



Brevard County Affordable Housing Advisory Committee Regular Meeting Minutes

4:30 PM Thursday, August 17, 2023

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

CHAIR: Corey Lancaster

MEMBERS PRESENT: Corey Lancaster, John Hopengarten, Robert Klimkowski
Cynthia Matthews, Brenda Burton, Josh Thompson

MEMBER'S ABSENT: Rita Pritchett, Carole Williams-Hayes,

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

CITIZENS: Sally Osgood, Regina Lebgit, Frank Pitt

Summary Minutes

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

Meeting Minutes: June 15, 2023. A motion to approve was made by Josh Thompson, second by Brenda Burton, motion approved unanimously.

Old Business:

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) Application.

Mr. Rob Cramp representing Housing for Homeless, Inc. spoke on the housing needs of the homeless and elderly at 62 years and older. He provided details on the units and services the organization provides to the homeless, veterans and workforce populations. Housing for Homeless in partnership with Housing Trust Group is proposing a 72-unit rental complex for the elderly through a 9% tax credit application to the Florida Housing Finance Corporation due on September 12, 2023. There is a local government contribution requirement of \$460,000.00 they are seeking assistance from Brevard County and the City of Titusville with. The potential tax credit value for the

project is approximately \$24,000,000.00. The funding is not payable from the local contributors until and if the project receives approval from Florida Housing Finance.

The City of Titusville will contribute \$150,000.00 as confirmed by a received letter dated July 12, 2023, towards the required local government contribution total amount of \$460,000.00 leaving a request of \$310,000.00 to the County 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 costs, construction cost per square foot, building details, project proforma, property taxes, impact fees & waivers, land costs, maximum site density, developer fees and unit set asides. Motion Made by Robert Klimkowski to recommend approval for the funding request of \$310,000.00, Second by Brenda Burton, motion approved unanimously.

New Business:

Grayfield East & PMG Affordable, as 1450 South Babcock Senior, LLC. Construction of 84 multiple family rental units for the Elderly (Non-Alf), 1450 South Babcock Street, Melbourne, FL. Request funds for local contribution to Low Income Housing Tax Credit project application to the Florida Housing Finance Corporation, Inc. Review and scoring of Brevard County Request for Proposal Application for Tax Credit Local Contribution.

Request for Proposal application withdrawn per applicant request.

Staff Reports:

Construction Projects: Brian Breslin provided updated reports on the Hope Hammock Rental Housing Project Phase I Quadplex close to completion and the Phase II 6 Units now starting in Titusville with Community of Hope, and The Housing for Homeless Facility Roofing Project in Titusville that will begin shortly.

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

Public Comment: None.

A motion to adjourn the regular meeting was made by Josh Thompson, second by Cynthia Matthews, approved unanimously. The meeting adjourned at 5:02 PM.

Next Meeting Scheduled: Thursday, October 19, 2023, 4:30 PM, Space Coast Room, 2nd Floor, Building C, Brevard County Government Center, Viera, FL 32940