1. CALL TO ORDER
   Chairman Rinehart called the meeting to order at 3:04 p.m.

2. PLEDGE OF ALLEGIANCE/ROLL CALL
   The Pledge of Allegiance and roll call were conducted.

3. DECLARATION OF A QUORUM
   A quorum was declared.

4. MINUTES
   Motion was made by Member Hoover, seconded by Member Glasgow, and carried 7-0 with members Maruca, Ellis, Green, Conerly and Dunlop absent, to approve the minutes of January 24, 2022 and the minutes of February 20, 2022.

5. TINY HOME ORDINANCES
   Member Gibellina provided information on tiny homes. There are several ordinances around the State of Florida that allow tiny homes to be built on residential lots. The ordinances are a way to get a higher density. A motion should be made to have the Board of County Commissioners (BCC) look into different ordinances for tiny homes. A pilot program can be utilized for trying the tiny home project. It is a viable option for residential lots to provide more affordable housing.

Chairman Rinehart clarified Member Gibellina can inquire regarding whether interior lots are
confirming or non-confirming and providing a density bonus for affordable housing. Upon question, William O’Shea, Building and Development Services, clarified, platted land will have to go through a re plat in order to have affordable use especially in an existing use. Currently tiny homes can be developed for multi-family.

Member Gibellina clarified he believed tiny homes are owned by owners and most of them are built or bought and the land is rented like an RV park. In Manatee County you can take a six bedroom/six bath home and have six individuals living in the same dwelling unit. In turn, it should be the same policy for tiny homes.

Mr. O’Shea explained six unrelated people can live in the same home, based on State action, because citizens did not want to have three houses on the same lot in their neighborhood.

(Enter Lee Washington)

Upon Question, Member Gibellina explained, he is talking about putting tiny homes on either individual plots of land or empty lots in a subdivision.

Mr. O’Shea explained putting all the homes on one piece of property would work. When talking about single family homes those people have a certain expectation. Putting a tiny home in a five-acre lot in between homes would still pose an issue for parking.

Member Kruse explained Member Gibellina's concept defies Manatee County’s mentality. There will be a lot of push back on trying to put six tiny homes on one plot of land.

Upon question, Mr. O’Shea, explained currently through planning development tiny homes can be accomplished. Lots as small as 3,500 square feet can be used for a tiny home community. Through the incentives, you can use Euclidian zoning in RF 6 and 9 to reduce lot sizes to the 3,500 square foot threshold. Currently, Development Services is trying to create a rezone to add stipulation so the developer is amenable to the restrictions. This will have the luxury of not reviewing a site plan.

Discussion ensued regarding tiny homes, there are 13 tiny home developments in the Tampa Bay area, any ordinance for tiny homes needs to step away and transcend single-family minimum requirements, there should be a recommendation to move forward with tiny home regulations, and it would be good to compare other similar county ordinances on tiny homes.

6. REVIEW OF AFFORDABLE HOUSING PROGRAMS FUNDING CHEAT SHEET

Chairman Rinehart went over the cheat sheet. The SHIP limits have been raised for the purchase price, very low is now $250,000, low is $300,000, and moderate is $432,500.

Member Hoover explained the cheat sheet is good for the new members of AHAC.

Member Kruse shared that three affordable housing projects were approved, a motion was approved to waive impact fees.

Upon question, Ms. Ash explained the individuals who have done the homeownership class have a year to get into a sales contract.

Member Hoover inquired about funds being utilized once they are allocated.
Ms. Ash explained SHIP funding is restricted to two years to commit and three years to expend the funding. The County has eight years to expend HOME funding.

Member Kruse explained the Board is trying to get rid of Livable Manatee and encourage affordable housing. The County should be waving the impact fees.

Lee Washington, Director of Community and Veterans Services Department, shared they will add a section to the cheat sheet and get the information out to the members.

Member Gulliory shared her gratitude for the cheat sheet.

Upon member Gibellina’s question, Rowena Elliot explained there are two different fees. There is one fee for home ownership for single-family houses and there is a fee for multifamily that depends on the square footage of the units. The regular square footage of the unit that is below one thousand will have a school impact fee of $3,502 depending on the region.

Member Kruse noted school impact fees should be discussed with the School District.

Ms. Elliot explained the total impact fee for multifamily under 1,000 square feet development is about $8,900. For the single-family household, the total impact fee would be around $10,000.

Member Gibellina inquired about how much in SHIP funding is available for rental development.

Ms. Ash explained rental development has not been funded through SHIP. It is currently in the local housing assistance plan.

Ms. Elliot explained they have been trying to utilize some of the SHIP funds to go toward rental development.

Upon question, Ms. Ash explained there are currently Community Develop Block Grant (CDBG) down payment funds for very low and low income. SHIP down payment assistance is also available for very low, low, and moderate income for existing properties and new construction, and $600,000 has been used in the prior fiscal year 21-22, for existing and new construction properties.

Mr. O'Shea explained the requirement is 15 percent of the allocation. At the time, the decision was made for $150,000 so that a CHODO can do one house. All of the plans are fluid and staff can make amendments to move funding.

Member Gibellina inquired about the Sadowski funds.

Member Hoover explained the SHIP funding went up $1.6 million from 2021 to 2022.

Ms. Ash explained the funding received this year is $3.2 million.

Chairman Rinehart concluded the topic.
7. **UPDATE ON 2021 AHAC CODE AMENDMENTS RECOMMENDATIONS**
   Mr. O'Shea noted rapid response has been adjusted from 10 to 25 percent needed, review fees have gone from reimbursements to deferral, Land Use Restriction Agreements have taken deeds out of the title, the tree trust fund will be rewritten, and there has been clarification on how the density bonuses work.

8. **NEXT MEETING**
   The next meeting is July 18, 2022, in the Administration Building, Manatee Room fifth floor. Due to new members being appointed on July 26, 2022, current members may remain in their appointed seats until such time.

9. **MEMBER COMMENT**
   Member Guillory provided an update on her project in Palmetto. A certificate of occupancy has been issued, and they are hoping to do the ribbon cutting within the next week.

10. **PUBLIC COMMENT**
    There being no public comment, Chairman Rinehart closed public Comment.

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

Minutes Approved: _____________