Present were:
Stephen Rinehart, Chairman
Divina Westerfield-Maruca, First Vice-Chairman
Glen Gibellina
Garin Hoover
George Kruse, County Commissioner
Kenneth Ellis
Mark Vengroff, entered during the meeting
Shannon Glasgow
William Conerly

Absent were:
Vallerie Guillory
Mark Dunlop
Keith Green

Also present were:
Deborah Ash, Community and Veterans Services Department
William O'Shea, Building and Development Services
Lee Washington, Community and Veterans Services Department
Rowena Elliott, Community and Veterans Services Department
Jonathan Martinez, Board Records, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

1. CALL TO ORDER
Chairman Rinehart called the meeting to order at 3:01 p.m.

2. DECLARATION OF A QUORUM
A quorum was declared.

3. MINUTES
A motion was made by Member Maruca, seconded by Member Glasgow and carried 8-0, with Members Dunlop, Green, Guillory and Vengroff absent, to approve the minutes of September 27, 2021; October 18, 2021; November 15, 2021, and December 13, 2021.

4. REMINDER
Member Kruse stated the special meeting of the Board of County Commissioners (BCC) is scheduled April 19, at 9:00 a.m., on the Fifth Floor of the County Administration Building, to discuss homeless solutions and affordable/workforce housing.

Chairman Rinehart stated he would present the concerns of the Affordable Housing Advisory Committee (AHAC) at the special meeting.

Member Gibellina stated the AHAC spokesman should be advocating more at BCC meetings.

Discussion ensued regarding single-family homes, there is no down payment assistance for workforce housing, up to $45,000 is provided for moderate-income housing if needed, the
Supply chain is not allowing developers to build affordable housing, and developers can get all the incentives through workforce housing, but will not be eligible for down payment assistance, the cheat sheet requested by Member Hoover (3/21/22), the original sheet provided was not sufficient, and the sheet should contain a two-page overview of all the different funding that is applied to affordable housing.

Chairman Rinehart stated that a graph explaining the State Housing Initiatives Partnership Program (SHIPP) funding is posted on the County’s website.

Member Kruse noted that the County has strict guidelines for using all funds.

Deborah Ash, Community and Veterans Services Department, explained SHIPP funds. Moderate-income down payment assistance is not allowed due to restrictions such as allowing for funding of 30 percent low and very low-income levels to be served.

(Enter Member Vengroff)

Member Gibellina stated it would be helpful for Community Solutions 360 to share the average loans citizens are able to receive after completing the first-time homebuyer’s course.

Lee Washington, Community and Veterans Services Director, explained that every family situation is different and average loans could not be compiled.

5. RECOMMENDATIONS FOR DISCUSSION BY APPOINTED AHAC SPEAKER AT BOARD OF COUNTY COMMISSIONERS SPECIAL MEETING

Chairman Rinehart stated he would like to see impact fees waived for builders and developers of affordable units as opposed to funding from Livable Manatee. He spoke in support of a straight rezone, and the BCC should look further into density.

Discussion ensued concerning topics to be brought up at the special BCC meeting, more awareness should be brought to developing Accessory Dwelling Units (ADU) on homeowner’s properties, and Land Use Restriction Agreements (LURA) for rental properties could take advantage of density bonuses and the waving of impact fees.

6. OTHER ITEMS FOR COMMITTEE CONSIDERATION

Member Vengroff stated he would educate AHAC members on multi-family homes and needs at the next meeting.

Member Maruca inquired about involving County employers to help affordable housing.

Member Gibellina suggested converting the County Jail into workforce housing.

Discussion ensued regarding mandatory inclusionary zoning on school property, mandatory zoning is illegal in Florida, and citizens would not like workforce housing next to schools.

William O'Shea, Building and Development Services, explained there would be further discussion about ADU’s in the special BCC meeting. Currently, staff is proposing the use of half-dwelling units for multi-family.

Upon question, Mr. O'Shea explained the County is preempted from regulating structures having six, unrelated people or less and that come from the allowance of group-home living.
The State standard requires 250 square feet per resident.

Member Maruca inquired about looking into readapting industrial brownfields for housing.

Member Kruse stated Blue Sky just completed readapting a brownfield for housing.

Member Conerly inquired about co-living spaces for multi-family.

Member Kruse stated co-living spaces for multi-family is a popular concept, but a developer is needed to build it and see how it works.

Discussion ensued regarding tiny townhomes, it would not be feasible to build 50 units on one plot of land, townhomes are more appealing to national home builders, it is not practical for smaller developers to build tiny townhomes, and there are no clear mechanisms to allow for affordable housing tiny townhomes.

Member Gibellina stated that a 2,400-square-foot home could be built on a 100x100-foot lot, and place six park models on the same-size lot. Tiny homes and park model homes should be allowed to be developed on residential lots.

Mr. O'Shea explained park models are considered as a recreational vehicle and not a full-time residence, and cannot be located on single-family lots.

Chairman Rinehart stated a special zoning would be needed in Manatee County for non-conforming and unincorporated lots.

Discussion ensued regarding property out east for tiny townhomes to be developed, the Comprehensive Plan was set up for development to curve west to east, and the community would not like multi-family in that area of the County.

Member Gibellina would like a resolution to allow three AHAC members to attend the 2022 Affordable Housing Conference in Orlando and for the County to pay for the conference.

Ms. Ash stated she was uncertain if this would be possible as well as the source of funds.

Mr. Washington requested the details about the conference.

A motion by Member Gibellina, to allow three members to go to the flagship conference of the State with paid accommodations and a per diem, failed for lack of a second.

7. **NEXT MEETING**

   The next meeting is scheduled May 9, 2022, at 3:00 p.m., in the Manatee Room on the Fifth Floor of the County Administration Building.

8. **MEMBER COMMENT**

   There were no Member comments.

9. **PUBLIC COMMENT**
April 18, 2022

There were no public comments.

**ADJOURN**

There being no further business, Chairman Rinehart adjourned the meeting at 4:46 p.m.

Minutes Approved: ________________