

Horst, Rachel

From: CEER@brevardfl.gov
Sent: Monday, January 19, 2026 3:35 PM
To: Horst, Rachel
Subject: A new CEER Recommendation has been submitted as ID #2026028

Recommendation # 2026028

Dear CEER Administrator,

Speak Up Brevard Recommendation ID #2026028 has been submitted. Please login to the CEER Application to start the recommendation evaluation workflow.

Contact Information:

Group/Organization

Name Susan Douglas
Address 5625 JUDSON RD, MERRITT ISLAND FL 32953
Phone (571) 338-9253
Email sdd_va@yahoo.com
Alternate Email

Recommendation Information:

Recommendation ID 2026028
Recommendation Title Temporary housing for homeless and more affordable homes for lower income reside
Areas Affected Housing
Department Affected Housing And Human Services Department
Current problem Homelessness and lack of affordable housing Has Brevard County explored options to implement a program like Palm Beach SMART program to incentivize landlords to offer temporary rental housing? There are numerous short term vacation rentals and homes that are vacant in Brevard County, particularly during the summer months May-September. Why not offer property tax reductions and other substantial incentives to home owners to temporarily house people in need. Why not offer incentives to RV vendors to offer temporary use of vacant RVs. Locations like the Moose Lodge on Merritt Island have RV hookups already available for RVs. Does the county offer developers incentives to build affordable housing? All new homes are half a million dollars with luxury upgrades because it's the only way to make a profit. Have you seen this Texas neighborhood of 3D homes fire and hurricane resistant ? See this news segment on 3D homes... <https://youtu.be/WOR612WviMs?si=LeGY6ry7tAihS1Ff> Is Brevard County reassessing its permitting and building regulations for home building to assess where savings can be assessed and implemented? How can homes be built safely, quickly and more economically?

Recommendation

Reduce or eliminate homelessness by utilizing vacant homes and rental units. Build basic modest affordable homes so young and low income residents can have access to affordable homes.

Attachments

No Documents were attached.

Please do not reply to this e-mail, as it will go to an unmonitored mailbox.



Housing and Human Services
2725 Judge Fran Jamieson Way
Building B, Suite 103
Viera, Florida, 32940

BOARD OF COUNTY COMMISSIONERS

TO: Jim Liesenfelt, County Manager

THRU: Jill, Hayes, Assistant County Manager

FROM: Juanita D. Jackson, Director Housing and Human Services Department

SUBJ: Citizen Efficiency and Effectiveness Recommendation #2026028

CEER #2026028, titled Temporary housing for homeless and more affordable home for lower income reside, was received by the County from Susan Douglas.

Citizen Statement:

Homelessness and lack of affordable housing Has Brevard County explored options to implement a program like Palm Beach SMART program to incentivize landlords to offer temporary rental housing? There are numerous short term vacation rentals and homes that are vacant in Brevard County, particularly during the summer months May-September. Why not offer property tax reductions and other substantial incentives to home owners to temporarily house people in need. Why not offer incentives to RV vendors to offer temporary use of vacant RVs. Locations like the Moose Lodge on Merritt Island have RV hookups already available for RVs. Does the county offer developers incentives to build affordable housing? All new homes are half a million dollars with luxury upgrades because it's the only way to make a profit. Have you seen this Texas neighborhood of 3D homes fire and hurricane resistant ? See this news segment on 3D homes... <https://youtu.be/WOR612WviMs?si=LeGY6ry7tAihS1Ff> Is Brevard County reassessing its permitting and building regulations for home building to assess where savings can be assessed and implemented? How can homes be built safely, quickly and more economically? Is Brevard County reassessing its permitting and building regulations for home building to assess where savings can be assessed and implemented? How can homes be built safely, quickly and more economically?

Citizen Recommendation:

Reduce or eliminate homelessness by utilizing vacant homes and rental units. Build basic modest affordable homes so young and low income residents can have access to affordable homes.



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Staff Analysis:

The State Housing Initiatives Partnership (SHIP) program was established under the William E. Sadowski Affordable Housing Act of 1992. The Florida Housing Finance Corporation administers the SHIP program, which provides funding to local governments to incentivize partnerships that produce and preserve affordable homeownership and multifamily housing. The program serves very low-, low-, and moderate-income households.

SHIP funds are distributed to all 67 counties and 55 municipalities throughout Florida. For Fiscal Year 2025–2026, Brevard County Housing and Human Services was awarded approximately \$2.4 million in SHIP funding.

These funds support a range of housing strategies, including:

- **Homeownership Assistance:** Down payment and closing cost assistance for the purchase of existing or newly constructed homes, along with required homebuyer education.
- **Owner-Occupied Rehabilitation:** Repairs and improvements for eligible homeowners to address health, safety, and code compliance issues.
- **Demolition/Reconstruction:** Replacement of owner-occupied homes when rehabilitation is not feasible due to structural or safety concerns.
- **Rental Development:** Financial assistance to nonprofit developers for the new construction or rehabilitation of affordable rental housing to increase or preserve the supply of affordable units.

In addition, the Florida Housing Finance Corporation administers both federal (9% and 4%) and state (Live Local) housing tax credit programs. These programs provide incentives for developers to build or rehabilitate affordable rental housing by offering tax credits to investors over a 10-year period. Participation in these programs typically requires a financial contribution or support from local governments. Brevard County Housing and Human Services, along with other SHIP-funded municipalities, actively supports these initiatives.

Furthermore, Brevard County Planning and Development facilitates affordable housing development through expedited permitting processes for qualifying projects. The County also offers the option to defer Transportation Impact Fees for developers constructing affordable housing.



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Brevard County has a program in place that provides access to tax-exempt private activity bonds, related low-income housing tax credits, and other affordable housing incentives. Brevard County's dependent special district, the Brevard County Housing Finance Authority, administers this program. Since the Authority's creation, it has issued over \$543,510,000 in new single family bonds and \$321,131,000 in new multi-family bonds. These bond issues have assisted approximately 7,209 persons and families in the purchase of their homes and have made 5,865 rental units available to families of lower and moderate income.

The Authority's bonds are payable solely from the revenues generated by the repayment of the mortgages or from a guarantee through credit enhancement, such as letters of credit or bond insurance. There is no pledge of the general revenues of the County or the Authority. The Authority totally supports its own operation through income generated from its programs. The Authority is non-budgeted and does not receive any tax revenues for its expenses. The Authority has been able to structure its programs so that funds are produced sufficient to support future bond programs, pay audit fees and operating expenses.

Staff Recommended Action:

It is recommended that the Board of County Commissioners accept CEER #20206028 with revisions as the County currently works with community partners, has multiple established programs and incentives in place and will continue to support and encourage the development of affordable housing.