

CITY OF MELBOURNE
MINUTES OF THE MEETING
AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC)
MELBOURNE CITY HALL COUNCIL CHAMBER
December 2, 2025 ♦ 6:00 P.M.

1. Call to Order

A regular meeting of the AHAC was held in Council Chambers at City Hall on this date. Chairman Snyder called the meeting to order at 6:00 PM.

- a. **Pledge of Allegiance**
- b. **Roll Call**

Present:

Kristen Snyder, Chair
Felicia Prince, Vice Chair
John “Trey” Huy, Member
Michael Miller, Member
John Miceli, Member
Alesha Stallings, Member

Absent:

Michael Belcher, Member
Colin Houston, Member (excused)
Mayor Paul Alfrey, Ex-Officio City Council Member

City of Melbourne Staff Also Present:

Abby Johnson, Housing & Urban Improvement Manager
Kelly Calvacca, Housing Program Administrator
Todd Corwin, Planner
Tiffany Spence, Recording Secretary

2. Approval of Minutes: Regular Meetings – September 2, 2025

Motion: Miller/Stallings to approve minutes of the regular meeting held on September 2, 2025, with any necessary corrections. The motion carried unanimously.

3. Declaration of Conflict from Previous Meeting

No conflicts were reported from the meeting held on **September 2, 2025**.

4. Public Comment

No public comment.

5. Updates from Community Development

a. Todd Corwin – Live Local Act Updates

Mr. Corwin reviewed the previous changes to the Live Local Act, including height limits based on abutting neighborhoods and revisions to density bonuses. He then outlined the new changes to be implemented, which will allow affordable housing (AH) developments on properties zoned I-1 that contain an active house of worship. Additional updates mentioned by Mr. Corwin included: limits on AH units near the Melbourne–Orlando International Airport—specifically regarding proximity to any side of a runway; a 15% reduction in parking requirements for units with two or more bedrooms; the removal of density bonuses for moderate-income housing; limits on the maximum height of AH developments adjacent to single-family homes; and the addition of a maximum floor area ratio (FAR) for mixed-use properties per Florida Statutes. He noted that the final update is not related to the Live Local Act, but involves adding language to the Melbourne City Code to expedite permits for all affordable housing projects.

Ms. Stallings asked about the city’s definition of “affordable housing.” Mr. Corwin stated that the existing language in Section 4 of the code provides the definition, which is based on the median area income for the Melbourne–Palm Bay–Titusville Metropolitan Area.

Mr. Huy asked for clarification on the changes related to religious organizations—specifically, whether a church that owns property separate from its main campus could develop that land. Mr. Corwin stated that the property must be zoned I-1 and must have an active house of worship on the site to qualify.

No public comments were received.

Motion: Miller/Prince to accept and recommend the proposed changes as stated, and that these changes will not affect the cost of affordable housing in the city. The motion carried unanimously.

6. Housing & Urban Improvement Manager’s Updates

Ms. Johnson provided the following updates:

- CDBG and HOME FY 26/27 funding applications will open in January. Organizations wishing to make a presentation for these funds should contact the Housing & Urban Improvement Division.
- An RFA is currently open to city departments for approximately \$14,000 in CDBG COVID-19 funds.
- The PY 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) will be submitted to HUD this month. The CAPER describes all open activities and projects.
- HOME funds may be affected next year due to a Federal proposal to shift these funds to the State level.
- The city is still awaiting HUD’s approval of the PY 25-26 Action Plan. Once approval is received, funding contracts will be issued to the organizations that were approved by City Council for funding.

7. Board Comments

No comments were received from the board.

8. Adjournment

Chairman Snyder invited final comments before adjournment. Ms. Johnson thanked everyone for accommodating our schedule and reminded the Board that another AHAC meeting will be held on December 16, 2025. The meeting adjourned at 6:18 pm.

Tiffany Spence

Tiffany Spence, Recording Secretary

Approved by the Affordable Housing Advisory Committee Board: 01/20/2026