



Brevard County Affordable Housing Advisory Committee

Regular Meeting Minutes

4:30 PM Thursday, June 15, 2023

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

CHAIR: Corey Lancaster

MEMBERS PRESENT: Corey Lancaster, John Hopengarten, Cynthia Matthews, Rita Pritchett, Brenda Burton, Josh Thompson

MEMBER'S ABSENT: Carole Williams-Hayes, Robert Klimkowski

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

Summary Minutes

Call to Order/Introductions: Meeting called to order at 4:30 PM by Chair Corey Lancaster

Meeting Minutes: April 20, 2023. A motion to approve was made by John Hopengarten, second by Cynthia Matthews, motion approved unanimously.

Discussion: Affordable Housing Advisory Committee (AHAC) Ordinance 2022, Ian Golden, Director, Brevard County Housing and Human Services (BCHHS).

Ian Golden led discussion with the AHAC Committee on; the status of the Live Local Act with the County, future training here in Brevard on Live Local Act implementation, limitations on surplus lands that may have been purchased with tax revenues, the advisory role and functions of the AHAC Committee per BOCC Ordinance, requests for research and data process by the Committee and related cost limitations, assisting staff with tasks, contact with County Constitutional Officers on affordable housing related issues, and current budgeting and staffing levels and needs in the Department. Also discussed was the potential review and recommendations by the AHAC to The County Commission on future property tax exemptions and related affordability levels for providers of affordable housing, that the County can now allow under the Live Local Act.

New Business:

Hope Hammock Phase II Request for HOME Funding. Construction of Six Multiple Family Rental Units. 550 South Brown Avenue, Titusville, FL. Community of Hope Inc. A Community Housing Development Organization (CHDO).

Drew Warren from Community of Hope made a presentation on the proposed construction of an additional 6 multiple family rental apartments in Phase II. He shared that the 4 units in Phase I on the site are nearing completion and we are hopeful that we will leasing the units in July or August. Residents will not be spending any more than 30% of their income on rent and the Housing Authority of Brevard will providing vouchers on these 4 units. We are now requesting assistance for Phase II from the City of Titusville and Brevard County for an additional 6 units, for a site total of 10 units.

The City of Titusville has committed approximately \$945,410.00 in ARPA Funds to the Phase II total project cost of \$1,544,489.00. We also will receive funding from the Florida Community Loan Fund in the amount of \$274,835.00. Our request of the County is for \$400,000 from CHDO or HOME funding sources or a source the County feels appropriate to apply to the project request. Drew Warren also shared that Phase I is coming in under budget and we anticipate quicker site plan and construction plan approvals and construction completion, since the engineering and building plans and designs have already been developed. The units will be 3 bedrooms with one bath.

The ADA unit will be 2 bedrooms to accommodate the needs for a larger bathroom. Community of Hope will be the owner and property manager of the site and 10 units.

Committee members had questions and discussions about; project construction management and related fees and costs, unit construction costs per square foot, the project proforma, review of hard and soft costs and the contingency fee. Motion Made by Rita Pritchett to recommend Brevard County funding of \$400,000.00 toward the project and per County staff recommendation on the final funding source. Second by Josh Thompson, motion approved unanimously.

Housing for Homeless, Inc. Request for HOME Funding. Construction of 72 Multiple Family Rental Units. 2001 South Street, Titusville, FL. Request funds for local contribution to Low Income Housing Tax Credit project application to the Florida Housing Finance Corporation. Housing for Homeless, Inc. as General Partner. A Community Housing Development Organization (CHDO).

Mr. Rob Cramp representing Housing for Homeless, Inc. shared an update on the status of the homeless population in Brevard County and especially the needs of the elderly at 62 years and older. He provided details about the existing units and services the organization provides to the homeless, veterans and workforce populations County wide. Housing for Homeless in partnership with the Housing Trust Group is proposing this 72-unit rental complex for the elderly through a 9% tax credit application to the Florida Housing Finance Corporation that is due on September 12, 2023. There is a local government contribution requirement of \$460,000.00 that we are seeking assistance with from Brevard County and the City of Titusville. The potential tax credit value for this project if approved is approximately \$20,000,000.00. The funding will not

be payable from the local contributors until and if the project receives approval from Florida Housing Finance. The City of Titusville has stated that they can contribute \$150,000.00 towards the required local government contribution total amount of \$460,000.00 leaving a need for an additional \$310,000.00, and this is our request of the County and from a source of their choosing. The 72 units will consist of 38 one-bedroom units and 34 two-bedroom units. Eight units will be for residents below 33% AMI and 64 units for those under 60% AMI. Committee members had questions and discussions about; total project cost details, construction cost per square foot, project proforma, unit set asides for seniors and veterans and need for written confirmation from the City of Titusville on the funding commitment to the project. Motion Made by Brenda Burton to table the request until the next available meeting to allow for written confirmation of funding to be received from the City of Titusville. Second by Cynthia Matthews, motion approved unanimously.

Staff Reports:

Affordable Housing Summit, Follow Up: Linda Graham shared that additional activities are being considered and developed to further the success of the Housing Summit held last May 18th. We have received interest and positive feedback from many individuals and organizations. We will provide the AHAC with more details in the near future and will be seeking your input and assistance on participation in the activities.

Construction Projects: Brian Breslin provided updated reports on the Hope Hammock Rental Housing Project Phase I Quadplex in Titusville with Community of Hope that is close to completion and The Housing for Homeless Facility Roofing Project also in Titusville that is scheduled to begin shortly.

Incentive Strategies: Alan Woolwich made a report on activities that included the ongoing review of current County surplus properties suitable for use in affordable housing and coordination efforts with county agencies on proposed regulatory changes and implementation of the Live Local Act requirements.

Public Comment: None.

A motion to adjourn the regular meeting was made by Brenda Burton, second by Cynthia Matthews, approved unanimously. The meeting adjourned at 5:40 PM.

Next Meeting Scheduled: Thursday, August 17, 2023, 4:30 PM, Space Coast Room, 2nd Floor, Building C, Brevard County Government Center, Viera, FL 32940