AGENDA
BRADENTON AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING
9:00 a.m. Thursday, February 20, 2025
101 OLD MAIN STREET

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

4. AGENDA ITEMS

a) Administrative Services: Meeting Minutes from January 16, 2025
01-16-2025 AHAC Meeting Minutes DRAFT.pdf
b) Administrative Services: AHAC Member Recruitment Updates
c) Administrative Services: SHIP Project Status Updates
AHAC Project Status report 250220.pdf
04HRA Packet 2024 Manatee AMI.pdf

5. CITIZEN COMMENTS

6. SET NEXT MEETING DATE: March 20, 2025

7. ADJOURN

NON-DISCRIMINATION STATEMENT:

The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact as soon as possible, but at least 48 hours in advance:

City of Bradenton ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a ADACoordinator@cityofbradenton.com

AGENDA ITEM NO. 4.a

Item Cover Page

AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING AGENDA ITEM REPORT

DATE: February 20, 2025

SUBMITTED BY: Karen Swartz, Administrative Services

ITEM TYPE: Minutes

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: Meeting Minutes from January 16, 2025

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

ATTACHMENTS:
01-16-2025 AHAC Meeting Minutes DRAFT.pdf

DRAFT

CITY OF BRADENTON
AFFORDABLE HOUSING ADVISORY COMMITTEE
January 16, 2025
Meeting Minutes

Present: Committee Members: Tarnisha Cliatt-Chair, Councilwoman Jayne Kocher, Lt. Christopher Deshaies, Robin Singer-Director of Planning and Community Development, Jared Paulson

Tamara Melton – City Clerk, Pamela Skelding – Housing & Community Development Manager, Karen Swartz – Housing and Community Development Specialist, Nathan Cassidy

I. Meeting Call to Order/Pledge of Allegiance

The meeting was called to order by Chair Cliatt at 9:11 a.m. followed by the Pledge of Allegiance.

II. Roll Call of Members

Tarnisha Cliatt – present
Tracie Miller – resigned
Councilwoman Lisa Gonzalez Moore – not present, excused
Lieutenant Christopher Deshaies – present
Councilwoman Jayne Kocher – present
Robin Singer, Director of Planning and Community Development - present

III. Approval of Meeting Minutes

MOTION TO APPROVE DECEMBER 19, 2024 MEETING MINUTES was made by Jayne Kocher and seconded by Lt. Deshaies. The motion passed 5-0.

IV. Agenda Items

a. AHAC Member Recruitment updates
Committee welcomed new member, Jared Paulson of First Southern Bank as well as acknowledging Chair Cliatt's reappointment. Election of chair and vice-chair will take place in the February meeting. Member candidate Nathan Cassidy, a developer, was in attendance and expressed interest in applying. Four open seats remain to be filled. Chair Cliatt will reach out to Ms. Speight (realtor) and Turning Points (affordable housing non-profit advocate). Ms. Skelding will reach out to Orange Blossom (local business owner), Habitat for Humanity and follow up with Bernard Johnson (developer). Training for new members is tentatively set for some time in February. Kody Glazer will be scheduled for a presentation as soon as he is able. Bylaws may be reviewed

to clarify terms and term limits.

b. AHAC goals for 2025

Chair Cliatt revisited the goals to set up subcommittees on Density and Parking/Transportation. Councilwoman Kocher would like to see movement on First Time Homeowner down payment assistance. Ms. Skelding reviewed the status of the interlocal agreement for purchase assistance with Manatee County.

c. SHIP Project Status Updates

Ms. Swartz reviewed the current SHIP project status report in terms of strategies of assistance, applicant qualifications using HUD metrics for Manatee County, project awards in dollars and recipients by ward, zipcode and census tract. Also presented was a sample of the annual report submitted to the state illustrating awards, set-asides and the additional funding provided by interest, payments and prior year rollover. Next month the HUD Affordable/Workforce Housing Income limits and Max Home Sales Price will be included in the report for reference.

V. Open Discussion

Chair Cliatt suggested a joint Round Table meeting with the City's CRA board, the AHAC and local developers to discuss the surplus property opportunities, funding options available and incentives developers need to move forward. Councilwoman Kocher indicated the CRA is working on identifying metrics or incentives for grocers to open a new location.

VI. Set Next Meeting Date – February 20, 2025 at 9:00am.

VII. Adjourn

Meeting was adjourned at 9:59 a.m.

NOTE: This is not a verbatim record.

AGENDA ITEM NO. 4.b

Item Cover Page

AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING AGENDA ITEM REPORT

DATE: February 20, 2025

SUBMITTED BY: Karen Swartz, Administrative Services

ITEM TYPE: Miscellaneous

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: AHAC Member Recruitment Updates

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

- New members
- Prospective members
- Chair/Vice-Chair vote February (1 year term)
- Member training

ATTACHMENTS:

AGENDA ITEM NO. 4.c

Item Cover Page

AFFORDABLE HOUSING ADVISORY COMMITTEE MEETING AGENDA ITEM REPORT

DATE: February 20, 2025

SUBMITTED BY: Karen Swartz, Administrative Services

ITEM TYPE: Miscellaneous

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: SHIP Project Status Updates

SUGGESTED ACTION:

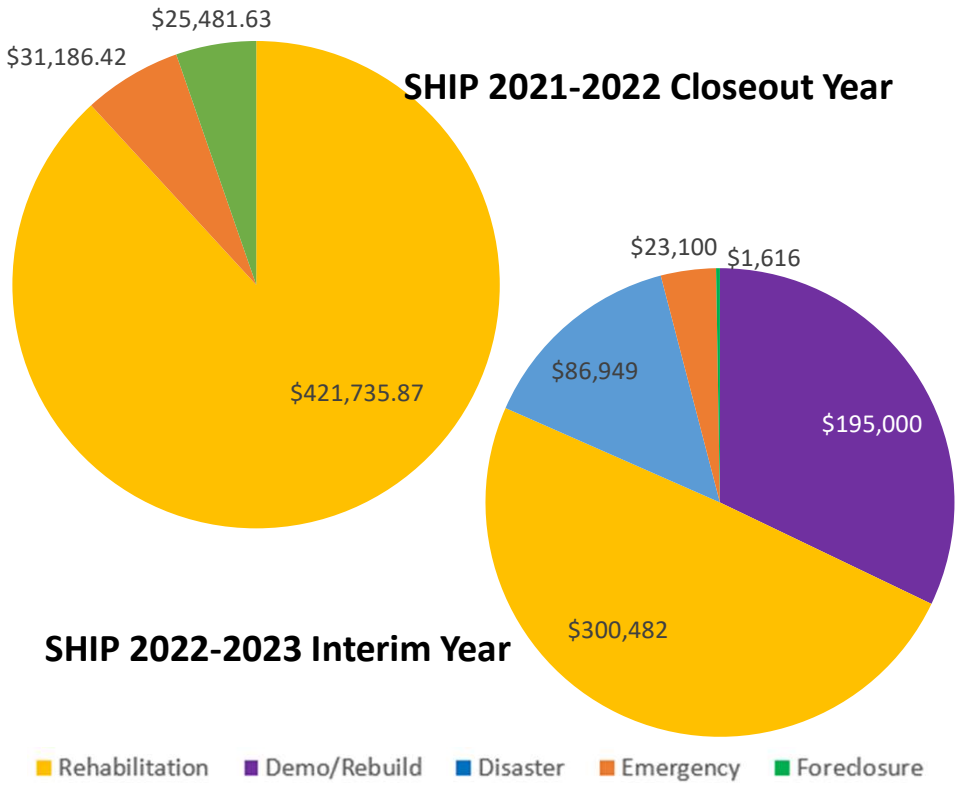
Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

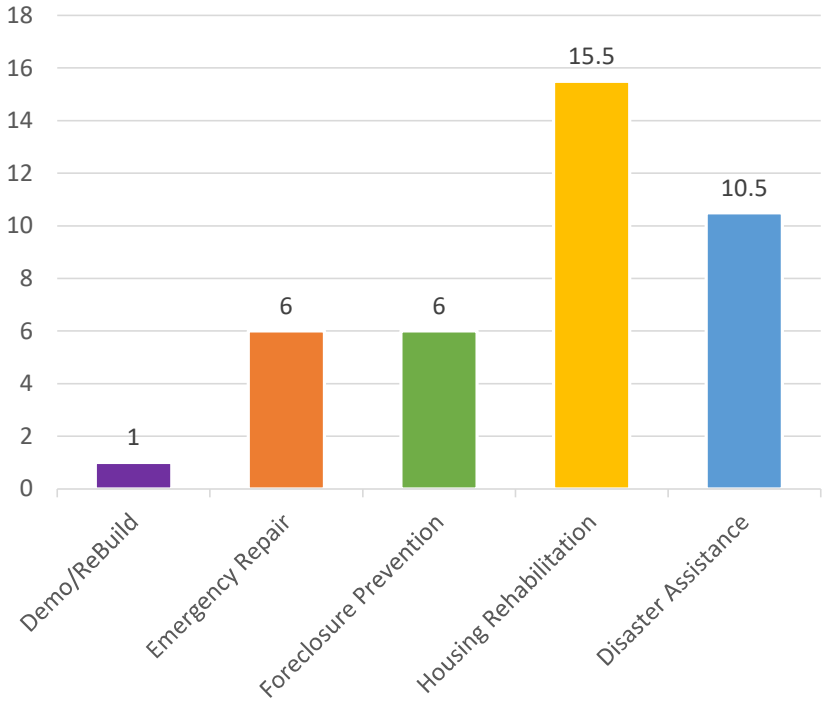
ATTACHMENTS:
AHAC Project Status report 250220.pdf
04HRA Packet 2024 Manatee AMI.pdf

Project Status Report – SHIP
Closeout/Interim Years as of February 13, 2025

SHIP Funds Encumbered/Expensed by Program

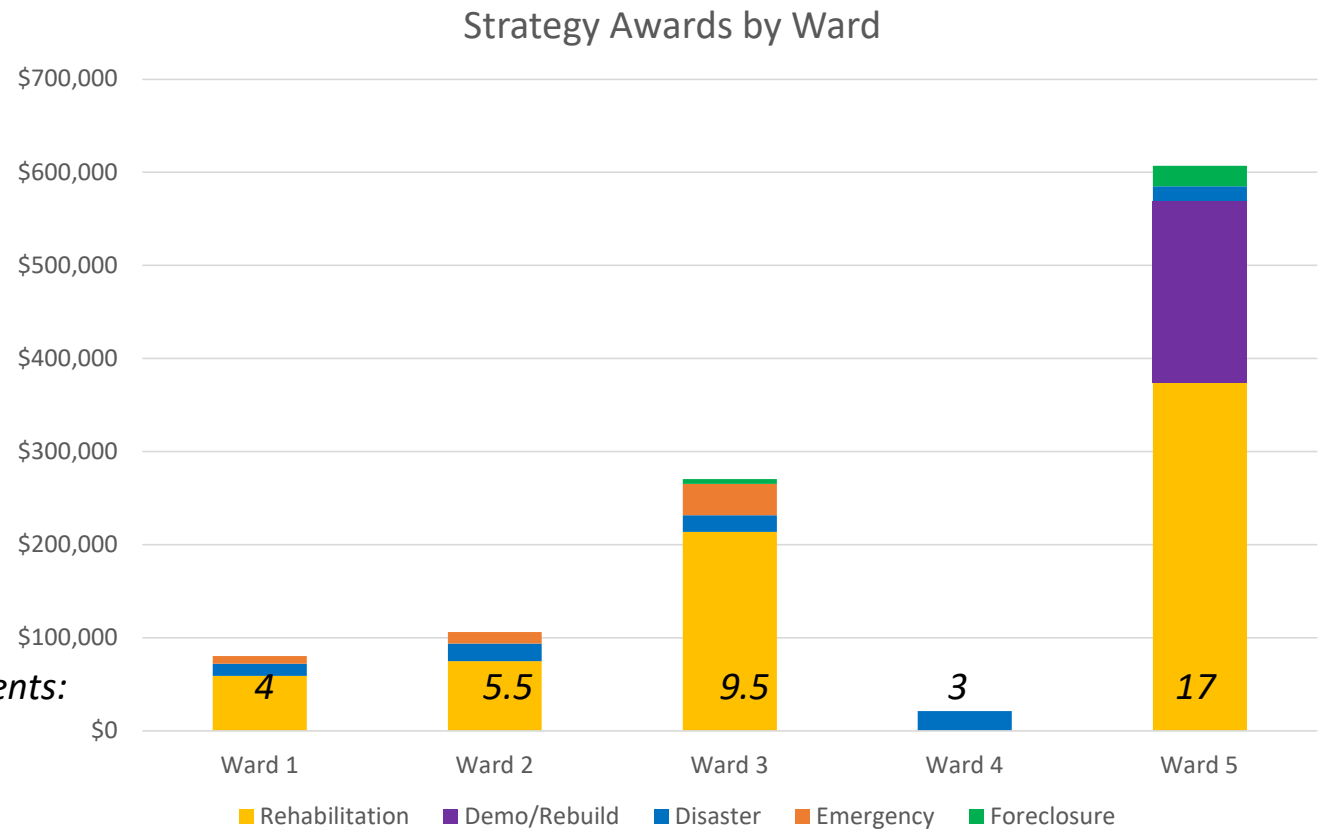


SHIP Award Recipients by Program
Closeout/Interim Years Combined



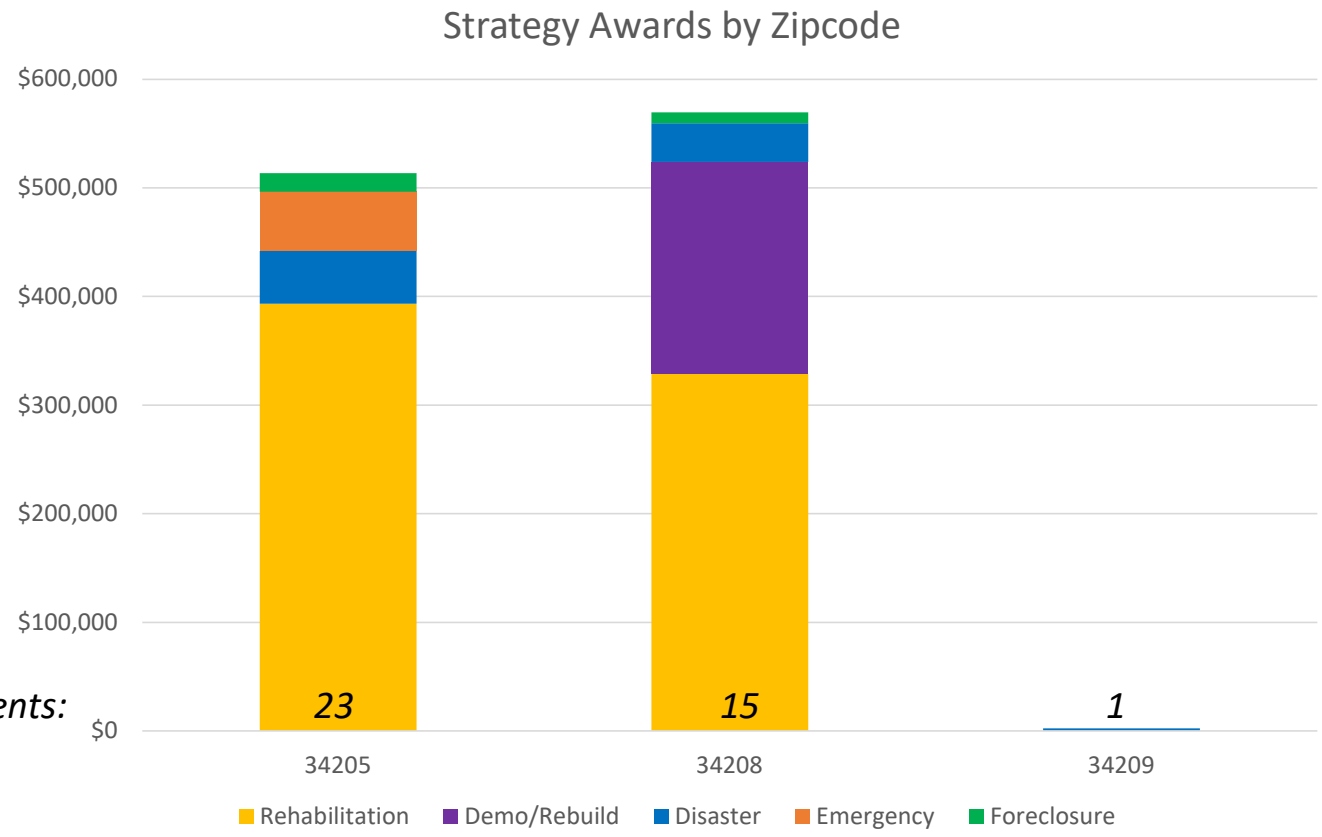
* Homeowners receiving in more than one strategy are divided equally.
(i.e. a homeowner receiving Disaster and Rehab count as .5 & .5 respectively for a total count of 1)

Project Status Report – SHIP
Closeout/Interim Years as of February 13,2025



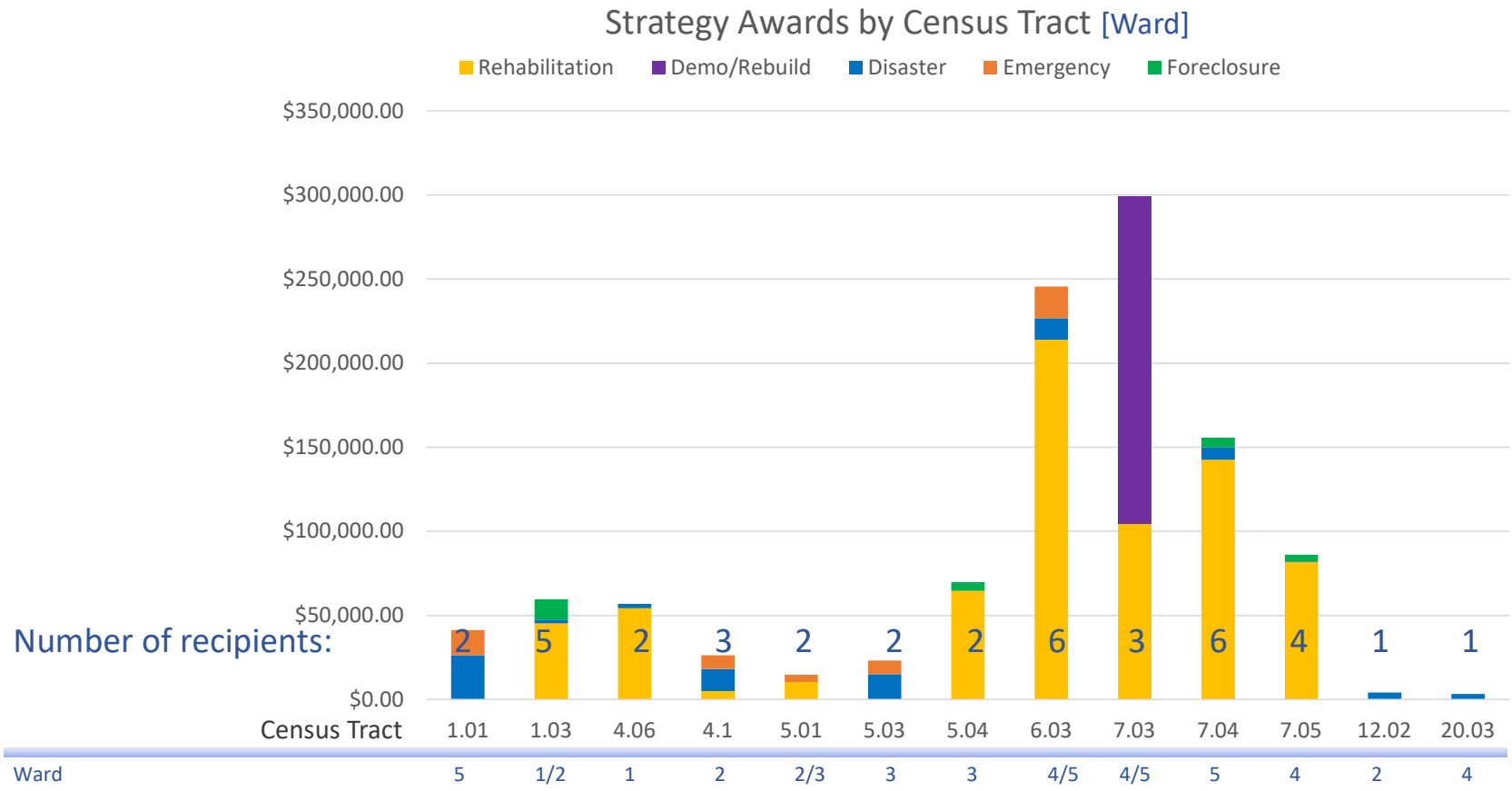
Number of recipients:

Project Status Report – SHIP
Closeout/Interim Years as of February 13, 2025

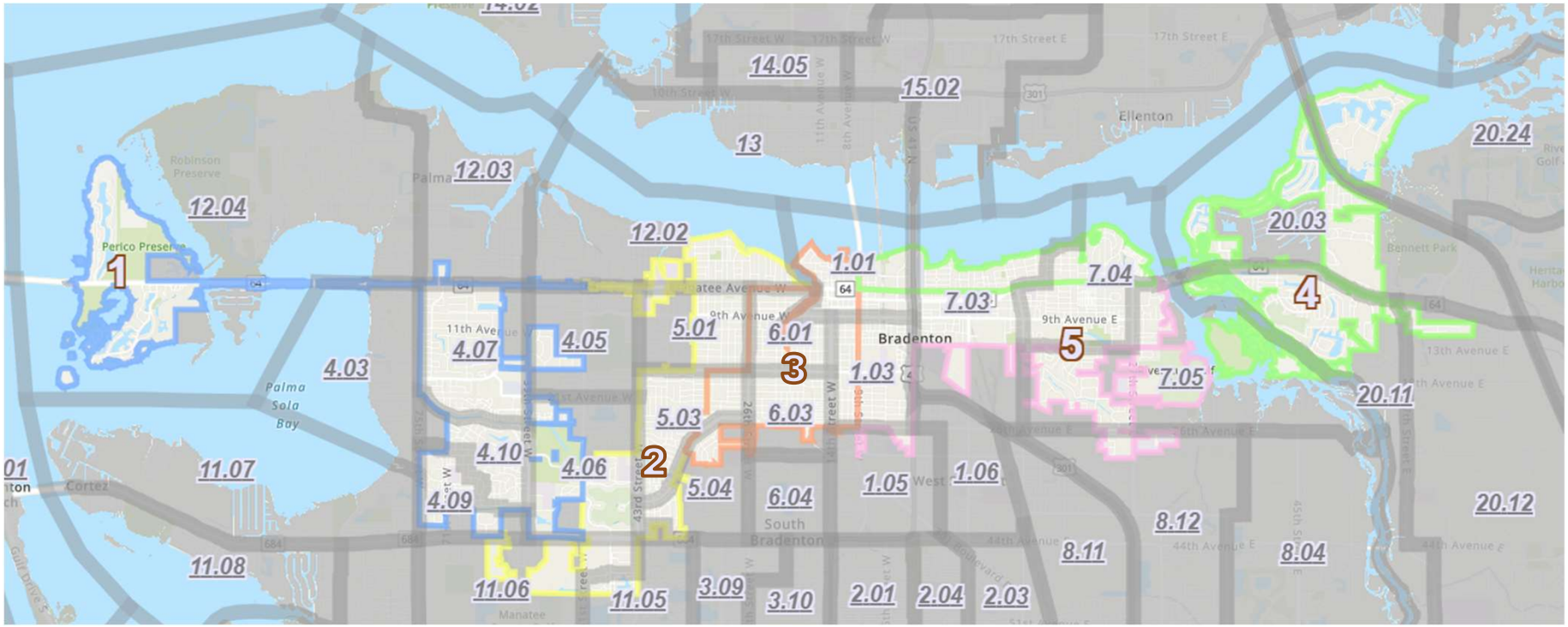


Number of recipients:

Project Status Report – SHIP
Closeout/Interim Years as of February 13, 2025



Census Tracts by Ward



Project Status Report – SHIP
Set Aside Metrics of February 13, 2025

SHIP Funds 2021-2022 (Closeout)	
State Annual Distribution/Award	$402,402.00
Interest Income	$388.16
Payments Income (pay-offs, etc)	$89,031.48
Carryover from prior year	$5,463.63
TOTAL	**$497,285.27**

Program Compliance Set Asides (Closeout Year)	2021-2022 SHIP Awards	Min % Req'd	% Actual
Homeownership*	$478,403.92	65%	96.20%
Extremely Low Income	$182,983.36	-	36.80%
Very Low Income	$175,763.69	30%	35.34%
Low Income	$101,225.27	30%	20.36%
Construction/ Rehabilitation**	$434,831.87	75%	87.44%

**Homeownership total includes Moderate income awards ($18,431.60) which is not a set aside but still qualifies.*
***Construction/Rehabilitation awards exclude funds for foreclosure prevention, disaster re-location expenses and rental assistance.*

Program Year	Current status	Award
SHIP 2021-2022 (LHAP Yr 2)	Closeout	$402,402.00
SHIP 2022-2023 (LHAP Yr 3)	Interim Year	$541,284.00
SHIP 2023-2024 (LHAP Yr 1)	Interim 2	$652,969.00
SHIP 2024-2025 (LHAP Yr 2)		TBD

Revised April 5, 2024

MANATEE COUNTY AFFORDABLE/WORKFORCE

2024 INCOME LIMITS

Effective April 1, 2024

Below are the income guidelines for Manatee County, Florida:

Manatee County Median Income: $97,000

AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50% Very Low	$35,200	$40,200	$45,250	***$50,250***	$54,300	$58,300	$62,350	$66,350
80% Low	$56,300	$64,350	$72,350	***$80,400***	$86,800	$93,250	$99,700	$106,150
*120% Moderate**	$84,480	$96,400	$108,600	***120,600***	$130,320	$139,920	$149,640	$159,240

Moderate Income assistance will be provided on a funding availability basis to ensure that the statutory requirements to serve low-income households are met.

Maximum Sales Price Effective: June 7, 2022

Households @ 50% & below = **$250,000.00**
Households @ 80% & below = **$300,000.00**
Households @120% & below = **$325,000.00**

WORKFORCE HOUSING INCOME LIMIT $130,320.00
Regardless of Household Size

Max Sales Price = **$390,000.00**

THE ABOVE INCOME LIMITS ARE CURRENTLY IN EFFECT FOR DETERMINATION OF HOUSEHOLD ELIGIBILITY FOR FUNDING UNDER MANATEE COUNTY'S STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) PROGRAM. INCOME LIMITS ARE ADJUSTED ANNUALLY AND PROVIDED BY THE FLORIDA HOUSING FINANCE CORPORATION.