



Brevard County Affordable Housing Advisory Committee Regular Meeting Minutes

4:30 PM Thursday, June 13, 2024

County Government Center, Florida Room, Building C, Viera, FL

COMMITTEE CHAIR: Corey Lancaster

MEMBERS PRESENT: Corey Lancaster, Josh Thompson, Cynthia Matthews, John Hopengarten

MEMBER'S ABSENT: Brenda Burton, Rita Pritchett, Robert Klimkowski

BREVARD COUNTY STAFF: Natasha Jones, Alan Woolwich, Brian Breslin

CITIZENS: Kelly Roberts, Eileen Pope, Haywood Davidson, Abby Johnson, Sandra Sullivan

REQUEST FOR PROPOSAL APPLICANTS: Melanie Greenwood, Dan Coakley, Rowan Barnes, Rob Cramp, Jason Larson

Summary Minutes

Call to Order/Introductions: Meeting called to order at 4:37 PM by Chair, Corey Lancaster

New Business:

The Brevard County 2024 Local Government Contribution Request for Proposals (RFP) Application Review. Presentations by Applicants and Proposed Scoring.

Birdsong Housing Partners, DDR Holdings LLC, Starling Place

The development team made their presentation on the proposed multifamily rental development located in Port St. John. They answered questions associated with the project from Committee members. The project was then scored by committee members and scoring sheets provided to staff for review and the ranking of proposals for potential recommendation.

Housing for Homeless, Housing Trust Group, Forest Glen

The development team made their presentation on the proposed multifamily rental development located in the City of Titusville. They answered questions associated with the project from Committee members. The project was then scored by committee

members and scoring sheets provided to staff for review and the ranking of proposals for potential recommendation.

South Babcock Family LLC (1450), PMG/FBC Affordable, 1450 South Babcock

The development team made their presentation on the proposed multifamily rental development located in the City of Melbourne. They answered questions associated with the project from Committee members. The project was then scored by committee members and scoring sheets provided to staff for review and the ranking of proposals for potential recommendation.

Review of Scoring, Ranking of Proposals & Recommendation: (Verbatim Text)

Alan Woolwich – “Here are our proposal scores and rankings. South Babcock LLC at 91.5, Birdsong Housing Partners at Starling Place at 89.25, and Housing for Homeless & HTG Partners, Forest Glen at 85.75. So, we would need a recommendation for which, for how you would like to proceed. So, (we) need a motion.”

John Hopengarten – “So you need a motion?”

Corey Lancaster – “You can make a motion, sure.”

John Hopengarten – “I would like to make a motion to award or make our recommendation to South Babcock (LLC).”

Josh Thompson – “I will second the motion.”

Corey Lancaster – “Discussion? (None). All in favor? Ayes, (4). Opposed? (None). Motion carries, (4-0).”

John Hopengarten – “Thank you all.”

Corey Lancaster – “Award goes to South Babcock LLC.” **(End Verbatim Text)**

Final Recommendation for South Babcock Family LLC (1450), PMG/FBC Affordable, 1450 South Babcock made by the Affordable Housing Advisory Committee (AHAC) Committee for the Local Government Contribution with a score of 91.5. (4-0)

Meeting Minutes: May 23, 2024. A motion to approve was made by Josh Thompson, second by Cynthia Matthews, motion approved unanimously.

Staff Reports:

Construction Projects: Brian Breslin provided an updated report on the Hope Hammock Rental Housing Project Phase II in Titusville with Community of Hope.

Incentive Strategies: Alan Woolwich reported on the progress of potential accessory dwelling unit applications in the County Code and the current Brevard County Comprehensive Plan Evaluation and Appraisal Report (EAR) Process and Housing Element update.

Live Local Act: Alan Woolwich reported the County is still updating the local policy for development applications seeking to apply the revised Act provisions.

Request for Proposals: Alan Woolwich shared that staff is working on the Request for Proposal (RFP) for the properties on Houston Lane at Merritt Island. There are 14 parcels included for both rental and ownership opportunities.

Election of Affordable Housing Advisory Committee Officers 2024: Chair & Vice-Chair. A motion was made by Josh Thompson, second by Cynthia Matthews to nominate Corey Lancaster as Chair. Motion approved unanimously. A motion was made by Cynthia Matthews, second by Corey Lancaster to nominate Josh Thompson as Vice-Chair. Motion approved unanimously.

Public Comment: Sandra Sullivan-shared her concerns about the potential local government contribution award to South Babcock Family LLC due to the project location near possible hazardous waste sites at the Melbourne Airport. She stated the Forest Glen Project in Titusville has regulated wetlands on the site that will be impacted and is not a good location for affordable housing. Concern was raised about the availability of sanitary sewer capacity for the Starling Place project located in Port St. John. She also shared there should be a public input in the local government contribution award application review process.

A motion to adjourn the regular meeting was made by John Hopengarten, second by Josh Thompson, approved unanimously. The meeting adjourned at 6:05 PM.

Next Meeting Scheduled: Thursday, August 15, 2024, 4:30 PM, Space Coast Room, Second Floor, Building C, Brevard County Government Center, Viera, FL 32940

/s/ Corey Lancaster
Chairman

Date: 08/22/2024