MEMORANDUM

To: City of Brevard Staff and Council

From: Sara VanLear, Project Manager, Development Finance Initiative

Date: July 25, 2024

Re: Community Engagement for the Brevard Davidson River Church Property affordable housing development

Project Background:

The City of Brevard engaged the Development Finance Initiative (DFI) in March 2023 to assess affordable housing development opportunities. Our scope of work included conducting a housing needs assessment and analyzing multiple sites that could support the City's affordable housing priorities. Based on DFI's preliminary analyses, the City elected to partner with the Brevard Davidson River Presbyterian Church (the Church) to utilize Church-owned land for affordable housing development.

As of June 2024, the City of Brevard and the Church have entered into a lease agreement to facilitate the development of affordable housing. DFI will conduct a pre-development feasibility study that includes several components: community engagement, financial feasibility analysis, and site analysis in partnership with a third-party architecture firm. DFI's engagement will result in the delivery of viable housing development program options that could meet the City's and the Church's affordable housing goals for this site. The final development program will be utilized to competitively solicit a qualified development partner to finance, construct, and manage the affordable housing envisioned through this process.

This memo outlines the expected community engagement strategy. As a preliminary step, DFI will coordinate directly with the City to update a City-managed project web page with relevant project information, regular project updates, and engagement opportunities.

Community Engagement

DFI expects to facilitate two phases of community engagement sessions during the pre-development process. Through these two phases, DFI will solicit community input on the public interests to be addressed through this project and will also request targeted

feedback on feasible housing development program options. Details on each phase are described below. DFI will work closely with the City to communicate and widely promote community engagement opportunities to Brevard residents.

Phase 1: Guiding Public Interests

Expected Timing: mid-August – early October

The first phase of community engagement will focus on defining the guiding public interests for the development of the Church site. Public interests are statements that represent values and goals related to the project, as well as inform tradeoffs for the site's development. An example public interest is: "development on the Church site should enhance pedestrian connectivity from the site and surrounding neighborhood to downtown."

Community engagement opportunities in the first phase will consist of:

1. In-person facilitated discussions: DFI will facilitate two in-person discussions that are open to the public. We will begin with a presentation on the work-to-date and break into discussion groups to gain input on project guiding public interests.
2. Virtual facilitated discussion: DFI will facilitate one virtual discussion that is open to the public. The format will mirror the in-person discussions.
3. Online survey: A survey will be released following the in-person and virtual sessions to (1) provide attendees an additional avenue for input, and (2) to provide residents who could not attend the in-person or virtual sessions with an avenue for input.

Following all Phase 1 engagement activities, DFI will compile the input and share residents' feedback and draft public interests with City Council for consideration. The City Council will be asked to reflect on and endorse public interests at a future public meeting. The endorsed public interests will shape DFI's pre-development analysis and eventually inform the solicitation and selection of a qualified development partner.

Phase 2: Development Scenarios

Expected Timing: mid-November – mid-January

The second phase of community engagement will inform City Council's selection of a preferred development program for the Church site. Similar to the first phase, DFI will

facilitate discussions in which community members will be asked to reflect on multiple development concepts and asked how well each concept aligns with the guiding public interests, and which, if any, best reflects the public interests.

Community engagement opportunities in the second phase will mirror the first phase:

1. In-person facilitated discussions: DFI will facilitate two in-person discussions that are open to the public. We will begin with a presentation of development program options and break into discussion groups to gain input on each option.
2. Virtual facilitated discussion: DFI will facilitate one virtual discussion that is open to the public. The format will mirror the in-person discussions.
3. Online survey: A survey will be released following the in-person and virtual sessions to (1) provide attendees an additional avenue for input, and (2) to provide residents who could not attend the in-person and virtual sessions with an avenue for input.

Following all Phase 2 engagement activities, DFI will compile the input and share residents' feedback regarding each development program with City Council for consideration. With public input, City Council will be asked to endorse a preferred development program at a future public meeting. This preferred development program will form the basis of a solicitation package used to solicit and select a qualified development partner.