



**CITY OF MELBOURNE  
AFFORDABLE HOUSING ADVISORY COMMITTEE ("AHAC")  
MINUTES OF REGULAR MEETING**

September 12, 2011

A regular meeting of the AHAC was held at City Hall Council Chambers on this date.

**CALL TO ORDER**

The AHAC Chairman, Harry Williams, called the meeting to order at 6:00 PM. Invocation was led by Joe Gassman. All present gave the Pledge of Allegiance to the Flag of the United States of America.

The following members and officials were:

**Present:**

Harry Williams, Chairman  
Kathy Chambers, Member  
Joe Gassman, Member  
Bill Levy, Member  
Ken Lebron, Member  
Maryjane Wysocki, Member

**Also Present:**

Jeff Higgins, Planner  
Jody Quinlivan, Recording Secretary

**Absent:**

Christine Davis, Member

**Vacant Positions:**

Representative of Area of Labor Actively Engaged in Home Building  
Real Estate Professional Member  
Citizen of Melbourne Representative  
Representative of Employers in the City

**APPROVAL OF MINUTES**

Motion by Kathy Chambers/Joe Gassman to approve minutes of the Meeting held on June 23, 2011.

MOTION UNANIMOUSLY APPROVED.

**PUBLIC COMMENTS**

None

**BOARD ACTION RE SHIP ANNUAL PERFORMANCE REPORT**

Jody Quinlivan reviewed the State Housing Initiatives Partnership (SHIP) Program Annual Performance Report distributed to the Committee.

The 2011 Annual Performance Report covered both the financial details and programmatic accomplishments for the 2008-09 and 2009-10 SHIP allocations. The presentation included summary of funds available for each State fiscal year. No SHIP funds were awarded in FY 2010-2011. Ms. Quinlivan noted that the 2009-2010 report was an interim report and explained that the report for the 2008-2009 SHIP Program was a close-out report since the statutory deadline for expending 2008-2009 funds had been reached.

Motion by Mary Jane Wysocki/Ken LeBron to approve the SHIP 2009 Annual Performance Report as presented.

MOTION UNANIMOUSLY APPROVED.

### **NSP1 STATUS REPORT**

The Members received a report on the status of the original 20 properties purchased using Neighborhood Stabilization Program (NSP1) funds. A copy of the City's Plan to expend the Program Income generated by the sale of the properties was also distributed to the Committee. A discussion ensued regarding the impact of the NSP1 on the lives of the new homebuyers - particularly on households earning under 50% Area Median Income. One homebuyer is a single mom working 2 jobs that has been saving her entire life to purchase a home for herself and her son. Another was a grandmother that was able to move from an apartment to a house in the same neighborhood as her grandchildren.

### **COMMITTEE DISCUSSION**

Jeff Higgins gave a presentation to the Members regarding a proposed Affordable Housing Project of the Melbourne Housing Authority known as Booker Gardens on Leonard Weaver Blvd. that, if funded, will be the first to make use of the incentives available through the Affordable Housing Ordinance (Ordinance 2010-14) which was drafted to incorporate into the City Code the recommendations set forth in the 2008 Incentive Review and Recommendation Report of the Affordable Housing Advisory Committee.

The Booker Gardens development includes: Two (2) new 3-story buildings at an overall height of 35 feet. The applicant is proposing a total of 100 apartment units, including one-bedroom (72 units) and two-bedrooms (28 units) for a total of ±39,960 total square feet of building area. The two buildings are separated by a large common area approximately 64 feet wide.

The project met the special design standards for Affordable Housing Projects set forth in Appendix B, Article VI, Section 1(A), City Code. As such, it will be able to take advantage of the special development standards, including reduced setbacks, reduced landscape buffers, and reduced parking. Specifically, it will have a 10 ft. landscape buffer (instead of 15 ft. buffer), which allowed enough space for required parking. Parking will also be reduced by 36 spaces (1.5 spaces for 1-bedroom and 2 spaces for each 2-bedroom apartment).

Mr. Higgins presented the Committee with an architectural rendering of the buildings.

Kathy Chambers advised the Members that the Project raised two issues of concern by the Planning and Zoning Board – they were worried about parking, but decided to take a chance and ultimately approved the project using the Affordable Housing Standards. All of the members of the Planning and Zoning Board were pleased with the architectural renderings. They felt that the appearance of the project would match other well-designed market rate multi-family rental housing in the City and throughout Brevard County.

### **ADJOURNMENT**

Motion by Kathy Chambers/Joe Gassman to adjourn the meeting.

There being no further business, the meeting adjourned at 7:00 p.m.

  
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Jody Quinlivan, Recording Secretary