Fairhaven Meadows funding strategy Option 1 (Maintain healthy fund balances; table Azalea Ave.)					
Funding Options	Avail. Balance/value	Related FM need	Proposed contr.	Remaining balance	Est FY26 replenish
Housing Trust Fund	$638,402[1]		($511,881)	$126,521	$200k-$264k plus remaining proceeds from property sale
Former Parking Lot Fund (now GF)	$278,575	$269,885	($200,000)	$78,575	$75k-$100k
Capital Reserve Fund	$542,536	$499,509	($387,119)[2]	$155,417	$75k-$100k[3]
Sale of properties	$118,000[4]		($70,000)	UNK	
Total	$1,577,513	$1,169,000	$1,169,000	$360,513	

Fairhaven Meadows funding strategy Option 2 (Deplete funds; keep pursuing Azalea Ave.)					
Fund	Avail. Balance/value	Related FM need	Proposed contr.	Remaining balance	Est FY26 replenish
Housing Trust Fund	$543,402[5]		($525,000)	$18,402	$75k[6] plus proceeds from property sale
Former Parking Lot Fund (now GF)	$278,575	$269,885	($215,000)	$63,575	$75k-$100k
Capital Reserve Fund	$542,536	$499,509	($387,119)[7]	$155,417	$75k-$100k
Sale of properties	$118,000[8]		($41,881)	UNK	
Total	$1,482,513	$1,169,000	$1,169,000	$237,394	

[1] HTF Balance is $682,782 but there are $139,380 in encumbrances: Rowhouse architects ($23,380), Solid Ground engineering ($1,000), Azalea Ave. purchase option ($115,000), equating to $543,402. Option 1 would likely foreclose on the possibility of acquiring Azalea Ave., so we could cancel $90k of the option encumbrance, leaving us an available balance of $638,402. Option 2 would proceed with the remaining option payments, thus reduce the balance to $543,403

[2] Staff's analysis has concluded that only $387,119 of FM's request qualifies as public utility infrastructure for this purpose

[3] This fund replenished by system development fees generated by new hook ups to Brevard's utility system. Those fees must be used for the expansion of the utility system.

[4] City will apply the proceeds from the sale of three properties: 3150 James St. (appraised value $70,000), 6574 Cashiers Valley Rd. (tax value $120,000), 5389 Cashiers Valley Rd. (tax value $36,000). For budgeting purposes, assume all properties sell for half of their identified value. If this $118k must be applied, HTF will front the money and be replenished by the proceeds upon sale.

[5] See footnote 1

[6] Under this scenario, we would finance the purchase of the Azalea Ave. property and use a significant percentage of our "Two pennies for housing" to repay debt service on the approx. $925,000 loan. Assuming finance terms of 6 years at 6% which equates to approximately $175,000 in debt service payments each year.

[7] See footnote 2

[8] See footnote 3