



# Agenda Report

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Unfinished Business

---

H.1.

12/5/2023

---

### **Subject:**

Resolution approving the issuance by Brevard County Housing Finance Authority of Multi-Family Housing Revenue Bonds (The Venue at Heritage Oaks Project), in an amount not to exceed \$16,750,000

### **Fiscal Impact:**

None.

### **Dept/Office:**

County Attorney's Office

### **Requested Action:**

The Brevard County Housing Finance Authority (the "Authority") is requesting that the Board approve a Resolution to allow the issuance by the Authority of multi-family housing revenue bonds to finance the acquisition, rehabilitation, equipping and development of The Venue at Heritage Oaks (the "Project").

### **Summary Explanation and Background:**

The Board of County Commissioners considered this item at its meeting on November 14, 2023. The Board continued the item to its December 5 meeting.

The Authority received an application from The Venue at Heritage Oaks Partners, Ltd. (the general partner of which is Southern Affordable Services, Inc., a not-for-profit corporation), for the issuance of multi-family housing revenue bonds in an amount not to exceed \$16,750,000 to finance the acquisition, construction, equipping and development of the Project. The Project is new construction of 105 apartment units (63 one bedroom, 26 two bedroom and 12 three bedroom apartments) located at the northeast corner of the intersection of Heritage Oaks Boulevard and Minton Road, West Melbourne, Florida. The apartments will be rented to individuals and families. A Land Use Restriction Agreement encumbering the property will require that a minimum of 20% of the apartment units will be set aside and available only to persons earning less than 50% of area median income with the remaining 80% available to persons earning less than 120% of area median income, for as long as the financing is outstanding, or for a term of 15 years, or as long as a real estate tax exemption is available to the Project, whichever is longer. The Project will include 15 seer air conditioning, Energy Star ceiling fans, low-e, dual pane windows, low flow plumbing fixtures, ceramic tile and Berber-style carpeting, granite countertops and balconies.

On October 25, 2023, the Authority held a public hearing, following publication of notice on the Authority's website and the County's website meeting calendar, for the purpose of receiving public input on the proposed issue, a report on which is attached. The proposed Resolution acknowledges the public hearing and authorizes the issuance by the Authority of the bonds. In order to issue tax-exempt bonds for the Project, the Authority must receive the limited approval of the Board of County Commissioners as required by applicable federal tax

law. The Authority has sufficient carryforward allocation (permission to issue bonds) to issue the bonds prior to December 31, 2023. If the carryforward allocation is not used to issue bonds prior to December 31, 2023, it will expire. This is the only application before the Authority capable of closing by the end of this year.

The bonds will be payable solely from revenues of the Project and will not pledge the revenues or ad valorem taxes of the County or the Authority.

The County's financial advisor (PFM Financial Advisors) has reviewed the transaction and anticipates the funding will be within the County's debt issuance guidelines if it remains at proposed levels. (See attachment).

The County's outside bond counsel has reviewed the project and provided the following statement: "The resolution proposed to be adopted by the BOCC satisfies the pertinent federal and state law requirements and provides that neither the County nor any of the elected officials or staff of the County will have any obligation or liability, financial or otherwise, with respect to the Project or the Bonds." (See attachment.)

Cost Benefit Analysis provided by Brevard County Housing Finance Authority:

This issue will provide funds to finance the acquisition, construction, equipping and development of 105 rental housing units which will be available to Brevard County families of lower and moderate income. There is no fiscal impact to the Board of County Commissioners or the Authority. The County is only authorizing the Housing Finance Authority to issue the bonds under the IRS requirements for tax exempt bonds and the County shall be indemnified from the issuance of bonds and the Project.

A representative of the Housing Finance Authority will be available for questions at the meeting.

Contact Person: Angela A. Abbott, 264-0334, [angelaabbott@cfl.rr.com](mailto:angelaabbott@cfl.rr.com); Steven E. Miller, (813) 281-2222, [smiller@ngn-tampa.com](mailto:smiller@ngn-tampa.com); Jay Glover, PFM Financial Advisors LLC, (407) 406-5760, [gloverj@pfm.com](mailto:gloverj@pfm.com)

### **Clerk to the Board Instructions:**

Return a signed Resolution to the County Attorney's Office.



Kimberly Powell, Clerk to the Board, 400 South Street • P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001  
Fax: (321) 264-6972  
Kimberly.Powell@brevardclerk.us

December 6, 2023

**M E M O R A N D U M**

**TO:** Morris Richardson, County Attorney

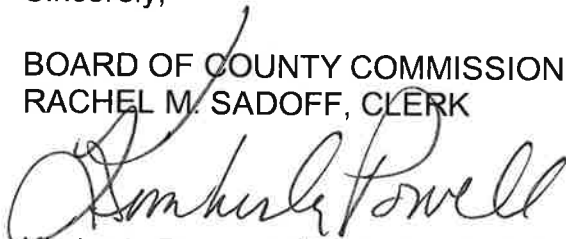
**RE:** Item H.1., Resolution of the Issuance by Brevard County Housing Finance Authority of Multi-Family Housing Revenue Bonds (The Venue at Heritage Oaks Project), in an Amount not to Exceed \$16,750,000

The Board of County Commissioners, in regular session on December 5, 2023, denied the resolution of the issuance by Brevard County Housing Finance Authority of multi-family housing revenue bonds (The Venue at Heritage Oaks Project).

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS  
RACHEL M. SADOFF, CLERK

  
Kimberly Powell, Clerk to the Board

/ns

**RESOLUTION NO. 2023-\_\_\_\_\_**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA, APPROVING THE ISSUANCE OF NOT  
EXCEEDING \$16,750,000 MULTI-FAMILY HOUSING REVENUE  
BONDS OF THE BREVARD COUNTY HOUSING FINANCE  
AUTHORITY, BREVARD COUNTY, FLORIDA FOR THE VENUE AT  
HERITAGE OAKS PROJECT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Brevard County, Florida (the "Board"), by resolution adopted on February 8, 1979, declared a need for a Housing Finance Authority to function within both the incorporated and unincorporated areas of Brevard County, Florida, to alleviate a shortage of housing and capital for investment in housing within such areas of operation; and

**WHEREAS**, the Board adopted Ordinance No. 79-09 on March 15, 1979, as amended by Ordinance No. 84-16, adopted on May 10, 1984 (the "Ordinance"), creating the Brevard County Housing Finance Authority (the "Authority"); and

**WHEREAS**, the Florida Housing Finance Authority Law, Part IV, Chapter 159, Florida Statutes (the "Act"), provides that the Authority may issue bonds for the purpose of the Act; and

**WHEREAS**, the Authority, on October 25, 2023, adopted a resolution (the "Resolution") to implement a financing plan in concept to issue Multifamily Housing Revenue Bonds, Series 2023 (The Venue at Heritage Oaks) (the "Bonds") in one or more series and held a public hearing with respect to the issuance of the Bonds; and

**WHEREAS**, the proceeds of the Bonds will be used (1) to finance the acquisition, construction, equipping and development of The Venue at Heritage Oaks project in Brevard County (the "Project") and (2) to fund Bond financing costs and Bond reserves; and

**WHEREAS**, The Venue at Heritage Oaks Partners, Ltd., a Florida limited partnership (the "Borrower"), and Southern Affordable Services, Inc., a Florida not-for-profit corporation, the borrower and general partner of the borrower of the proposed Bonds, respectively, have submitted the Indemnification Certificate attached hereto as Exhibit A; and

**WHEREAS**, Section 147 of the Internal Revenue Code of 1986, as amended (the "Code"), requires public approval of the Bonds and the Project by an applicable elected official (in this case, the Board), following a public hearing; and

**WHEREAS**, such a public hearing following the public notice required by the Code was held by the Authority on October 25, 2023 (the "Hearing"), and the report regarding such Hearing is attached hereto as Exhibit B (the "Hearing Report"); and

**WHEREAS**, at the Hearing reasonable opportunity was provided for all interested individuals to express their views, both orally and in writing, concerning the issuance of the Bonds and the Project; and

**WHEREAS**, the Board has considered all comments and concerns, if any, expressed by such individuals; and

**WHEREAS**, the Board desires to express its approval of the action taken by the Authority and its officials pursuant to the Resolution.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, that:**

**Section 1.** This resolution is adopted pursuant to the provisions of Section 1-181 of the Ordinance.

**Section 2.** This resolution is adopted following the Hearing held by the Authority on October 25, 2023 with reference to the Bonds and the Project. After consideration of the Hearing Report and the information provided to this Board, the Board hereby approves the issuance by the Authority of the Bonds in an aggregate principal amount not exceeding \$16,750,000 for the purposes expressed in the Authority's Resolution.

**Section 3.** The County shall have no responsibility with respect to the repayment of the Bonds. The Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of the County but shall be payable solely from revenues pledged therefor pursuant to financing agreements entered into by and among the Authority and the Borrower and/or parties other than the County prior to or contemporaneously with the issuance of the Bonds. Neither the County nor any of the members of the Board or staff of the County will have any obligation or liability, financial or otherwise, with respect to the Project or the Bonds.

**Section 4.** The approval given herein shall not be construed as: (i) an endorsement of the creditworthiness of the Borrower or the financial viability of the Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any necessary rezoning applications or approval or acquiescence to the alteration of existing zoning or land use nor approval for any other regulatory permits relating to the Project, and the Board shall not be construed by reason of its adoption of this Resolution to make any endorsement, finding or recommendation or to have waived any right of the Board or to have estopped the Board from asserting any rights or responsibilities it may have in such regard.

**Section 5.** This resolution shall take effect immediately upon adoption.

This Resolution passed and adopted this \_\_\_\_ day of \_\_\_\_\_, 2023.

**BOARD OF COUNTY COMMISSIONERS OF  
BREVARD COUNTY, FLORIDA**

(SEAL)

By: \_\_\_\_\_

Attest:

By: \_\_\_\_\_

Rachel M. Sadoff, Clerk of the Circuit  
Court and Ex-Officio Clerk to the Board  
of County Commissioners of Brevard  
County, Florida

**RESOLUTION NO. 2023-06**

**RESOLUTION AMENDING AND RESTATING  
RESOLUTION NO. 23-05 OF THE BREVARD COUNTY  
HOUSING FINANCE AUTHORITY, TO READ AS  
FOLLOWS:**

**"RESOLUTION REGARDING THE OFFICIAL ACTION  
OF THE BREVARD COUNTY HOUSING FINANCE  
AUTHORITY RELATIVE TO THE ISSUANCE OF NOT TO  
EXCEED \$16,750,000 IN MULTIFAMILY HOUSING  
REVENUE BONDS FOR THE PURPOSE OF ACQUIRING,  
CONSTRUCTING, EQUIPPING, AND DEVELOPING A  
MULTIFAMILY RESIDENTIAL HOUSING FACILITY  
FOR PERSONS OR FAMILIES OF LOW, MIDDLE OR  
MODERATE INCOME; FURTHER AUTHORIZING THE  
EXECUTION AND DELIVERY OF AN AGREEMENT BY  
AND BETWEEN THE AUTHORITY AND THE VENUE AT  
HERITAGE OAKS PARTNERS, LTD.; AND PROVIDING  
AN EFFECTIVE DATE.**

**WHEREAS**, The Venue at Heritage Oaks Partners, Ltd. (the "Company") has applied to the Brevard County Housing Finance Authority (the "Authority") to (i) issue its multifamily housing revenue bonds in a principal amount not to exceed \$16,750,000 (the "Bonds") for the purpose of financing the acquisition, construction, equipping and development of a multifamily residential housing facility for persons or families of low, middle or moderate income to be located in Brevard County, Florida, (the "Project"), and (ii) to loan the proceeds of the Bonds to the Company pursuant to Chapter 159, Part IV, Florida Statutes, and Chapter 159, Part II, Florida Statutes, or such other provision or provisions of Florida law as the Authority may determine advisable (the "Act"); and

**WHEREAS**, subject to the terms set forth herein and in the Memorandum of Agreement attached hereto as Exhibit A, the Company has requested that the Authority make a determination to issue the Bonds under the Act in one or more issues or series not exceeding an aggregate principal amount of \$16,750,000 and to loan the proceeds thereof available to finance the Project under a loan agreement or other financing agreement which will provide that payments thereunder be at least sufficient to pay the principal of and interest and redemption premium, if any, on such Bonds and such other costs in connection therewith as may be incurred by the Authority, to assist the Company and promote the purposes provided in the Act; and

**WHEREAS**, the Company has submitted the Memorandum of Agreement relating to the issuance of the Bonds, attached hereto; and

**WHEREAS**, in order to satisfy certain of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, the Authority intends to hold a public hearing on the proposed issuance of the Bonds for the purposes herein stated, which date will be at least 7 days following the first publication of a notice of such public hearing as required by law (a form of such notice is attached hereto as Exhibit B), which public hearing will be conducted in a manner that provides a reasonable opportunity for persons with differing views to be heard, both orally and in writing, on both the issuance of such Bonds and the location and nature of the portion of the Project to be financed with the proceeds therefrom; and

**WHEREAS**, an affidavit as to such notice is attached hereto as Exhibit C; and

**WHEREAS**, it is intended that this Resolution shall constitute official action toward the issuance of the Bonds within the meaning of the applicable United States Treasury Regulations;

**IT IS, THEREFORE, DETERMINED AND RESOLVED BY THE BREVARD COUNTY HOUSING FINANCE AUTHORITY, THAT:**

**1. APPROVAL OF THE PROJECT.** The acquisition, construction, equipping and development of the Project and the financing thereof by the Authority through the issuance of the Bonds, pursuant to the Act, will promote the health and welfare of the citizens of Brevard County, Florida, and will thereby serve the public purposes of the Act.

**2. EXECUTION AND DELIVERY OF THE MEMORANDUM OF AGREEMENT.** The Chairman or Vice Chairman of the Authority hereby are authorized and directed to execute, for and on behalf of the Authority, the Memorandum of Agreement attached hereto as Exhibit A between the Authority and the Company providing understandings relative to the proposed issuance of the Bonds by the Authority to finance the Project in an aggregate principal amount not to exceed \$16,750,000.

**3. AUTHORIZATION OF THE BONDS.** Subject to the terms and conditions set forth herein and in the Memorandum of Agreement attached hereto, there is hereby authorized to be issued and the Authority hereby determines to issue the Bonds, if so requested by the Company, in one or more issues or series in an aggregate principal amount not to exceed \$16,750,000 for the purpose of financing the Project described in such Memorandum of Agreement. The Bonds shall be designated the "Brevard County Housing Finance Authority Multifamily Housing Revenue Bonds, Series 2023 (The Venue at Heritage Oaks)". The rates of interest payable on the Bonds shall not exceed the rate permitted by law.

**4. RECOMMENDATION FOR APPROVAL TO BOARD OF COUNTY COMMISSIONERS.** The Authority hereby recommends that the Board of County Commissioners of Brevard County, Florida (the "Board") approve the issuance of the Bonds and the financing of the Project. The Authority hereby directs the Chairman, Vice Chairman or Authority's Counsel, either alone or jointly, at the expense of the Company, to seek approval for the issuance of the Bonds and the financing of the Project by the Board as the applicable elected



representatives of Brevard County, Florida, under and pursuant to the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended.

**5. GENERAL AUTHORIZATION.** The Chairman, the Vice Chairman, the Secretary-Treasurer and counsel for the Authority hereby are further authorized to proceed, upon execution of the Memorandum of Agreement, with the undertakings provided for therein on the part of the Authority and are further authorized to take such steps and actions as may be required and necessary in order to cause the Authority to issue the Bonds subject to the terms and conditions set forth herein and in the Memorandum of Agreement authorized hereby.

**6. AFFIRMATIVE ACTION.** This Resolution is an affirmative action of the Authority toward the issuance of the Bonds, as contemplated in said Memorandum of Agreement, in accordance with the purposes of the laws of the State of Florida and the applicable United States Treasury Regulations.

**7. APPROVAL OF NOTICE AND PUBLICATION OF PUBLIC HEARING.** The form of notice of public hearing attached hereto as Exhibit B is hereby approved and the publishing thereof authorized on behalf of the Authority as referenced in Exhibit C ratified and approved by the Authority.

**8. APPOINTMENT OF COUNSEL.** The firm of Nabors, Giblin & Nickerson, P.A. is duly appointed Bond Counsel in connection with the issuance of the Bonds. Angela A. Abbott, P.A., is duly appointed Issuer's Counsel.

**9. LIMITED OBLIGATIONS.** The Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit or taxing power of the Authority, Brevard County, the State of Florida or any political subdivision or agency thereof but shall be payable solely from the revenue pledged therefor pursuant to a loan agreement or other financing agreement entered into by and between the Authority and the Company prior to or contemporaneously with the issuance of the Bonds.

**10. LIMITED APPROVAL.** The approval given herein shall not be construed as an approval of any necessary zoning applications nor for any other regulatory permits relating to the Project, and the Authority shall not be construed by reason of its adoption of this Resolution to have waived any right of the County and/or of any city in which the proposed Project is to be located or to have estopped the County and/or such city, if any, from asserting any rights or responsibilities it may have in that regard. In addition, this Resolution and the Memorandum of Agreement attached hereto as Exhibit A are conditioned upon and subject to: (1) the determination by the Authority, in its sole and absolute discretion at a future date in the future, that it is in the best interests of the Authority and the residents of Brevard County, Florida, to use the tax exempt volume cap allocation potentially available to the Authority to issue the Bonds; (2) receipt of the necessary volume cap tax exempt allocation from the State of Florida, Division of Bond Finance; (3) receipt of the approval of the Project and the proposed financing of the Project by the Board; (4) the ownership and control of the Company and its principals not

varying more than five (5%) percent from what has been represented to the Authority in the Company's Application; (5) the number of multi-family units to be constructed by the Company not decreasing by more than five (5%) percent from the 136 units referenced in the Company's Application; (6) the proposed Project, including, but not limited to design, materials, type of construction materials, etc. not changing materially without the prior written consent of the Authority; and (7) the closing of the Bonds occurring on or before one hundred and fifty-five (155) days after receipt of volume cap allocation from the State of Florida Division of Bond Finance, unless extended by the Authority in its sole and absolute discretion. In the event that any of the foregoing events shall not take place, if applicable, or shall occur or take place, if applicable, it shall operate as a termination of this Resolution and the Memorandum of Agreement.

**11. BOND ALLOCATION.** Upon a determination by the Authority as set forth in the Memorandum of Agreement to request private activity bond allocation with respect to such Bonds, the Chairman, Vice Chairman or Authority's Counsel are hereby authorized to execute all necessary documents for obtaining and preserving an allocation from the State of Florida, Division of Bond Finance upon request by the Company."

This Resolution shall take effect immediately.

**ADOPTED** this 25th day of October, 2023.

**BREVARD COUNTY HOUSING  
FINANCE AUTHORITY**

(SEAL)

By: 

Chairman

ATTEST:

By: 

Secretary-Treasurer

## **EXHIBIT A**

### **MEMORANDUM OF AGREEMENT FOR ISSUANCE OF MULTIFAMILY HOUSING REVENUE BONDS**

This Agreement between the Brevard County Housing Finance Authority (the "Authority"), a body corporate and politic of the State of Florida and The Venue at Heritage Oaks Partners, Ltd. (the "Company"), a Florida limited partnership organized and validly existing under the laws of the State of Florida and authorized to do business in the State of Florida.

#### **WITNESSETH:**

**1. PRELIMINARY STATEMENT.** Among the matters of mutual understanding which have resulted in the execution of this Memorandum of Agreement are the following:

(a) The Florida Housing Finance Authority Law (Chapter 159, Part IV, Florida Statutes), as amended, and the Florida Industrial Development Financing Act (Chapter 159, Part II, Florida Statutes) (collectively, the "Act") provides that the Authority may issue its revenue bonds and loan the proceeds thereof to one or more persons, firms or private corporations, or use such proceeds to defray the cost of acquiring, by purchase or rehabilitation, certain qualifying facilities.

(b) The Company is in the process of acquiring, constructing, equipping and developing a multifamily residential housing facility for persons or families of low, middle or moderate income (the "Project") to be located within the boundaries of Brevard County, Florida. It is estimated that the cost of the acquisition, construction, equipping and development of the Project will be in excess of \$16,750,000.

(c) The Authority intends this Memorandum of Agreement to constitute its official binding commitment, subject to the terms and conditions set forth herein and in the Resolution authorizing the Authority to enter into this Memorandum of Agreement, to issue its bonds in a principal amount not to exceed \$16,750,000 (the "Bonds") in one or more series or issues pursuant to the Act in an amount to be agreed upon by the Authority and the Company and to loan the proceeds thereof to the Company, and to use such proceeds to finance the cost of acquiring, constructing, equipping and developing the Project, including all costs incurred in connection with the issuance of the Bonds by the Authority, up to an amount not to exceed \$16,750,000.

(d) The Authority considers the issuance and sale of the Bonds, for the purpose hereinabove set forth, consistent with the objectives of the Act. This commitment is an affirmative official action of the Authority toward the issuance of the Bonds as herein

contemplated in accordance with the purposes of both the Act and the applicable United States Treasury Regulations.

**2. UNDERTAKINGS ON THE PART OF THE AUTHORITY.** Subject to the terms and conditions set forth herein and in the Authority's Resolution dated August 23, 2023 (the "Inducement Resolution") authorizing the Authority to enter into this Memorandum of Agreement, the Authority agrees as follows:

(a) The Authority will authorize the issuance of the Bonds in the aggregate principal amount necessary and sufficient to finance the cost of acquiring, constructing, equipping and developing the Project as the Authority and the Company shall agree in writing, but in all events, the principal amount of such Bonds shall not exceed \$16,750,000.

(b) The Authority will cooperate with the Company and with the underwriters or purchasers of the Bonds and the Authority's Counsel with respect to the issuance and sale of the Bonds and will take such further action and authorize the execution of such documents as shall be mutually satisfactory to the Authority and the Company for the authorization, issuance and sale of such Bonds and the use of the proceeds thereof to finance the cost of acquiring, constructing, equipping and developing the Project.

(c) Such actions and documents may permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether *pari passu* with other series of bonds or otherwise, for the purpose of defraying the cost of completion, enlargements, improvements and expansion of the Project, or any segment thereof, or refunding of the Bonds.

(d) The loan or financing agreement (the "Loan Agreement") between the Authority and the Company shall, under the terms agreed upon by the parties, provide for payments to be made by the Company in such sums as shall be necessary to pay the amounts required under the Act, including the principal of and interest and redemption premium, if any, on the Bonds, as and when the same shall become due and payable.

(e) In authorizing the issuance of the Bonds pursuant to the Loan Agreement, the Authority will make no warranty, either expressed or implied, that the proceeds of the Bonds will be sufficient to pay all costs of acquiring, constructing, equipping and developing the Project, or that those facilities encompassed by the Project will be suitable for the Company's purposes or needs.

(f) The Bonds shall specifically provide that they are payable solely from the revenues derived from the Loan Agreement between the Authority and the Company or other agreements approved by the Authority, except to the extent payable out of amounts attributable to Bond proceeds. The Bonds and the interest thereon shall not constitute an indebtedness or pledge of the general credit of the Authority, Brevard County or of the State of Florida, and such fact shall be plainly stated on the face of the Bonds.

(g) Due to the tax exempt volume cap limitations established by the State of Florida on the issuance of tax exempt bonds, the Authority reserves the right, in its sole and absolute discretion, to determine if, in what amount, and when to file a Request for Allocation for the Project with the State of Florida, Division of Bond Finance. Subject to the foregoing, at any time after receipt of this Memorandum of Agreement properly executed by the Company (but before the expiration date), the Authority may file with the State of Florida, Division of Bond Finance a Request for Allocation upon receipt from the Company of an executed request therefor in the form set forth herein. Nothing contained herein shall be deemed to be a guarantee of the tax-exempt private activity bond allocation for the Company's Project.

(h) The Company has advised the Authority of the need to proceed timely to develop the Project. In that regard, assuming that the proposed financing of the Project and other matters are ultimately worked out and acceptable to the Authority, including a satisfactory third-party credit underwriting review, the Authority is desirous of assisting the Company in the financing of the Project. Accordingly, the Authority is entering into this Memorandum of Agreement so as to assist the Company in obtaining its financing for the Project. However, it is specifically understood and agreed by the Authority and the Company that the Authority, in its sole discretion, reserves the right not to issue the Bonds if it does not ultimately approve the financing.

**3. UNDERTAKINGS ON THE PART OF THE COMPANY.** Subject to the terms hereof, the Company acknowledges and agrees as follows:

(a) Although the Authority has approved the proposed Project, it has reserved the right, in its sole and absolute discretion, to determine whether or not to proceed with the issuance of the Bonds as set forth in Section 2(h) above. The Company acknowledges, understands and agrees that the Authority retains said right.

(b) The Company has been advised that the State of Florida has adopted rules and regulations regarding the use of allocations and requires that an issuer issue its bonds in substantially the entire amount of the allocation within one hundred and fifty-five (155) days from the date of the granting of an allocation, unless it is extended under certain circumstances. The Company further acknowledges that the failure to timely actually issue bonds within a specified percentage of the allocation can result in the loss of the allocation and/or additional fees to be paid by the Authority. Accordingly, the Company shall be fully responsible for determining the size of the allocation to be requested, subject to the proviso that the request shall not be for a principal amount of Bonds which exceed the amounts set forth in paragraph 2(a).

(c) The Company will use reasonable efforts to ensure that the Bonds in the aggregate principal amount as stated above are timely sold; provided, however, that the terms of such Bonds and of the sale and delivery thereof shall be mutually satisfactory to the Authority and the Company.

(d) Prior to the issuance of the Bonds, in one or more series or issues from time to time as the Authority and the Company shall agree in writing, the Company will enter into a Loan Agreement with the Authority, the terms of which shall be mutually agreeable to the Authority and Company, providing for the loan or use of the proceeds of the Bonds to finance the Project. Such agreement will provide that the Company will be obligated to pay the Authority (or pay to trustees for holders of the Bonds on behalf of the Authority, as the case may be) sums sufficient in the aggregate to enable the Authority to pay the principal of and interest and redemption premium, if any, on the Bonds, as and when the same shall become due and payable, and all other expenses related to the issuance and delivery of the Bonds. The Company will agree in such documents that if the cost of acquisition and construction of the Project exceeds the amounts allocated therefor, it shall not be entitled to any reimbursement for any such excess either from the Authority, the Bondholders or the trustee for the Bondholders.

(e) The Company shall be responsible for and timely pay the Developer Deposit required by the Authority's Guidelines for Bond Issues, the issuance fee in effect at the time the Bonds are issued and the fees and costs of Counsel to the Issuer and the fees and costs of Bond Counsel to the Issuer, plus such other fees and costs as may be required.

(f) The Company shall, in addition to paying the amount set forth in the Loan Agreement, pay all costs of operation, maintenance, taxes, governmental and other charges that may be assessed or levied against or with respect to the Project.

(g) The Company will hold the Authority free and harmless from any loss or damage and from any taxes or other charges levied or assessed by reason of any mortgaging or other disposition of the Project.

(h) The Company will take such further action as may be required to implement its aforesaid undertakings and as it may deem appropriate in pursuance thereof.

(i) All fees and costs that the Company is required to pay, including but not limited to, the issuance fee, and counsel fees and costs not paid at the time of application shall be paid in full at the time of the sale and delivery of the Bonds.

(j) The number of multi-family units to be constructed by the Company will not decrease more than five (5%) percent from the number of multi-family units that it represented that it would construct in its Application to the Authority that resulted in the issuance of the Inducement Resolution and this Memorandum of Agreement.

(k) There shall not have been a material change in the proposed Project as represented to the Authority by the Company in the Application that it filed with the Authority, including, but not limited to design, materials, type of construction materials, etc. without the prior written consent of the Authority.

(l) The closing of the sale of the Bonds shall occur on or before one hundred and fifty-five days from the date of the granting of an allocation, unless extended by the Authority at its sole and absolute discretion. In the event that the closing on the sale of the Bonds does not occur on or before said time, and the Authority chooses not to extend the closing date, the Company shall have no further rights under this Memorandum of Agreement. Further, in such event, the Authority may apply for and use the tax exempt volume allocation, if available, for the funding of such other multifamily housing projects or single family housing as it deems best serves the interests of the residents of Brevard County, Florida.

(m) The ownership and control of the Company and its principals shall not vary more than five (5%) percent from what has been represented in the Company's Application to the Authority without the prior written consent of the Authority.

(n) The Company and its principals shall have fully and timely complied with the terms of the Authority's Guidelines for Bond Issuers, including, but not limited to the timely payment of all fees and costs due to the Authority, its Counsel and its Bond Counsel.

(o) The Company and certain related parties or guarantors as determined by the Authority shall be required to enter into an environmental indemnity and certain other guaranties.

**4. GENERAL PROVISIONS.** All commitments of the Authority under Section 2 hereof and of the Company under Section 3 hereof are subject to the conditions that the following events shall have occurred not later than one hundred and fifty-five days from the date of receipt of an allocation, or such other date as shall be mutually satisfactory to the Authority and Company:

(a) The Authority shall be lawfully entitled to issue the Bonds as herein contemplated.

(b) The Authority and Company shall have agreed on mutually acceptable terms for the Bonds and the sale and delivery thereof and mutually acceptable terms and conditions of any trust instrument in respect thereto and Loan Agreement or other agreements incidental to the financing or referred to in Sections 2 and 3 hereof.

(c) Such other rulings, approvals, consents, certificates of compliance, opinions of counsel and other instruments and proceedings satisfactory to the Company and to the Authority as to such matters with respect to the Bonds, the Project, the Loan Agreement and any trust instrument, as shall be specified by the Company or the Authority, shall have been obtained from such governmental, as well as non-governmental, agencies and entities as may have or assert competence or jurisdiction over or interest in matters pertinent thereto and shall be in full force and effect at the time of issuance of the Bonds.

(d) The Company and the Authority each reserve the absolute right to unilaterally cancel this Memorandum of Agreement at any time prior to the time the Bonds are issued by the Authority upon written notice of cancellation.

(e) If the events set forth in this Section 4 do not take place within the time set forth or any extension thereof, or if the Company or the Authority exercises its rights of cancellation as set forth in this Section 4, the Company agrees that it will reimburse the Authority for all the reasonable and necessary direct or indirect expenses which the Authority may incur at the Company's request arising from the execution of this Memorandum of Agreement, and the performance by the Authority of its obligations hereunder, including legal fees and expenses for counsel to the Authority and Bond Counsel. In addition, the Authority shall be entitled to keep all fees paid to it pursuant to the Authority's Application Procedures and Program Guidelines.

(f) The Company acknowledges that the Authority may, during the time this Memorandum of Agreement is in effect, issue similar "inducement" agreements to other companies for other multifamily housing projects, and/or may issue bonds or participate jointly with other authorities to issue bonds for single family housing. This Memorandum of Agreement will create no priority or rights vis a vis subsequent agreements for the issuance of multifamily or single family housing bonds.

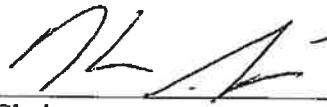
(g) The Authority shall have obtained the consent of the Brevard County Board of County Commissioners as to the issuance of the Bonds. Further, the Authority shall have obtained private activity bond allocation sufficient to allow the issuance of the Bonds from the State of Florida, Division of Bond Finance.

**5. BINDING EFFECT.** All covenants and agreements herein contained by or on behalf of the Authority and the Company shall bind and inure to the benefit of the respective successors and assigns of the Authority and the Company whether so expressed or not.



**IN WITNESS WHEREOF**, the parties hereto have entered into this Agreement by their officers thereunder duly authorized as of the 25th day of October, 2023.

**BREVARD COUNTY HOUSING  
FINANCE AUTHORITY**

By:   
Chairman

**THE VENUE AT HERITAGE OAKS  
PARTNERS, LTD.,** a Florida limited  
partnership

By: Southern Affordable Services, Inc., a  
Florida not-for-profit corporation, its  
general partner

By: \_\_\_\_\_  
Jay P. Brock  
Executive Vice President

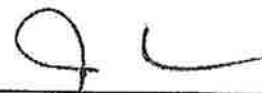
IN WITNESS WHEREOF, the parties hereto have entered into this Agreement by their officers thereunder duly authorized as of the 25th day of October, 2023.

**BREVARD COUNTY HOUSING  
FINANCE AUTHORITY**

By: \_\_\_\_\_  
Chairman

**THE VENUE AT HERITAGE OAKS  
PARTNERS, LTD., a Florida limited  
partnership**

By: Southern Affordable Services, Inc., a  
Florida not-for-profit corporation, its  
general partner

By:  \_\_\_\_\_  
Jay P. Brock  
Executive Vice President

**EXHIBIT B**

**NOTICE OF PUBLIC HEARING  
CONCERNING THE BREVARD COUNTY HOUSING FINANCE AUTHORITY'S  
PROPOSED ISSUANCE OF ITS  
MULTIFAMILY HOUSING REVENUE BONDS, SERIES 2023, IN AN  
AGGREGATE AMOUNT OF NOT TO EXCEED \$16,750,000**

**Public Notice** is hereby given that the Brevard County Housing Finance Authority (the "Authority") will conduct a public hearing on October 25, 2023 at 3:00 p.m., or thereafter, at the Brevard County Agricultural Center, 3695 Lake Drive, Cocoa, Florida, in accordance with the Tax Equity Fiscal Responsibility Act ("TEFRA") on the proposed issuance by the Authority of its Multi-Family Housing Revenue Bonds, Series 2023 in the aggregate principal amount of not to exceed \$16,750,000 for purposes of financing the Project referenced below. The proceeds of such bonds will be used to finance the acquisition, construction, and equipping of the following Project located at the following location in Brevard County, Florida:

Owner: THE VENUE AT HERITAGE OAKS PARTNERS, LTD.  
Project Name: THE VENUE AT HERITAGE OAKS  
Location: Northeast corner of the intersection of Heritage Oaks Boulevard and  
Minton Road, West Melbourne, Florida 32904  
No. of Units: 105  
Aggregate principal amount of tax exempt Bonds: not exceeding \$16,750,000

If any member of the general public wishes to be heard at the hearing he or she may do so by appearing in person at the time and place set forth above or by submitting their views in writing delivered at least 24 hours prior to the date and time of the meeting set forth above to Angela Abbott, Esq. at [angelaabbott@cfl.rr.com](mailto:angelaabbott@cfl.rr.com).

The purpose of the public hearing is to afford members of the general public an opportunity to be heard with respect to the proposed issuance of the Bonds by the Authority.

All interested parties are invited to attend and present their comments at the time and place set forth above.

IF ANY PERSON WISHES TO APPEAL ANY DECISION MADE BY THE AUTHORITY WITH RESPECT TO ANY MATTER CONSIDERED AT THIS HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

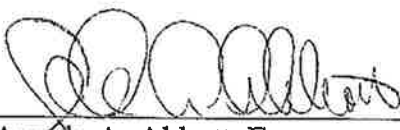
BREVARD COUNTY HOUSING FINANCE  
AUTHORITY

**EXHIBIT C**

**AFFIDAVIT AS TO PUBLICATION OF NOTICE**

I, Angela A. Abbott, Esquire, attorney for the Brevard County Housing Finance Authority (the "Authority") do hereby affirm that the documents attached hereto as Schedule 1 and Schedule 2 represent (a) a screen shot showing notice of the Authority's TEFRA public hearing scheduled for October 25, 2023, which notice was placed on the Authority's website on October 11, 2023, and (b) a screen shot showing said notice of public hearing as displayed on the Brevard County calendar of events as of October 13, 2023.

**IN WITNESS WHEREOF**, I have hereunto set my hand this 25th day of October, 2023.

  
\_\_\_\_\_  
Angela A. Abbott, Esq.

## SCHEDULE 1

[illegible]

HFA Website posting of TEFRA Notice  
10/11/23

## SCHEDULE 2

### Public Meetings, Notices and Announcements

Calendar for Brevard County public meetings, downloadable documents and County announcements.

#### Meetings

25 October, 2023 at 3 PM

#### Brevard County Housing Finance Authority Public Hearing - October 25, 2023

Public Notice is hereby given that the Brevard County Housing Finance Authority (the "Authority") will conduct a public hearing on October 25, 2023 at 3:00 PM, or thereafter, at the Brevard County Agricultural Center, 3695 Lake Drive, Cocoa, Florida, in accordance with the Tax Equity Fiscal Responsibility Act ("TEFRA") on the proposed issuance by the Authority of its Multi-Family Housing Revenue Bonds, Series 2023 in the aggregate principal amount of not to exceed \$16,750,000 for purposes of financing the Project referenced below. The proceeds of such bonds will be used to finance the acquisition, construction, and equipping of the following Project located at the following location in Brevard County, Florida:

Owner: The Venue At Heritage Oaks Partners, Ltd.

Project Name: The Venue At Heritage Oaks

Location: Northeast corner of the intersection of Heritage Oaks Boulevard and Minton Road, West Melbourne, Florida 32904

No. of Units: 105

Aggregate principal amount of tax exempt Bonds: not exceeding \$16,750,000

If any member of the general public wishes to be heard at the hearing he or she may do so by appearing in person at the time and place set forth above or by submitting their views in writing delivered at least 24 hours prior to the date and time of the meeting set forth above to Angela Abbott, Esq. at [AngelaAbbott@CHARR.com](mailto:AngelaAbbott@CHARR.com).

The purpose of the public hearing is to afford members of the general public an opportunity to be heard with respect to the proposed issuance of the Bonds by the Authority.

All interested parties are invited to attend and present their comments at the time and place set forth above.

Location

Contact

Add To

3695 Lake Dr

Angela Abbott

• Outlook

Notice of Public Hearing posted to County website 10-13-23



October 30, 2023

## Memorandum

To: Frank Abbate, County Manager  
Morris Richardson, County Attorney

From: Jay Glover, Managing Director – PFM Financial Advisors LLC

Re: Review of Financing Structure for the Multi-Family Housing Revenue Bonds (The Venue at Heritage Oaks Project)

---

It is our understanding that The Venue at Heritage Oaks Partners, Ltd., a Florida limited partnership (the "Borrower"), and Southern Affordable Services, Inc., a Florida not-for-profit corporation, general partner of the Borrower, has requested the Brevard County Housing Finance Authority (the "Authority") issue not to exceed \$16,750,000 Multi-Family Housing Revenue Bonds (The Venue at Heritage Oaks Project) (the "Bonds") to finance the acquisition, rehabilitation, equipping and development of the Oak Meadows project in Brevard County (the "Project"). The Project consists of new construction of 105 apartment units (63 one bedroom, 26 two bedroom and 12 three bedroom apartments) located at the northeast corner of the intersection of Heritage Oaks Boulevard and Minton Road, West Melbourne, Florida. The apartments will be rented to individuals and families. A Land Use Restriction Agreement encumbering the property will require that a minimum of 20% of the apartment units will be set aside and available only to persons earning less than 50% of area median income with the remaining 80% available to persons earning less than 120% of area median income, for as long as the financing is outstanding, or for a term of 15 years, or as long as a real estate tax exemption is available to the Project pursuant to the Live Local Act, whichever is longer. To issue tax-exempt bonds for the Project, the Authority must receive the limited approval of the Board of County Commissioners as required by applicable federal tax law.

As financial advisor to Brevard County, Florida (the "County"), PFM Financial Advisors LLC (PFM) has been asked to certify that the Bonds will meet or exceed the County's debt issuance guidelines, which require an investment grade underlying credit rating for publicly offered bonds, provided however that unrated bonds may be approved by the County if they are sold only to institutional investors in minimum denominations of \$100,000. We have also been asked to ensure that the proposed transaction will not have a negative financial impact on the County, impair the County's credit ratings or impact the County's ability to issue debt in the future.

The Borrower and its' representatives have indicated that a plan of finance has not yet been finalized. However, the Borrower expects the Bonds will be issued within the Authority's guidelines that require a credit rating in one of the three highest categories of a nationally recognized rating agency. Non-rated bonds may also be issued but require the bond purchaser to execute an Investor Letter and be sold in minimum denominations of at least \$100,000. Therefore, it is PFM's opinion that the Bonds will meet the criteria required by the County. If the final plan of finance differs from this description, the Borrower will need to provide an updated plan of finance before the issuance of the Bonds. We have also reviewed the relevant documentation and based on that review can confirm that the proposed issuance of the Bonds will not have a negative financial impact on the County.



PFM did not prepare or review any type of feasibility report related to the Borrower's ability to pay debt service on the Bonds and has no responsibility to do so. PFM also bears no liability for potential errors in the information provided by the Borrower or its' representatives.



TAMPA  
2502 Rocky Point Drive  
Suite 1060  
Tampa, Florida 33607  
(813) 281-2222 Tel  
(813) 281-0129 Fax



TALLAHASSEE  
1500 Mahan Drive  
Suite 200  
Tallahassee, Florida 32308  
(850) 224-4070 Tel  
(850) 224-4073 Fax

PLANTATION  
8201 Peters Road  
Suite 1000  
Plantation, Florida 33324  
(954) 315-0268 Tel

## MEMORANDUM

TO: Morris Richardson, Brevard County Attorney  
Frank Abbate, Brevard County Manager

FROM: Steven E. Miller, Esq.

DATE: October 30, 2023

RE: Review of Legal Documentation for the Brevard County Housing Finance Authority Multifamily Housing Revenue Bonds (The Venue at Heritage Oaks Apartments)

---

The Brevard County Housing Finance Authority (the "Authority") is proposing to issue tax-exempt private activity bonds (the "Bonds") in order to finance the acquisition, construction, equipping and development of a new apartment complex consisting of 105 apartment units for persons or families of low, middle or moderate income (the "Project"), as more particularly described in the materials provided by the Authority and included in the agenda package for the November 14, 2023 meeting of the Board of County Commissioners (the "BOCC"). The Project will be located at the Northeast corner of the intersection of Heritage Oaks Boulevard and Minton Road, West Melbourne, Florida. Proceeds of the Bonds will be loaned to The Venue at Heritage Oaks Partners, Ltd. (the "Borrower"). The Borrower will own and operate the Project and will be responsible for payment of debt service on the Bonds. The Borrower's general partner is Southern Affordable Services, Inc.

In order to comply with certain federal and state law requirements with respect to the issuance of private activity bonds such as the Bonds, a public hearing is required to be held with respect to the Project and the issuance of the Bonds and the BOCC is required to adopt a resolution providing limited approval of the issuance of the Bonds. The Authority held the required public hearing on October 25, 2023. You have asked Nabors, Giblin & Nickerson, PA, as Bond Counsel to the County, to review the documentation provided to the County by the Authority to ensure that it satisfies the applicable legal requirements and to confirm that the County has no obligation, financial or otherwise, with respect to the Project or the Bonds.

We have reviewed the resolution and other materials provided to the County with respect to the Bonds and the Project. The resolution proposed to be adopted by the BOCC satisfies the

November 6, 2023

pertinent federal and state law requirements and provides that neither the County nor any of the elected officials or staff of the County will have any obligation or liability, financial or otherwise, with respect to the Project or the Bonds.

cc: Kathy Wall  
Becky Behl-Hill

Velma Decker  
1621 Brookshire Circle  
West Melbourne, FL 23904  
941-844-5329

December 5, 2023

**Memorandum To:** Brevard County Board of County Commissioners

**Subject:** Resolution approving the issuance by Brevard County Housing Finance Authority of Multi-Family Housing Revenue Bonds (The Venue at Heritage Oaks Project), in an amount not to exceed \$16,750,000.

**Copy:** Frank Abbate, County Manager  
Morris Richardson, County Attorney  
Jay Glover, Managing Director, PFM Financial Advisors LLC  
Tim Rhode, City Manager, City of West Melbourne  
John Cary, City Attorney, City of West Melbourne

**Introduction:** I am Vel Decker. I purchased a home at 1621 Brookshire Circle, West Melbourne in late 2021. I have rented for all but 9 years of my adult life. As a 65-year-old woman with a disabling pain condition, I embrace the use of the property off Minton Road in West Melbourne for 55 and older apartment homes or assisted living facilities. But the proposal submitted by The Venue at Heritage Oaks LTC (The Company) is deeply flawed and frankly rapacious. The incomplete, ambiguous, overly narrow, and intentionally defunctive submissions by The Company do not demonstrate the long-term financial viability of the project. Documentary submissions make no mention of its financial impacts to the local community nor Brevard County. The Memorandum of Agreement (MOA) forming the legal relationship between Brevard and The Company does not provide any meaningful detail or financial controls to assure the "proposed transaction will have no negative financial impact on the County". The following financial liabilities were not fully quantified by The Company nor evaluated by the Brevard County Board of County Commissioners.

- 1) The Company's reserve requirements for long term capital expenses and liabilities including:
  - a. Elevator maintenance
  - b. Roof repairs and replacement
  - c. Siding repairs and replacement
  - d. Parking area maintenance
  - e. Major repairs of common areas, and
  - f. Recurring capital expenditures for periodic remodeling kitchens and baths.
- 2) Comprehensive balance sheets detailing operating expenses including:
  - a. Routine building and grounds maintenance and cleaning
  - b. Routine repairs and wear and tear of the apartments
  - c. Storm, fire, and liability insurance
  - d. Management and employee salaries
  - e. Tenant vetting and marketing
  - f. Consulting and legal fees to include eviction proceedings for people who can't pay and have nowhere to go after they retire

- 3) Financial impact assessments on both water and sewer utilities after construction
- 4) Estimates for an environmental impact study
- 5) Evaluation of the underlying geology of the property to see if it can even support a high-rise
- 6) Financial impact of changes to traffic patterns
- 7) Increases in medical infrastructure demands, utility burden, and community policing
- 8) Liabilities from the unrestricted sale or lease of a portion of the property
- 9) Liabilities from comingled residential and commercial parking requirements
- 10) Decreases in property tax revenue after construction of a for-profit towering eyesore.

Do not let The Company or its partner Southern Affordable Services, Inc. pull at your heartstrings. They are presenting a deeply flawed bond proposal and legally binding MOA. On November 29, 2023, The Company stated it would not consider a two-story complex because it "did not meet their price point for the property". The Company and its partners care only about money. They do not care about the community or seniors like me. I will be devastated by the loss of my personal property value after construction of a concrete monolith wildly out of keeping with an already welcoming and apartment friendly community.

The most significant flaw in the incomplete financial submissions and Brevard's analysis of the proposal is the complete absence of a comprehensive maintenance plan and related specification of capital reserve requirements for the life of the building. Cynical bond investors know full well the limited liability company can rake in rental revenue when the building is new and later file bankruptcy or simply vanish just when major maintenance actions are required. Without guarantees of the project's long-term financial viability, the property will have no buyers and tenants will have nowhere to go in 15 years or less. There are very real, unquantified, and unevaluated risks that 15 years from now the project will end in a financial and human catastrophe for the City of West Melbourne and Brevard.

I respectfully request that the Brevard Commissioners demand The Company provide a detailed financial plan showing both operating expenses and long-term capital reserve requirements that will prevent any intentional or unintentional deferral of capital maintenance actions. Brevard's impact analysis must include the loss of tax revenue from abutters destroyed by The Company's unmitigated greed.

The Commission should rescind all signed documents made without full review of comprehensive financial statements and liabilities, assessment of environmental impacts, and impacts to the City of West Melbourne and Brevard County utility infrastructure, roads, and tax base.

After full consideration of all project risks, impacts and expenses over at least a 40-year life of the building, it is my hope the bond application will be rejected outright. I then hope the Brevard County Board of County Commissioners will encourage a two story, financially sustainable housing project that will be of great benefit to the City of West Melbourne without destroying me and my whole community.

Respectfully submitted for Public Record,

Velma Decker



Resident, City of West Melbourne

H.1.  
Developer Submittal

VENUE AT  
**HERITAGE OAKS**  
APARTMENT HOMES



Representative image subject to change during design and permitting





# VENUE AT HERITAGE OAKS

APARTMENT HOMES

LOCATION – N.E. CORNER OF MINTON RD. AND HERITAGE OAKS BLVD.

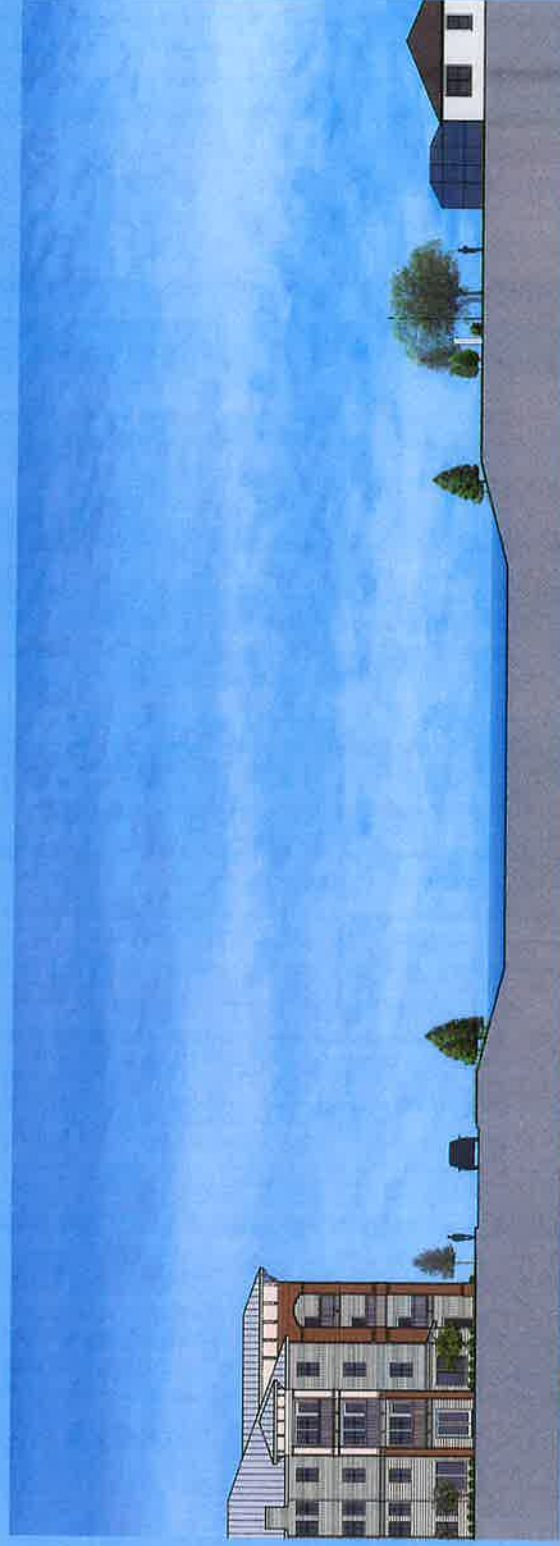


**VENUE AT**  
**HERITAGE OAKS**  
APARTMENT HOMES



**Atlantic**  
HOUSING PARTNERS

**VENUE AT**  
**HERITAGE OAKS**  
APARTMENT HOMES



 **Atlantic**  
HOUSING PARTNERS



VENUE AT  
**HERITAGE OAKS**  
APARTMENT HOMES

**50% AND 120% INCOME LIMITS**

ESTIMATED 2024 INCOMES PALM BAY, MELBOURNE, TITUSVILLE, FL MSA BREVARD COUNTY		
HOUSEHOLD SIZE	MAXIMUM ALLOWABLE HOUSEHOLD INCOME FOR 50%	MAXIMUM ALLOWABLE HOUSEHOLD INCOME FOR 120%
1	\$32,200	\$77,280
2	\$36,800	\$88,320
3	\$41,400	\$99,360
4	\$45,950	\$110,280

## BREVARD COUNTY AFFORDABLE HOUSING NEED

### Florida's Affordable Rental Housing Needs: Spring 2023 Update

This brief updates key findings from the Shimberg Center's 2022 Rental Market Study based on the latest available data.

County Name	Low-Income, Cost Burdened Renters	Low-Income/ Cost Burdened Renters as % of All Renters in the County
Brevard	19,259	32%

More than 1/3 of low-income, cost burdened renter households are headed by someone age 55 or older.

The Market Study prepared October 20, 2023 for the Brevard County Housing Finance Authority specific to this proposed development indicates average occupancy in the Competitive Market Area at 99.6% and average Market Rent 33% above the average restricted rent for this specific development.

# VENUE AT

## HERITAGE OAKS

APARTMENT HOMES

### UNIT MIX AND RENTS

Bed Rooms	Bath Rooms	Units	Square Feet	AM%	Low HOME Rents	Hgh HOME Rents	Gross HC Rent	Utility Allow.	Net Restricted Rents	PBRA Contr Rents	Applicant Rents	Appraiser Rents	CU Rents
1	1.0	14	703	50%			\$806	\$118	\$688		\$688	\$688	\$688
1	1.0	57	703	Mkt			\$1,491		\$1,491		\$1,491	\$1,650	\$1,491
2	2.0	6	1,018	50%			\$967	\$144	\$823		\$823	\$823	\$823
2	2.0	24	1,018	Mkt			\$1,708		\$1,708		\$1,708	\$1,850	\$1,708
3	2.0	1	1,153	50%			\$1,118	\$163	\$955		\$955	\$955	\$955
3	2.0	3	1,153	Mkt			\$1,958		\$1,958		\$1,958	\$2,175	\$1,958
		105	85,065										

Credit Underwriting Report Prepare for Brevard County HFA 12/04/23



# VENUE AT HERITAGE OAKS APARTMENT HOMES

## TRAFFIC ANALYSIS

### Approved Land Use Scenario 1

		AM Peak Period Trips				PM Peak Period Trips			
Scenario 1: Shopping Center (54,000 SF)		ITE		Daily Trips					
Land Use	Code	Intensity		% In	In	Out	Total	% In	In Out Total
Shopping Plaza, no Supermarket (40-150k)	821	54 KSF		49%	46	47	93	48%	134 146 280
<b>Subtotal</b>					<b>46</b>	<b>47</b>	<b>93</b>		<b>134 146 280</b>
Internal Capture	0%	4%			0	0	0		0 0 0
Total Passby			91		0	0	0		46 46 91
<b>Total New External Trips</b>			<b>3,555</b>		<b>46</b>	<b>47</b>	<b>93</b>		<b>89 101 189</b>

Source: ITE Trip Generation, 11th Edition



# VENUE AT HERITAGE OAKS APARTMENT HOMES

## TRAFFIC ANALYSIS

### Approved Land Use Scenario 2

Scenario 2: Medical Office (135,253 SF)											
Land Use	ITE Code	Intensity	Daily Trips	AM Peak Period Trips				PM Peak Period Trips			
				% In	In	Out	Total	% In	In	Out	Total
Medical Office	720	135. KSF	5,704	79%	250	66	316	30%	164	383	547
Total New External Trips			5,704		250	66	316		164	383	547

Source: ITE Trip Generation, 11th Edition



# VENUE AT

## HERITAGE OAKS

### APARTMENT HOMES

#### Proposed: Senior Adult Housing (108 DUs) + Medical Office (4,750 SF)

Land Use	ITE Code	Intensity	Daily Trips	AM Peak Period Trips				PM Peak Period Trips			
				% In	In	Out	Total	% In	In	Out	Total
Sr. Adult Housing - Attached	252	108 DU	337	34%	7	14	21	56%	15	12	27
Medical Office	720	4.75 KSF	96	79%	13	3	16	30%	5	11	16
<b>Subtotal</b>			<b>337</b>		<b>20</b>	<b>17</b>	<b>37</b>		<b>20</b>	<b>23</b>	<b>43</b>
Internal Capture			0%	4%	0	0	0		1	1	2
Total Passby			0		0	0	0		0	0	0
<b>Total New External Trips</b>			<b>335</b>		<b>20</b>	<b>17</b>	<b>37</b>		<b>19</b>	<b>22</b>	<b>41</b>

Source: ITE Trip Generation, 11th Edition





VENUE AT  
**HERITAGE OAKS**  
APARTMENT HOMES



Representative image subject to change during design and permitting





 **Atlantic**  
HOUSING PARTNERS























































VENUE AT  
**HERITAGE OAKS**  
APARTMENT HOMES



Representative image subject to change during design and permitting

