



Brevard County Affordable Housing Advisory Committee Regular Meeting Minutes

4:30 PM Thursday, March 21, 2024

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

ACTING CHAIR: Josh Thompson

MEMBERS PRESENT: Josh Thompson, Robert Klimkowski, Cynthia Matthews, John Hopengarten, Rita Pritchett

MEMBER'S ABSENT: Corey Lancaster, Brenda Burton

BREVARD COUNTY STAFF: Ian Golden, Natasha Jones, Iselole Vital, Cindy Short, Ed Wright, Alan Woolwich, Brian Breslin

CITIZENS: Drew Warren, Haywood Davidson, Sandra Sullivan, Rowan Barnes, Dan Coakley

Summary Minutes

Call to Order/Introductions: Meeting called to order at 4:30 PM by Acting Chair, Josh Thompson

Meeting Minutes: November 16, 2023. A motion to approve was made by John Hopengarten, second by Cynthia Matthews, motion approved unanimously.

Election of Affordable Housing Advisory Committee (AHAC) Officers 2024: Chair, Vice-Chair. Tabled.

New Business:

Review of Draft State Housing Initiatives Partnership Program (SHIP) Brevard County Local Housing Assistance Plan (LHAP) 2024-2027 per FS Sections 420.907-9079. Iselole Vital made a report that provided information on the Brevard County Local Housing Assistance Plan for Fiscal Years 2024 to 2027. The sections and strategies included, Homeownership Purchase Without Rehabilitation, Homeownership-Limited Occupied Repairs & Occupied Rehabilitation, Homeownership-Acquisition Rehabilitation and New Construction and Disaster Repair, Mitigation and Direct Assistance. Covered were updated maximum award amounts and years of loan terms for each strategy. Staff answered questions from AHAC members on how loans and agreements with individuals, agencies and developers are drafted, reviewed, monitored, and enforced.

A motion was made by Cynthia Matthews to approve the Draft State Housing Initiatives Partnership Program (SHIP) Brevard County Local Housing Assistance Plan (LHAP) 2024-2027, Second, By Rita Pritchett. Motion approved unanimously.

Staff Reports:

Construction Projects: Brian Breslin provided a staff report on the Hope Hammock Rental Housing Project Phase II with 6 new multiple family units now starting in Titusville with Community of Hope.

Incentive Strategies: Alan Woolwich provided a brief report on the progress of meeting with the Planning and Development staff on potential accessory dwelling unit applications in the County Code.

Live Local Act: Alan Woolwich reported on the recent changes to the Live Local Act (LLA) in 2024 approved through Florida SB 328 and HB 7073.

Request For Proposals: Alan Woolwich shared that Brevard County Local Government Contribution Request for Proposal (RFP) to complement the Florida Housing Finance Corporations (FHFC) 2024 Request for Application (RFA) process, will be soon released and due in May for subsequent review by the AHAC. Ian Golden shared that projects located within the cities will need to provide a contribution in funding to complement the County local government contribution amount if awarded and selected by FHFC.

Introduction: PMG Markets Group, Affordable Housing Developers. Representatives of the PMG Group made a presentation on their experience with large scale affordable housing development in Florida and working with Housing Authorities in Orlando, Tampa, and Palm Beach County. They shared their financial, management, and project construction capacity to hopefully deliver affordable and workforce housing units locally in Brevard County. They reviewed their current plans to develop and apply for funding for a multi-family rental project with 88 units at or below 80% to 60% Area Median Income (AMI) located in the City of Melbourne at 1450 South Babcock Street.

Public Comment: Ms. Sandra Sullivan, 165 Dorset Lane, South Beaches, Brevard County. Ms. Sullivan shared that public funds being provided to assist eligible clients with affordable housing should not be available to non-us citizens and only to legal residents. She shared concerns about providing exemptions and waivers of impact fees for affordable housing as incentives. The existing transportation and wastewater infrastructure deficiencies are significant in the County and waiving impact fees will need to be made up for in higher taxes. She also has concerns about the quality of multiple family housing being constructed locally out of stick-built wood methods.

A motion to adjourn the regular meeting was made by Josh Thompson, second by Cynthia Matthews, approved unanimously. The meeting adjourned at 6:00 PM.

Next Meeting Scheduled: Thursday, April 18, 2024, 4:30 PM, Space Coast Room, Second Floor, Building C, Brevard County Government Center, Viera, FL 32940.

/s/ Corey Lancaster

Chairman

Date: 05/23/2024