



**CITY OF TITUSVILLE  
AFFORDABLE HOUSING ADVISORY COMMITTEE  
MINUTES  
MONDAY SEPTEMBER 29, 2025  
4:30 P. M.**

**The Affordable Housing Advisory Committee meeting was held at the Harry T. Moore Social Service Center, 725 S. DeLeon Avenue.**

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The members present were Chairperson Manning, Vice Mayor Cole, Member Clark, Member Mantecon, Member Ross, and Eddy Galindo, Principal Planner. City Staff present were Tracy Davis, Neighborhood Services Manager and Sheila Martin, Neighborhood Services Housing Program Specialist.

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I. Meeting was called to order at 4:35 p.m.

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II. Roll Call

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III. Quorum established by roll call.

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IV. APPROVAL OF MINUTES  
JULY 14, 2025

Motion to accept minutes as is made by Member Clark; seconded by Vice Mayor Cole.  
Motion passed by unanimous voice vote of yes.

SEPTEMBER 8, 2025

Motion to accept minutes as is made by Vice Mayor Cole; seconded by Member Clark.  
Motion passed by unanimous voice vote of yes.

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V. OLD BUSINESS

1) **Incentive D:** Reservation of Infrastructure Capacity for Affordable Housing  
Tracy Davis explained to the AHAC that due to Robert's Rules of Order, Incentives D, E, F, and H need to be reviewed and revoted on. Tracy Davis then provided the AHAC will an overview of the AHAC's discussion regarding Incentive D from the 9/9/25 meeting, specifically that Member Clark had recommended that the recommendations of this Incentive include that staff compile a comprehensive list of available waivers and incentives that demonstrate the benefits available for developing affordable housing in Titusville. Further, Chairperson Manning suggested that the

Incentive also include the recommendation that the City require or incentivize developments that utilize publicly funded infrastructure to contain affordable homes.

Motion to include the previous recommendations of Member Clark and Chairperson Manning made by Vice Mayor Cole; Seconded by Member Clark.

Motion passed by unanimous voice vote of yes.

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2) **Incentive E:** Allowance of Affordable Accessory Residential Units in Residential Zoning Districts  
Tracy Davis informed the AHAC that there will be ADU information at the City Information Seminar in March at the Senior's Center and provided the AHAC will an overview of the AHAC's discussion regarding Incentive D from the 9/9/25 meeting, which included Eddy Galindo informing the Committee that so far, the ADU ordinance had not been utilized. Further, at that meeting, Member Clark asked if the community was aware that the ADU ordinance exists and the Committee discussed the need to inform the community of the ability to build ADUs.

Motion to add recommendation that staff look into community outreach and partnering with Public Relations Department to inform residents of the ADU ordinance and that staff compile a "how to" guide including all of the requirements for ADUs to promote usage of ADUs in Titusville made by Vice Mayor Cole; Seconded by Member Clark.

Motion passed by unanimous voice vote of yes.

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3) **Incentive F:** Reduction of Parking and Setback Requirements for Affordable Housing  
Tracy Davis provided an overview of the AHAC's discussion regarding Incentive F from the previous meeting, which was that the Committee discussed the current parking requirements for residential developments and the allowable requirement for affordable housing developments. The Committee agreed that Incentive F was working effectively as it is and no changes were needed at this time.

Motion to keep Incentive F as is made by Member Clark; Seconded by Vice Mayor Cole.

Motion passed by unanimous voice vote of yes.

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4) **Incentive H:** Modification of Street Requirements for Affordable Housing  
Tracy Davis reviewed the AHAC's recommendations from the 9/9/25 meeting for Incentive H. The AHAC discussed the street requirements and what could be done to incentivize building affordable housing. It was the consensus of the AHAC that Incentive H is working effectively.

Motion to keep Incentive H as is made by Member Clark; Seconded by Vice Mayor Cole.

Motion passed by unanimous voice vote of yes.

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VI. NEW BUSINESS

- 1) **Incentive J:** The preparation of printed inventory of locally owned public lands suitable for affordable housing.

Tracy Davis informed the AHAC that the City maintains a list of publicly owned land and recently donated land to Community of Hope for the purposes of building affordable housing. Motion to accept Incentive J as is made by Vice Mayor Cole; Seconded by Member Clark. Motion passed by unanimous voice vote of yes.

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- 2) **Incentive K:** The support of development near transportation hubs and major employment centers, and mixed-use developments.

Tracy Davis informed the AHAC that in prior years, the City has worked with the SCAT busses to install bus stops where needed, provided it was allowed, and as new affordable housing complexes, the City will continue to review and reach out to SCAT, and therefore, Incentive K has been implemented effectively.

Motion to accept Incentive K as is made by Vice Mayor Cole; seconded by Member Clark. Motion passed by unanimous voice vote of yes.

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- 3) **Incentive L:** Inclusionary Zoning

It was the consent of the AHAC that Incentive L should be accepted as is, pending the results of the affordability study.

Motion to accept Incentive K as is made by Vice Mayor Cole; seconded by Member Clark. Motion passed by unanimous voice vote of yes.

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- 4) **Incentive M:** Community Land Trust

Tracy Davis stated that Incentive M was implemented two years ago, and we are finally seeing it in action as Community of Hope establishes an affordable housing community using a community land trust.

Motion to keep Incentive M as is made by Member Clark; Seconded by Vice Mayor Cole. Motion passed by unanimous voice vote of yes.

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VII. Petitions and Requests from the public  
NONE

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VIII. REPORTS

A. Chairman update

Chairperson Manning informed the AHAC that the Community of Hope project, Hope Hammock, will be entering the second phase and plans to be open are set for mid-December and should be at occupancy by January 1, 2026.

B. Members update

NONE

C. Staff update

Tracy Davis reminded the AHAC of the upcoming Boards & Commissions Dinner, Thursday, October 6, 2025, at 6:00pm.

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IX. Adjournment

With no further business and discussions, the Committee adjourned the meeting at 4:54 p.m.