

MEMORANDUM

TO: Brevard County Building Construction Advisory Committee

FROM: Alan J. Woolwich, AICP, Community Planner, Brevard County Housing & Human Services Department

DATE: December 4, 2006

RE: Review of proposed Affordable/Workforce Housing Development & Incentives Ordinance in the Brevard County Code, Meeting of December 13, 2006.
Summary of Comments from the 11-20-06 Brevard County Local Planning Agency (LPA) Meeting

On November 20, 2006 the Brevard County Local Planning Agency unanimously recommended approval of the proposed affordable/workforce housing ordinance to the Brevard County Board of County Commissioners after agency discussions and considering comments in public hearing. Below is a summary of the items discussed:

1. The proposed Land Use Regulatory Agreements – How will these be used in the process to assure unit affordability?
2. Agency responsibility for enforcement, monitoring, and reviewing of agreements.
3. County staff time and resources available to implement the ordinance.
4. Density bonus use in Planned Unit Development zoning classifications. As of right vs. discretionary application.
5. Investigate additional density incentives for infill development concepts other than PUD and RPUD application.
6. How will proposed incentives deliver actual units/results? Will they?
7. Quality and size of units. Lot sizes.
8. Staff technical assistance and written reporting process on applications that will come before the Local Planning Agency for review and recommendations.
9. The location evaluation matrix scoring for properties wishing to use incentives. Will this direct development to areas near existing employment centers and developed infrastructure?
10. Consider limiting Accessory Dwelling Units (ADUS) to fewer single family zoning classifications that are closer to employment centers and developed infrastructure.
11. Development of a guide book and development examples for working with the regulatory incentives and the staff affordable/workforce housing team.
12. Involvement of minority owned development and building corporations.

