



EQUAL HOUSING
OPPORTUNITY

Brevard County Affordable Housing Advisory Committee

Regular Meeting Minutes

4:30 PM Thursday, October 20, 2022

County Government Center, Space Coast Room, Building C, Viera, FL

CHAIR: Corey Lancaster

MEMBERS PRESENT: Corey Lancaster, Cynthia Matthews, Josh Thompson, Brenda Burton

MEMBER'S ABSENT: Mark Broms, Rita Pritchett, Verdell Shackelford, Carole Williams-Hayes,

BREVARD COUNTY STAFF: Linda Graham, Alan Woolwich, Brian Breslin

PUBLIC/GUESTS: Sandra Sullivan, Jean Vaughan, Corina Savela

Summary Minutes

Call to Order/Introductions: Meeting called to order at 4:35 PM by Chair Corey Lancaster. A quorum of the Committee was not present.

Meeting Minutes: September 22, 2022. Tabled.

Old Business:

Discussion and Review of the Draft Brevard County Affordable Housing Incentives Strategies Evaluation and Recommendations Report 2022-2023 per FS Sections 420.9076 (4)(5).

Linda Graham led staff discussion on the report draft status and process to date that requires an advertised public hearing for taking comments on the draft report. She shared that staff is recommending that the AHAC consider prioritization of 3 Sections of the report for working on in 2022-2023, while still pursuing ongoing established procedures that were included in the 2021-2022 report and that also included recommended incentives changes to the County Land Development Regulations.

The AHAC Committee reviewed and discussed the draft Affordable Housing Incentives Strategies Report and then opened the advertised and required public hearing.

Regular Meeting Closed. Opened Public Hearing.

Review of the Draft Brevard County Affordable Housing Incentives Strategies Evaluation and Recommendations Report 2022-2023 per FS Sections 420.9076 (4)(5).

There were two speakers who provided comments. Speakers were Sandra Sullivan and Jean Vaughan.

Sandra Sullivan spoke in favor of establishing Community Land Trusts (CLTs) and voiced concerns about future residential development and residential density having negative impacts to the water quality of the Indian River Lagoon and wetlands from waste water and surface water runoff. Also felt that any potential density transfers should be received at appropriate locations.

Jean Vaughan voiced the same concerns about future development negatively impacting the environment and quality of life along the Indian River Lagoon.

Public Hearing Closed. Opened Regular Meeting.

Old Business: Continued.

Final Recommendations by AHAC on the Draft Brevard County Affordable Housing Incentives Strategies Evaluation and Recommendations Report 2022-2023 per FS Sections 420.9076 (4)(5).

After the AHAC heard public comments and closed the Public Hearing they next discussed the report with staff and developed priority areas in the Draft Incentives Strategies Report for review at the next AHAC meeting on November 17, 2022. The Priority Areas identified for working on in 2022-2023 were the 3 Report Sections and associated recommendations on Density Flexibility (c.), Accessory Dwelling Units and Tiny Homes (e.) and Land Bank Inventory (j.) that includes Community Land Trusts, while still pursuing ongoing established procedures that were included in the 2021-2022 report and included recommended incentives changes to the County Land Development Regulations, reviewed by the AHAC on August 18, 2022 and September 22, 2022.

In response to comments made during the public hearing Alan Woolwich shared that any proposed affordable and workforce housing developments located within any coastal hazard area defined by the county comprehensive plan or on barrier islands are not eligible for a density bonus under the density flexibility incentives section and per Article XVII, Section 62-6305 (a) and (d) and Section 62-6307 (1) and (3) of the

County Land Development Regulations adopted in 2007. He also shared that Low Impact Development (LID) design principles and methods can be applied to new affordable housing development and redevelopment sites.

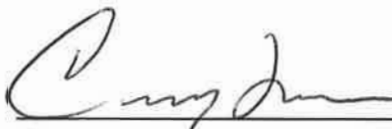
No action was taken by the AHAC due to lack of quorum. At the next meeting on November 17, 2022 the AHAC will review and take an action on the Draft 2022-2023 Incentives Strategies Report with the prioritized recommendations to forward on to the County Commission for review in December 2022. The final report will then be transmitted to the State of Florida Housing Finance Corporation SHIP Program consistent with state statute.

Staff Reports: Brevard County Housing and Human Services staff reported on the status of the Hope Hammock Rental Housing Project Development in Titusville with Community of Hope. The ongoing project involves the construction of a new multifamily quadplex for homeless families with a total project cost of \$687,176.51. The project construction is behind schedule due to delays in receiving site plan and building permit approvals. They are requesting extensions to the final construction completion date and subsequent affordability period. Staff is drafting amendments to the existing agreements. Site work has now begun. Date of completion is scheduled for 12/2022.

Public Comment: None.

A motion to adjourn the regular meeting was made by Corey Lancaster, Second by Cynthia Matthews, Approved Unanimously. The meeting adjourned at 5:40 PM.

Next Meeting Scheduled: Thursday November 17, 2022, 4:30 PM, County Commission Chambers, Building C, Brevard County Government Center, Viera, FL 32940

 11/17/22
Chairman Date