee (AHAC)


 Ms. Lopez continued the slide presentation to review the AHAC Summary.

#### Utilities Direct Connection Fee

Katherine Gilmore, Water Division Manager, continued the slide presentation to review the Utilities Direct Connection Fee.

 There was discussion on the actual costs associated with construction, the fees have not been changed since 2006, and the fee is \$375 for five months.

#### Density Bonus

 William O'Shea, Principal Planner, continued the slide presentation to review Building and Development Services changes to language in LDC Section 542.2(E), Density Bonus, and holding fees until the Certificate of Occupancy.

Park and Natural Resources/Tree Trust Fund

Ms. Lopez continued the slide presentation to review the Park and Natural Resources/REO Tree Trust Fund Policy.



Commissioner Whitmore stated this should be a priority.

Livable Manatee

Ms. Lopez continued the slide presentation to review the Livable Manatee - Future Funding requests. There were no County Commission comments.

Solutions/Options

Ms. Lopez continued the slide presentation to review Affordable Housing Solutions/Options and REO Surplus Property Process

Discussion proceeded on changing the definition from surplus to unused, donating versus selling property and the County-owned list (762 parcels).

Affordable Surplus Property Process

Joy Leggett-Murphy, Manager, continued the slide presentation to review Property Management, Property Acquisition Proposed Affordable Surplus Property Process. Since February 2021, the potential surplus property list has been decreased due to parcels being desired to meet County needs.

Chairman Baugh asked that the Surplus Property list be presented to the County Commission for review.

Ms. Leggett-Murphy stated staff utilizes a spreadsheet of County-owned properties that can be shared with Commissioners.

Commissioner Van Ostenbridge asked that the spreadsheet include a map and background information. He inquired on the status of a parcel (see map) located between 66th Street West and 75th Street West (directly south of Utilities) that is inundated with Brazilian peppers.

Ms. Leggett-Murphy stated this piece of property is owned by the State. For every parcel sold that is not part of the affordable housing fund, the proceeds are giving to the fund minus administration fees. Potential Surplus Property Record Cards Booklet. A resolution will be brought forward on May 25, 2021 pertaining to Surplus Property.

Discussion ensued on hearing the remainder of the items on a different day as an agenda item to allow detailed discussion and public comment.



Glen Gibellina remarked on Direct Connection Fee, and Livable Manatee and Surplus Property (there should be no difference between non-profits and for profit).



Andra Griffin commented on surplus property.

There being no additional public comment, Chairman Baugh closed public comment.



Discussion ensued regarding affordable housing developments are not being built and there should be real meaningful policy solutions pertaining to LURAs, density bonuses,

results would remain the same if nothing changes, County should look at the best practices being utilized by other Counties and/or municipalities, and Strategic Planning is upcoming

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**ADJOURN**

There being no further business, Chairman Baugh adjourned the meeting at 12:22 p.m.

Minutes Approved: December 6, 2022