

**MANATEE COUNTY AFFORDABLE HOUSING  
ADVISORY COMMITTEE WORK SESSION  
COUNTY ADMINISTRATION BUILDING; FIFTH FLOOR, MANATEE ROOM  
1112 Manatee Avenue West  
Bradenton, Florida  
April 6, 2026**

Present were:

Stephen Rinehart, Chairman  
Matthew Bender  
Sheila Fialkowski  
Allison Imre  
George Kruse, Board of County Commissioners

Absent were:

Michael Boyle, Vice-Chairman  
Glen Gibellina  
Lois Meyers  
Missy Parmenter




Two seats are vacant.


Present were:

Deborah Ash, Community Development Coordinator  
Helena Yeatman, Affordable Housing Coordinator  
Elizabeth Shulman, Senior Planner  
Rachel Layton, Division Manager and Impact Fee Administrator  
Hannah Bishop, Deputy Clerk, Clerk of the Circuit Court


**AGENDA AND SIGN-IN SHEET**

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1.  Chairman Rinehart called the work session to order at 3:08 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**  
Due to lack of a quorum, a work session was held, with Vice-Chairman Boyle, and Members Gibellina, Meyers, and Parmenter absent.
7. **SHIP FUNDING AND CURRENT STRATEGIES**  
 Deborah Ash, Community Development Coordinator, reviewed State Housing Initiatives Partnership Program (SHIP) funding, action, statutory requirements, funding term and expiration, activities approved in current Local Housing Assistance Plan (LHAP), Fiscal Years (FY) 2023 to 2024, 2024 to 2025, May 2024 through 2027 funding cycle, strategies, and the notice of funding.  
  
 Discussion ensued regarding 65 percent versus 75 percent funding, deployment resources, LHAP report approved by the Board, and moderate-income percentage.  

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5. **OFFERING INSIGHT AND FIELDING QUESTIONS FROM THE COMMITTEE**  
 Discussion ensued regarding ways to expedite the rezoning process, General Development Plan (GDP) versus a site plan, submittal procedures, scoping meetings,

communication, administrative processes, Live Local Act understanding, Senate Bill (SB) 101, Livable Manatee Program, tax exemption language, and impact fees.

 Rachel Layton, Division Manager and Impact Fee Administrator, explained the submittal, review, and timeline processes for projects requesting a straight rezone. She stated staff will coordinate a meeting with developers, Development Services staff, and Committee members.

6. **BOARD PRESENTATION OF NON- BINDING HEARING UPDATE**

This item was not discussed.


4. **MINUTES**

Due to lack of a quorum, minutes were not approved.

9. **MEMBER COMMENT**


 There being no Member comment, Chairman Rinehart closed Member comment.

11. **PUBLIC COMMENT**


 John Osborne provided a history of General Development Plan (GDP) approvals in Manatee County. He discussed Land Development Code (LDC) Section 365, and the Affordable Housing summit.

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

8. **MEETINGS**

 The next meeting is scheduled for May 4, 2026, in the 5<sup>th</sup> Floor Manatee Room, County Administrative Building, 1112 Manatee Avenue West.

10. **STAFF UPDATES**

 Ms. Ash announced Manatee County will host a Housing Services Information Session and Legal Clinic on Wednesday, April 8, 2026, from 1:30 p.m. to 3:30 p.m. at the Central Branch Library.

**ADJOURN**

There being no further business, Chairman Rinehart adjourned the meeting at 4:40 p.m.

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