



Brevard County Affordable Housing Advisory Committee Regular Meeting Minutes

4:30 PM Thursday, August 21, 2025

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

COMMITTEE CHAIR: John Hopengarten

MEMBERS PRESENT: John Hopengarten, Corey Lancaster, Cynthia Matthews, Kim Adkinson, Sandra Sullivan, Emily Harkins, Miesha Carr, Steve Bruch,

MEMBER'S ABSENT: Robert Klimkowski

BREVARD COUNTY STAFF: Juanita Davis, Linda Graham, Leslie Singleton, Alan Woolwich, Cindy Short, Lee Vang, Izzy Vital, Altara Warren

CITIZENS/GUESTS: Jacqui McPhillips

Summary Minutes

Call to Order/Introductions: Meeting called to order at 4:30 PM by Chair, John Hopengarten

Meeting Minutes: May 15, 2025. Tabled.

Introduction of New Members: New and current committee members introduced themselves and provided details on their backgrounds, experience and areas of interest in relation to affordable housing.

Election of Affordable Housing Advisory Committee (AHAC) Vice-Chair, 2025:

Motion made by Kim Adkinson to nominate Miesha Carr as Vice-Chair. Second by Cynthia Matthews. Motion approved unanimously.

Staff Reports:

2024-2025 Accomplishments: Cindy Short provided a report on the HOME Investments Partnership Program Funding Resources received and allocated to the County and the cities of Titusville, Cocoa, Melbourne and Palm Bay, for affordable housing related programs and projects in FY 2023-2024. The County completed projects for homeowner occupied and rental unit rehabilitation. She also reported on the

status of the HOME-American Rescue Plan (HOME-ARP) funds for FY 2023-2030. These funds will be used for the development of 11 rental units and 3 ownership units at Houston Lane on Merritt Island. She also shared that this was a close out year for the State Housing Initiative Partnership Program for FY 2021-2022. Resources were used on 48 homeowner occupied rehabilitation projects. These have set aside requirements for special needs, homeownership, construction and for clients having low and very low incomes.

Construction Projects: Lee Vang provided an update on the Hope Hammock Rental Housing Project Phase II in Titusville that is underway with anticipated completion in December 2025. The two Housing for Homeless roofing projects are underway and close to completion. The roofing and septic tank replacement project with Housing for Homeless in Cocoa is in the contract review process and will be an active project soon.

Incentive Strategies: Alan Woolwich reported on developing the next Incentives Strategy Report for 2025-2026 and progress on the County policy for lot disposition, expedited permitting with the County and proposed incentives revisions in the County code.

Live Local Act (LLA): Alan Woolwich reported that staff continues working on a LLA Land Use Restriction Agreement (LURA) with the Teale Group for the studio apartments on Route 192. The revisions to the LLA 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. We have been receiving inquiries from multiple developers on future projects both large and small.

Committee Discussion: There was discussion about the County development review process and the potential for improving the building permit and site plan review process to facilitate fewer incomplete applications and shortening review times. Juanita Davis, Director of Brevard County Housing and Human Services shared that the Department recently coordinated with the County Planning and Development Department, and the contractors providing permitting construction services with our funded programs, have recently participated in a workshop to do just that with beneficial results. Annual sessions are anticipated. She will provide more details in the near future. There was additional discussion on the upcoming Houston Lane Request for Proposal Process. It is anticipated that it will be released before the end of 2025. Also discussed was the upcoming Florida Housing Finance Corporation Local Government Contribution Request for Applications process for 2025, local action on property tax incentives under the LLA, locations of LLA projects and zoning to date and the latest statewide rental market study for 2025 that includes Brevard County.

Public Comment: None.

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

Next Meeting Scheduled: Thursday, October 16, 2025, 4:30 PM, Space Coast Room,
Second Floor, Building C, Brevard County Government Center, Viera, FL 32940

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Chairman Date
John Hopengarten