



# Brevard County Board of County Commissioners

2725 Judge Fran Jamieson  
Way  
Viera, FL 32940

## Legislation Text

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**File #:** 5797, **Version:** 1

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### **Subject:**

Approval RE: Educational Facilities Impact Fee Deferral Contract for the St. Stephen's Way Affordable Housing Development between the Brevard County Board of County Commissioners, Brevard County Public Schools and St. Stephen's Way Inc.

### **Fiscal Impact:**

Fiscal Year 2023 - Educational Impact Fees that would've been collected for the Brevard County School District in the South Area Benefit District in the amount of \$77,620 will be deferred for a period of ~~fifty (50)~~ ten (10) years for the St. Stephen's Way project due to its intended occupancy by very-low or low-income households. A lien on the property will be recorded to ensure payment of the deferred balance.

### **Dept/Office:**

Planning and Development

### **Requested Action:**

It is requested, on behalf of the developer, that the Board of County Commissioners: (1) authorize the Chair to execute the Educational Facilities Impact Fee Deferral Contract for the St. Stephen's Way Affordable Housing Development upon approval and execution by Brevard County School Board and the developer as currently presented and attached; and (2) authorize the County Attorney's Office to record the Notice of Assessment, as currently presented within the contract and which constitutes a lien on the property for the deferred balance of \$77,620.

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

St. Stephen's Way is a non-profit organization that provides affordable housing along with support services to homeless families referred by the Brevard County school system. St. Stephen's Way is currently finalizing the multifamily residential development of an affordable housing project. The project is located near Lipscomb Street and Brothers Avenue, in the City of Melbourne and includes eight (8) multifamily residential one-story buildings consisting of forty (40) units total, each with three (3) bedrooms, to provide housing for low or very-low income families.

Since the developer anticipates obtaining a certificate of occupancy in mid-June, they have asked that Board consider the contract prior to it being scheduled for Brevard County School Board approval, which may occur at the earliest on May 30th, in order to prevent delays. Staff will only request the Chair to execute the contract on the County's behalf once we have affirmed the School Board granted a deferral for the St. Stephen's Way Affordable Housing Multifamily Development Project. The County collects educational impact fees on behalf of the School Board and disburses them to the School Board quarterly.

This contract obligates the developer to provide the 40 units for affordable housing opportunities for a period

of ~~50~~ 10 years as specified in the attached contract. The contract also recognizes that the Brevard County School Board does not wish to impose educational impact fees on this project given the terms of the contract and authorizes the County to forego collection of the educational impact fees associated with this contract. The contract does not obligate the County to any financial burden associated with deferring the educational impact fees.

Because the impact fees that will be deferred for this project would be collected and disbursed to the Brevard County School Board, the County has asked the School Board of Brevard County to review the request and affirm that it has no objection to this deferral.

**Clerk to the Board Instructions:**

Please send one copy of the Board Memo to Planning and Development.