



Brevard County Affordable Housing Advisory Committee Regular Meeting Minutes

4:30 PM Thursday, May 15, 2025

County Government Center, Commission Chambers, Building C, Viera, FL

COMMITTEE CHAIR: John Hopengarten

MEMBERS PRESENT: John Hopengarten, Cynthia Matthews, Josh Thompson, Kim Adkinson

MEMBER'S ABSENT: Corey Lancaster, Robert Klimkowski

BREVARD COUNTY STAFF: Juanita Davis, Linda Graham, Leslie Singleton, Alan Woolwich

CITIZENS/GUESTS: Miesha Carr, Monifa Watson, Liz Alward, Haywood Davidson, Jacqui McPhillips, Christopher Crowder

Summary Minutes

Call to Order/Introductions: Meeting called to order at 4:35 PM by Chair, John Hopengarten

Meeting Minutes: March 20, 2025. Motions to approve, Adkinson/Matthews. Approved unanimously.

Election of AHAC Vice-Chair, 2025: Motion made by Josh Thompson to table Vice-Chair Election to a future meeting, second by Kim Adkinson. Motion approved unanimously.

Staff Reports:

Construction Projects: Leslie Singleton provided an update on the Hope Hammock Rental Housing Project Phase II in Titusville that is underway and at fifty percent of completion. The two Riverwalk roofing projects in Melbourne with Community of Hope are both completed. The roofing and septic tank replacement projects with Housing for Homeless are in the contract review process and will be active projects soon.

Juanita Davis, Director, Brevard County Housing and Human Services: Juanita Davis introduced herself as the new Director for the Department and shared her background and history of service with Brevard County and the Department. She stated she looks forward to working with the committee on affordable housing solutions and thanked them for their service and contributions.

Incentive Strategies: Alan Woolwich reported on the progress of the County policy for lot disposition, expediated permitting with the County and proposed incentives revisions in the County code. A working map showing where the current affordable housing incentives in the code are permitted was shared with the Committee.

Live Local Act (LLA): Alan Woolwich reported that staff is working on a LLA Land Use Restriction Agreement (LURA) with the Teale Group for the hotel conversion project to studio apartments on Route 192. He provided copies of the latest revisions to the LLA newly adopted under Florida Statutes. The revisions now include incentives for affordable housing development on church owned properties. It is anticipated that the County will be updating the LLA policy for developers in relation to the latest statutory changes.

Committee Discussion: There was discussion between the Committee and staff about the further mapping of areas in the County eligible for County Affordable and Workforce Housing Incentives and Live Local Act Incentives including, mapping institutional locations. Also discussed was the history, current status and needs of affordable rental units and looking at creative solutions including single resident occupancy developments like the Providence Place Concept. Staff provided an update on the progress of reappointments and new members to the AHAC. New members are anticipated to be appointed by the Brevard BOCC in July.

Public Comment:

Mr. Christopher Crowder, of Melbourne and the Sandcastle Foundation introduced himself as an attorney and developer of affordable housing and shared experiences and accomplishments with projects in the state and his desire to work with the County on future projects.

Ms. Jacqui McPhillips, of Keys Housing, LLC of Meritt Island introduced herself as a developer of affordable housing and shared her experience and accomplishments with projects within the state and her desire also to work with the County on future projects.

Ms. Miesha Carr, of North Brevard Charities, a non-profit provider of affordable housing located in Titusville, introduced herself as a new member of their staff and shared her past experiences in working with government programs and affordable housing initiatives. She looks forward to working with the Committee on future affordable housing development.

Adjournment: A motion to adjourn the regular meeting was made by Kim Adkinson, second by Cynthia Matthews, approved unanimously. The meeting adjourned at 5:30 PM.

Next Meeting Scheduled: Thursday, June 19, 2025, 4:30 PM, Space Coast Room, Second Floor, Building C, Brevard County Government Center, Viera, FL 32940


Chairman
John Hopengarten

10/16/2025
Date