

**MANATEE COUNTY AFFORDABLE HOUSING  
ADVISORY COMMITTEE REGULAR MEETING  
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM  
1112 Manatee Avenue West  
Bradenton, Florida  
April 17, 2023**

Present were:

Stephen Rinehart, Chairman  
Erick Pons  
Kenneth Ellis  
Glen Gibellina  
Vallerie Guillory, First Vice-Chairman  
Brandon Johnson  
Michael Fenton  
George Kruse, Board of County Commissioners

Absent were:

William Conerly  
Mark Dunlop

Two seats are vacant


Also present were:

Deborah Ash, Community Development Coordinator  
Rowena Young-Gopie, Affordable Housing Development Coordinator  
Hannah Bishop, Board Records, Clerk of the Circuit Court

**AGENDA AND SIGN-IN SHEET**

HC20230417DOC001

1. **CALL TO ORDER**

 Chairman Rinehart called the meeting to order at 3:03 p.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 Conerly and Dunlop absent.

4. **MINUTES**

A motion was made by Member Kruse, seconded by Member Ellis, and carried 8-0 to approve the minutes of February 27, 2023 and March 20, 2023.

5. **UPDATE ON AFFORDABLE HOUSING SPECIAL MEETING HELD MARCH 21, 2023**

 Rowena Young-Gopie, Affordable Housing Development Coordinator, provided an update on the Affordable Housing special meeting, which was held on March 21, 2023. She reviewed what was discussed at the meeting, the homeless update and initiatives, Consolidated Planning, affordable housing, Community Land Trust, and Comprehensive Planning. The Homeless Policy Coordinator was hired, Maria Santos, Public Safety. The Board of County Commissioners approved the Consolidated Planning funding for the next five years. GAP funding was approved by the Board, to complete the criteria, however this past week, the Board no longer supports Gap funding for the County. The Board asked to bring back the Surplus properties to a future work session. The Community Land Trust has a contract with Florida Housing Coalition (FHC), to establish and finalize the land trust process and procedures going forward. There is a possibility of having a BOARD member on the Land


Trust Board. Comprehensive Planning has been approved, updates are being made to the Land Development Code (LDC) for affordable housing. The approval is for half-dwelling units, setbacks, and regular units. Senate Bill (SB) 102 and House Bill (HB) 627 have been passed.

 Discussion ensued regarding the approval and understanding of half-dwelling units.

Upon question, Ms. Young-Gopie stated if developers want to utilize half-dwelling units, for example, rental units would be one and two bedroom apartment units, developers can build up to 750 square feet. Developers would have the advantage of one parking spot per unit, and if development is designated for affordable housing, developers could get density for one structure, split the units in half, and make it two units instead of one. Normally, when developers build two bedroom units at 1,000 square feet, they could utilize 750 square feet, and the units could be doubled, and density could be a part of the build. Half-dwelling units are a part of the Comprehensive Plan for zoning structures. Instead of developing 96 units, or a maximum of 200 units, developers could develop 400 units as half-dwelling units. The LDC text amendment is getting structured, adding the qualifications of the Livable Manatee incentives for affordable housing. Developers could do a split of units, which could be partial half-dwelling units and standard units. Developers are not required to make the units all standard or half-dwelling units, but this is only allowed in the urban surface area.

 Discussion ensued regarding tiny homes and districting.

Upon question, Ms. Young-Gopie stated staff is currently making changes to the overall Comprehensive Plan and Zoning Map. If developers want to build Tiny Homes, the County is not stopping the process. Tiny home districting is currently being implemented to the Comprehensive Plan, as a part of the text amendment. The zoning plan for tiny homes has not been established yet. Developers would need to communicate with staff, when wanting to build tiny homes, for location purposes, and then would need to get final approval by the Board.


 Discussion ensued regarding the FHC team presenting at the special/work session meeting regarding the Community Land Trust, understanding how State Housing Initiatives Partnership (SHIP) funding is split, and the allocation of the funding.

Upon question, Ms. Young-Gopie stated the County is currently working with the FHC team to finalize the process for the Community Land Trust. The SHIP funding is split between the City and the County. It is broken down by the size of the County.


Upon question, Deborah Ash, Community Development Coordinator, stated SHIP funding is currently for down payment and closing cost assistance for first time home buyers. Rehabilitation, demolition, and replacement have a disaster strategy in place, should the County have any hurricanes or disasters.

 Discussion ensued regarding understanding the SHIP funding and process.

Ms. Ash stated the SHIP funds that will be received in June of 2023, are considered 2023 to 2024 funds. These funds have to be committed to a project encumbered, by June 30, 2025, and all funds have to be expended by June 30, 2026.

 Discussion ensued regarding SB 102 passing, and understanding tax and real estate incentives.


Upon question, Ms. Young-Gopie stated the incentives are geared toward not-for-profits.


 Discussion ensued regarding SB 102 regarding workforce development, and understanding the use of density.

Upon question, Ms. Young-Gopie stated density use is based on the County, and she would need to get more information regarding SB 102 questions in order to answer properly.

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6. **SEA RISE PRECAST TECHNOLOGY**

 Erick Pons, Founder and Managing Director, utilized a slide presentation reviewing Sea Rise Precast Technology showing several photos of homes that are precast, low-income housing developments around the world. There currently is an affordable housing opportunity across Florida using this company's products. There is a shortage of affordable rental available to extremely low-income households (ELT), whose incomes are at or below the poverty guideline, or 30 percent of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Several cost burdened poor households are more likely than other renters to sacrifice other necessities, such as healthy food and healthcare to pay the rent, and experience unstable housing situations, such as evictions. The key facts are that 575,379 or 21 percent, are renter households that are extremely low-income, \$26,500 is the maximum income, for a four person extremely low-income household (State level), and \$54,870 is the annual household income needed, to afford a two bedroom rental home with the U.S. Department of Housing and Urban Development (HUD) fair market rate, and 83 percent of extremely low-income renter households have severe cost burdens. Precast solution is a way to build affordable homes. The finish product is 8,500 Permanent Supportive Housing (PSI), which is impermeable, 180 plus is wind load capable, fire, mold, and termite resistant. The average cost for a completed build is \$70-\$80 per square foot (assumption of a standard builder grade finish). The structures are erected in one day allowing for trades to start without delay. All the products are created and designed in house in the manufacturing room.

 Discussion ensued regarding e roofing materials, homes being completed according to Florida Building Code (FBC), understanding the infrastructure, electrical work being done with the precast technology materials, the coding on a concrete roof, flat roofs being used on the homes shown, understanding the panel material and the requirements, setting up a tour of the manufactured room, the financial advantages for contractors and developers using these products, understanding the carousel system, and the cost to transport the materials.


Upon question, Mr. Pons stated hollowcore is a type of precast used with insulated concrete forms (ICF), the manufacturer would glue the ICF insulation and straight panels together. To make the house according to FBC, the builder would use pre-insulation, foam or spray insulation. Builders could use sandwich or flat panels for the structure. Builders use the Z channel to be able to run any cable or any other type of wiring in each house. On a concrete roof, it has to be engineered correctly, the builder most likely will be required to have a truss system, with steel or aluminum to support the structure. Hollowcore can be used on roofs, but the greater the span, the thicker the roof is going to be, which doesn't make the product very practical. Flat roofs are mostly used for manufactured homes. A standard panel is a 10 by 20. A lift and a crane are required during installment. The Villages are currently using this product for building homes, eight homes a day are being built, and the builders have five

models established. The Carousel system is a system of tables, the conveyor dispenses the concrete on to a table, cleans it, moves it to the next phase of being created in-house, and the last section is after the concrete has been cured for 14 days. Villages currently uses Ray Tec. The footer is installed first, followed by the concrete slab. Silicone and clips are utilized to put each wall together. The production in labor and time is much faster with manufactured homes, rather than building regular type homes. The truck delivering the materials is required to stay under 40,000 pounds. The estimated cost for transporting a load from Green Cove Spring, Florida with 42,500 pounds of panel loaded and shipped to Parrish, Florida would cost \$1,200. For a 1,200 square foot home, two truckloads would be required. The estimate for trucking pricing as of April 1, 2023 is \$2,400.


(Depart and enter Commissioner Kruse)


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7. **REVIEW OF REQUIRED INCENTIVES A THOUGH K**


 Chairman Rinehart read the Incentives to the Affordable Housing Advisory Committee (AHAC) Board.

Incentive B


 The modification of impact-fee requirements, including reduction or waiver of fees, and alternative methods of fee payment for affordable housing. The intent refers to LDC section 545.2(B), review fee deferral.

 Discussion ensued regarding the word deferral for any project, getting a better understanding of the word, and sale for a subdivision verses a rental project understanding.

Upon question, Ms. Young-Gopie stated the language will still say deferred until Certificate of Occupancy (CO). When you apply for the planning process, a box will be checked, anything at the minimum of 25 percent affordable housing, all fees will be deferred, and then waived at the end of each project. The release form comes with the Land Use Restriction Agreement (LURA) form. At the end of the project, impact fees will either be waived or credited. For the rental developers can close on each building, and request an impact fee credit/waiver for that building.

 Chairman Rinehart continued reading Incentive B. Any applicant seeking a fee deferral shall submit an application to the Department Director who will assist the applicant in working with the proper County department. The applicant shall enter into a land use restriction agreement (LURA) with the County. The agreement shall provide the designation level of affordable units required according to the terms and conditions of the agreement, as approved by the Board. A land trust may be used as a mechanism to retain units as affordable. Upon CO Issuance for the final affordable unit within the development, deferred County fees will be credited to the Applicant's account, provided the project meets all terms and conditions of the executed LURA. The recommendation is to maintain the current incentive and reassess in 2023.

Ms. Young-Gopie stated that number one under Incentive B is getting rewritten for better understanding. The form is the designation application, only one application will be required for this process. The application will cover the LURA.

 Discussion ensued regarding number two of Incentive B being modern.  
(Depart and enter Member Gibellina)

Upon question, Ms. Young-Gopie stated the applicant shall enter into a LURA because it has to go under the designation process. The designation has to be completed before entering into the LURA process. The process is for solidifying the incentive.

Incentive C



The allowance of flexibility in densities for affordable housing. The intent refers to, currently being in Manatee County's Local Housing Assistance Plan (LHAP), and is being implemented under current language in the LDC (Section 545.2(D) – Density Bonus). Projects with at least 25 percent units designated as affordable, are eligible to request a density bonus following the guidelines. The recommendation is to maintain the current language in the LDC, and reassess in 2023.



Discussion ensued regarding the State law, there is not a State law pertaining to this incentive, this is for mixed-use and commercial use only, this incentive is for affordable housing only, SB 102, an example would be Tropicana, and a developer wanting to develop residential in that area, since the property is considered commercial, and mixed-use developers are allowed to build under SB 102.



Commissioner Kruse noted that each incentive does not change every year, it is a requirement for this Board to review the incentives each year. He recommended the Chairman having all Board Members review each incentive, and then have discussion at a future meeting.

Chairman Rinehart agreed with Commissioner Kruse and has decided to table the rest of the incentives for the next meeting.

HC20230417DOC004

8. **NEXT MEETING**

The next AHAC meeting will be held May 15, 2023, at 3:00 P.M. – 5:00 P.M., in the County Administration Building, Manatee Room – 5th Floor, 1112 Manatee Avenue West, Bradenton 34205.

9. **MEMBER COMMENT**



Chairman Rinehart:

- Noted a School Board meeting is being held on Wednesday, April 26, 2023 at 6:00 p.m. regarding school impact fees being raised. He is going to bring forward affordable housing at the meeting for discussion.



Member Ellis:

- Questioned if there will be future grant or funding meetings in the future.

Upon question, Ms. Young-Gopie stated there are no future meetings scheduled regarding grants or funding.



Member Gibellina:

- Provided a flyer regarding an open house this Saturday, April 22, 2023, for a Shipping Container Home.

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There being no further member comments, Chairman Rinehart closed member comments.

10. **PUBLIC COMMENT**

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

April 17, 2023

(Continued)

**ADJOURN**

There being no further business, Chairman Rinehart adjourned the meeting at 4:33 p.m.

Minutes Approved: \_\_\_\_\_