

# Hernando County, Florida



## Consolidated Annual Performance and Evaluation Report (CAPER)

Prepared for:  
U.S. Department of Housing & Urban Development  
CDBG and HOME Programs  
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Hernando County Housing & Supportive Services  
621 W. Jefferson Street  
Brooksville, Florida 34601

DRAFT

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This is the first year of Hernando County entitlement status and three-year Consolidated Plan covering PY 24-26. This report details the County's progress in meeting the goals and objectives that were established in the Program Year 2024 Annual Action Plan and the accomplishments in the Consolidated Plan.

Hernando County received PY 2024 funding from two federal grant programs, the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME). The Program Year 2024 allocations were \$1,122,376 for CDBG and \$392,305 for HOME.

During PY 2024, Hernando County funded activities that include Addressing Slum & Blight, Services to Stabilize Low Income Populations through Public Services and Public Infrastructure.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Three Year Strategic Plan	Actual – Three Year Strategic Plan	Percent Complete
Address Slum and Blight	Non-Housing Community Development	CDBG: \$190,241	Buildings Demolished	Buildings	6	0	0.00%

Create or Preserve Affordable Units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%
Create or Preserve Affordable Units	Affordable Housing	HOME: \$273,075	Homeowner Housing Added	Household Housing Unit	24	0	0.00%
Planning and Administration	Program Administration	CDBG: \$224,475/ HOME: \$39,230	Other	Other	0	0	
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	CDBG: \$539,304	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4500	0	0.00%
Services to Stabilize Low Income Populations	Non-Housing Community Development	CDBG: \$168,356	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75	2534	3,378.67%
Tenant-Based Rental Assistance	Affordable Housing	HOME: \$80,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	24	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Hernando County's projects addressed the following priorities, goals and objectives identified in the 2024-2026 Consolidated Plan:

1. Affordable Housing: Administration of the HOME program is underway by identifying Community Housing Development Organizations and working to certify organizations identified to meet the set aside requirements of the HOME program to support the creation and preservation of affordable housing. A Housing Equity Plan including Community Profile, Housing Equity Analysis and Fair Housing Strategic Plan has been completed. A position was created for a Homeless Coordinator to serve Hernando County acting as a liason between residents and local community agencies serving the homeless population. A CDBG Coordinator position has been created to develop and implement grant agreements and policy and procedures as well as monitor subrecipients for compliance and providing technical guidance. Processes and procedures are in various stages of development for both CDBG and HOME programs.
2. Neighborhood Revitalization: Activities are underway to address slum and blight in two identified County locations including South Brooksville and Kass Circle Community Redevelopment Agency through clean up projects and the acquisition and demolition of vacant structures. Survey has been completed for the Kass Circle infrastructure improvement project, new infrastructure will be installed in two areas of the County through the Kass Circle Sidewalk and Streetscape project in partnership with Public Works Department and the Braewood Mobile Home water improvements in partnership with Hernando County Utilities Department. Staff is working with the Parks & Recreation Department to assist in identifying eligible County Parks for ADA accessibilty improvements.
3. Public Services: Activities have been completed through County non-profit agencies providing services to low to moderate income persons including financial literacy training, assistance with childcare, creation of cafe' for skills training of persons with developmental disabilities, emergency assistance preventing homelessness and support to seniors.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,281	0
Black or African American	111	0
Asian	15	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	3	0
<b>Total</b>	<b>1,410</b>	<b>0</b>
Hispanic	143	0
Not Hispanic	1,267	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

Hernando County served a total of 1,410 households with CDBG funding through the public service activities completed. HOME administrative activities are underway to support the HOME program in developing and preserving affordable housing. CDBG infrastructure activities are in planning, environmental review and soft cost support of upcoming activities.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,122,376	187,709
HOME	public - federal	392,305	0

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	100	100	Other

Table 4 – Identify the geographic distribution and location of investments

### Narrative

Program Year 2024 funds were made available for activities countywide unincorporated area with slum and blight activities focused on Kass Circle CRA and South Brooksville areas. The geographic areas determined for each project are carefully evaluated and surveyed in order to ensure that each location will benefit low and moderate income persons. Infrastructure projects identified as an area benefit to low and moderate income persons living in CDBG eligible areas determined by census tract and block groups and direct survey.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Hernando County provided CDBG public service funding to local non profits that leverage these CDBG funds with private or foundation funding for the operation of their programs. Hernando County leverages funding from State Housing Initiatives Partnership Program (SHIP) funding received through the State of Florida. SHIP funds are instrumental in supplementing the preservation of affordable homeownership and multifamily housing for very low, low and moderate income families. \$555,000 of SHIP funds were provided to first-time homebuyers to support the need for affordable housing within Hernando County.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	555,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	555,000
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	555,000

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
SHIP DPA (17 Cases)	09/30/2024	555,000	0	3,835,883	0	0	0	555,000

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income



Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	8	0
Number of Non-Homeless households to be provided affordable housing units	8	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>16</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	8	0
Number of households supported through The Production of New Units	8	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>16</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The administrative requirements for the HOME program are under development and staffing for the program that include but is not limited to developing a homeless coordinator position, developing policies, systems and schedule for compliance, developing agreements, developing monitoring procedures, working with local non-profit agencies to include as CHDO. The number of persons assisted with HOME and CDBG funded programs will be achieved through funding programs that will develop and preserve affordable housing through partnerships with local non-profit agencies and leveraging SHIP

dollars to develop new multi family and single family residential units. Rental assistance activity is under development to provide rental assistance to those impacted by homelessness. SHIP funding has been committed to construct 80 senior housing multi family units in partnership with the Hernando County Housing Authority. SHIP funding has also been committed to construct 96 multi family units in partnership with a non-profit developer of multi family housing all serving low to moderate income residents.

**Discuss how these outcomes will impact future annual action plans.**

During the Program Year 2024, time and focus spent on the development of administrative requirements for the HOME program to allow for clear guidelines, compliance measures and standard processes for procurement budgeting, reporting and tracking performance in order to support project implementation.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Through collaboration and engagement, the county works to address homelessness both within and outside of its geographic boundaries. The county participates in homeless reduction efforts with the CoC led by the Mid Florida Homeless Coalition (MFHC). The MFHC also participates in the county's Homeless Initiative meeting to educate others on homeless resources, encourage participation in the Coc, and resolve gaps in services. Hernando County also participates in the Point in Time Count conducted annually in partnership with Mid Florida Homeless Coalition.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Hernando County Health & Human Services Division, under the Department of Housing and Supportive Services, collaborates with the School Board and Housing Authority on the Housing Stability for Homeless Children initiative through an agreement with Florida Housing Finance Corporation. The HHS Division provides assessments and case management.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The best practice is to assist individuals and families to prevent homelessness which may include addressing their short-term or immediate needs and long-term needs with financial assistance and supportive services that will help them maintain their current rental unit and eventually sustain self-sufficiency. Financial assistance can be rent subsidies and utility assistance for renter households and temporary financial assistance for foreclosure prevention for owner households. Generally, extremely low-income households spend most of their income on housing costs and do not have sufficient funds to cover other basic expenses such as food, medication, or transportation. When an emergency occurs, these households may not have the financial resources available, straining the already limited income, which can then result in a housing crisis. Long-term needs include employment training, educational programs, and access to jobs that pay decent wages. For those families with children that are not yet school-aged, affordable high-quality childcare and early childhood programs are needed.

Quickly identifying and re-housing individuals and families who are experiencing a homeless episode is the goal. The permanent housing intervention, rapid re-housing, emphasizes housing search and relocation services and short- and medium-term rental assistance to move homeless persons as rapidly as possible into permanent housing.

As rapid re-housing participants transition to independent living, the housing-focused supportive services phase out, and participants are linked to ongoing community-based services to remain stable in housing. These services can address long-term needs such as job training and placement services to increase earning potential, behavioral health services, medical, long-term housing supports, childcare, benefit acquisition (mainstream benefits like Medicaid, SSI, or TANF), and education.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Despite having 122 Emergency Shelter beds and 232 Transitional Housing beds within the CoC region, 268 unsheltered homeless persons were identified during the 2023 count. Four hundred, eighty-one (481) homeless were identified in the region when including homeless persons in shelters. This indicates the CoC does not have enough permanent housing units, whether physical units or rental subsidies. Hernando County has a vision to ensure no person is homeless. However, to reduce and prevent homelessness among its community members, there is a significant need for affordable permanent housing solutions. While Emergency Shelters and Transitional Housing can temporarily provide shelter, those interventions are not permanent. Shelters and transitional housing require an exit plan that is housing-focused. Permanent Housing with the necessary supportive services is the solution to homelessness.

Across all subpopulations, there is a need for increased housing opportunities and services funding. Housing should be integrated into the community and paired with targeted support services. Implementation of best practices, specific to that person's individual needs, is essential to stability and recovery. While Hernando County has some resources and specialized programs, communicating the resources and educating the public are still basic, vital components of ensuring residents have the tools at-hand. Addressing the needs of consumers among multiple systems, who are often overlapping, takes a collective approach to help a person achieve stability.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Hernando County Housing Authority does not own or operate any public housing units, however, does administer 505 vouchers including 33 Veterans Affairs and Supportive Housing (VASH) vouchers.

Though the HCHA does not own or operate any affordable developments or units, through the HCV program the housing authority does require all homes to be inspected at least once annually. This inspection will be scheduled by mail approximately 90 days prior to the annual renewal date.

Annual inspections with required repairs must be repaired and re-inspected no more than 30 days from the date of the original inspection. The tenant and the owner will receive a fail letter listing all required repairs. If the home fails the re-inspection no other re-inspections will be scheduled until the owner or tenant requests a re-inspection in writing to the inspector.

If the re-inspection fails due to repairs required of the tenant's responsibility, voucher may be terminated at any time thereafter. If the re-inspection fails due to repairs required of the property owner's responsibility, the HAP contract may be terminated at any time thereafter. The tenant would be issued a voucher to move. The owner would not be allowed to collect the PHA portion for the rent during the abatement period for owner required repairs.

This inspection process helps to ensure that HCV holders are living in safe, sanitary conditions and supports self-sufficient and homeownership opportunities by educating tenants on the responsibilities of maintaining a home.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

The Hernando County Housing Authority does not own or operate any affordable housing developments where participants reside to be involved in daily management activities. The Hernando County Housing Authority does administer the Housing Choice Voucher program and to ensure involvement of participants the county does provide public notice and invite the public and voucher holders to the Hernando County Housing Authority Board Meetings. The HCHA also publishes all of its program audits which the public can request information on.

### **Actions taken to provide assistance to troubled PHAs**

N/A

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

As the market brings more housing and people into the county, the Hernando County government is challenged by the expectation that it will provide much-needed infrastructure, encourage and support business and commercial development, and balance development demands with environmental protection.

Impact fees have been recently updated. The increase in Hernando County's impact fees helps support affordable housing by ensuring that new growth pays its fair share for essential infrastructure, such as roads, utilities, and public facilities rather than shifting these costs onto existing residents or the limited funds available for housing programs. By pairing the fee increase with exemptions, reductions or incentives for affordable housing developments, the county can shield income-restricted projects from added costs while directing new revenue toward infrastructure improvements that make affordable units more feasible to build. This approach stabilizes long-term planning, preserves resources for housing initiatives, and promotes equitable, well-served communities without burdening the very households the county aims to support.

Land use and zoning regulations also significantly impact the development of affordable housing. Overall, the adopted residential zoning districts within Hernando County are primarily focused on permitting, encouraging, and protecting low- and medium-density residential districts for single-family homes. District R-1A, R-1B, and R-1C are all single-family districts; R-2.5 is a low-density single-family district allowing a maximum density of 2.5 units per acre, and R-2 allows both single-family dwellings and two-family dwellings. The RM district allows for low-density mobile home subdivisions. Two districts, R-3 and R-4, allow either single-family or multifamily dwellings on a single lot. One notable district is the R-1-MH district which is a low-density single-family district that allows modular-manufactured housing units. Another notable district is the C-3 Neighborhood Commercial District which allows local small-scale commercial development adjacent to residential areas to easily provide access to goods and services. The lack of zoning districts allowing for large-scale high-density development could be having a negative impact on access to affordable housing for county residents.

Accessory dwelling units are a type of housing that can help increase access to affordable rental units and is gaining popularity amongst many Florida communities. Hernando County does not currently allow accessory structures to be used as dwelling units for long-term rental anywhere in the county. The Zoning Code defines accessory dwelling units (ADUs), and specifies that they must not exceed 50% of the size of the primary dwelling unit, must meet the setback and maximum building area requirements of the principal structure and its zoning district, must be similar in appearance to the primary structure, must share a wall or roofed passage or breezeway with the primary residence no further than 30 feet



from the primary residence, and may only be used by non-paying guests. If ADUs were at some point permitted, the code may need to be adjusted to be more flexible to facilitate their development and use as a more affordable rental housing type option.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Hernando County updated the exiting expedited permitting for affordable housing in February 2025 to include a general process and timeline for the permitting process on affordable housing projects. Hernando County also adopted an Inclusionary Housing Incentive Program that will incentivize developers to construct affordable housing units as part of market rate residential projects.

The county is currently reviewing its code for potential changes to residential development rules and requirements regarding lot size, buffers, tiny homes, and model home policies. Density and housing type allowances are also being explored and can be offered through the Inclusionary Housing Incentive Program on a case by case basis.

The county has also committed to promoting suitable locations for housing for special needs populations with proximity to services, including shopping, schools, transportation and employment, and avoid concentration of such units in single areas or neighborhoods. This is stated in the county's Comprehensive Plan. The county is also currently studying the creation of a new South Brooksville CRA. This new CRA would assist with affordable housing development and program implementation.

Local transportation policies can also reduce the overall cost of living and should be considered when developing affordable housing. Hernando County runs its own bus service called TheBus. In the currently adopted TDP 2019 Major Update, the county identifies areas of desired and potential growth, and gaps in multimodal transportation infrastructure and services, with the goal of guiding future policy and program decisions including for affordable housing development. Additional bus stops, added frequency, predictable fixed route services, expanded operation times, and the addition or alteration of routes to improve connectivity could all be potential policy recommendations for improving the viability of public transit in the county. These improvements would reduce transportation costs and improve accessibility to jobs and services, in turn, reducing the cost of living for residents. However, several policies and goals in the currently adopted TDP have not yet been implemented, including Saturday service on all existing routes, three fixed-route service vehicles and one ADA vehicle, and policy to review county building applications for commercial and residential developments.

Through public engagement for this plan, residents and stakeholders were also able to provide context about barriers to affordable housing. Increased access to affordable housing was in the top two responses to the question, "Rank the highest needs in the county" in all three meetings. A lack of rental housing for low-income workers, the need for thoughtful guided growth, and a need for infrastructure improvements were also identified as top concerns. Other notable housing needs mentioned include the lack of ADUs, too many zoning variances granted, and interest in tiny homes as well.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The county's Department of Housing and Supportive Services will address lead-based paint hazards by supporting public awareness campaigns with the Hernando County Health Department, and by providing information on lead hazards to all Housing Choice Voucher clients and participating homeowners in any First-time Homebuyer and Single-Family Rehabilitation Programs. The Department of Housing and Supportive Services will also incorporate lead testing into any environmental reviews done on housing-related properties built before 1978. Based on a residential property's age, the county will require that the cost of remediation of all lead-based paint hazards be included in the project budget and scope of work as a condition of funding of all single-family rehabilitation cases.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

- Working with developers to ensure affordable housing projects are close to employment centers
- Targeting federal resources to neighborhoods that have a high poverty rate
- Providing incentives to businesses and residents that create job opportunities especially for low- and moderate-income per
- Supporting programs that provide education, training, and services to low-income households that encourage housing stability and improve the quality of life of residents
- Implement initiatives to increase the supply of affordable housing available to poverty level families including providing persons who are homeless or at risk of becoming homeless with assistance and/or access to supportive services.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The county recognizes that proper institutional delivery structures are critical to the long-term success of housing and community development efforts in the county. These structures assist in proper targeting of resources, efficient use of those resources, and meaningful change in the number of poverty-level families in the county. Hernando County will continue to engage in coordination efforts between governmental agencies operating within the county and support institutional efforts to address long-term challenges in the region.

The staff within the Department of Housing and Supportive Services will be responsible for providing direct technical assistance to partners and subrecipients authorized to carry out activities. The Department will monitor subrecipient's progress and expenditures periodically, providing any necessary technical assistance if a potential problem or a finding is discovered through the monitoring activities.

The county will also begin building its relationship and working with West Pasco-Pinellas Habitat for Humanity who may become the designated CHDO. Another organization the county may seek to designate as a CHDO to support affordable housing development is UThrive House to Home.

This strategy for overcoming gaps in the institutional delivery structure will be beneficial for the county.

The county, in conjunction with elected officials, citizens, non-profit agencies, and for-profit organizations, will continue networking and trying to assess what residents need and how best to meet those needs.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Efforts to bring other federal, state, local, and/or private funding for programs and activities that assist extremely low-, very low-, and low to moderate-income people are underway through working with local non-profit agencies to provide services and housing development in partnership with non-profit home developers. In these difficult economic times, it is more important than ever for jurisdictions and agencies to manage federal monies wisely and ensure that each dollar dedicated to an activity is being leveraged, thereby maximizing results.

Current strengths that the county will build upon are that there are several public and private agencies in the county that want to be involved in providing housing, public services, economic development-related services, and homeless services to residents. These organizations are beginning to become active in the CDBG program as funded service providers. As the program grows, the county will evaluate the performance of service providers and reassess strengths and gaps.

The county is creating long-term partnerships with housing and homeless non-profit service providers, developers, the Community Redevelopment Agency, the CoC, the PHA, realtors, lenders, title companies, and other important stakeholders to ensure the success of federal programs.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Affordable housing is a challenge faced nationwide. It is important for a community to foster and maintain affordable housing to keep the housing market balanced and fair. The county is committed to furthering fair housing efforts and dedicated to maintaining affordable housing. The county has prepared a Housing Equity Plan that includes a comprehensive review of administrative policies and zoning ordinances to ensure they do not interfere with affordable housing efforts.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The monitoring process begins with contact development and arrangement. All applicable rules/citations for a program are included in each written agreement in accordance with all program regulations. HSS monitors each subrecipient and each project to determine the adequacy of performance under each written agreement and takes appropriate action when performance measures are not met. HSS staff provides technical assistance to any agency that requires additional assistance to meet contract goals and outcomes.

A desk audit and risk assessment will be completed on each project and a monitoring schedule developed for the calendar year to determine the level of monitoring needed for each contact. A desk audit review will include program and financial performance, regulatory compliance, and will be completed for all projects. Pending the results of the desk audit review and risk assessment, on-site monitoring of files may be completed.

The desk audit for multifamily projects and public facilities projects within the affordability period begins with a notification letter that details the audit/monitoring process and requires the development to submit pertinent information, i.e., rent rolls, Affirmative Fair Housing Marketing Plan, Tenant and Unit Certification Documentation, Insurance, and Audited Financial Statements to ensure compliance with the rules and regulations governing the aforementioned programs. These documents are reviewed for accuracy and compliance with ongoing requirements pertinent to the funding source and agreement with the agency.

Annual Risk Analysis monitoring priorities are determined in relation to past monitoring of the subrecipient/development, current performance, staff turnover, and the amount of funding in each project. The risk analysis process will allow HSS to indicate whether an organization falls in to low, moderate or high risk category. This ranking is used when selecting agencies that will require an on-site review of files.

Annually the on-site physical inspection of multi-family units is completed for all projects within the established affordability period. At a minimum, twenty percent of the total number of set aside units at each property is inspected in accordance with local County and Federal Housing Quality Standards.

All monitoring reviews which result in findings or concerns, agencies are provided written notification of the deficiencies as well as a written corrective action plan to resolve the issues. Upon satisfaction of completion of the corrective action, a comprehensive monitoring report is prepared which details the results of project records, documentation of eligibility, health of the organization, and compliance with

funding agreement requirements.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Hernando County is committed to ensuring that the citizens of the county, particularly persons who may be under-represented in the public process, as well as other interested parties and stakeholders are provided opportunities to participate in the planning and preparation of the Consolidated Plan, subsequent amendments, the Assessment of Fair Housing, the Annual Action Plan, and the CAPER. The main goal of this plan is to increase citizen participation, promote community partnerships, and receive input from the residents regarding the projects and activities funded through the CDBG and Home Programs as well as actions taken to affirmatively further fair housing.

The County conducts at least two public hearings every year. The public review and comment period and the public hearing is advertised in local newspapers and the HSS department website. During the public comment period any comments from citizens on the proposed annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER), the Citizen Participation Plan and Substantial Amendments are reported to HUD. Copies of Plans, reports and Substantial Amendments are available within the Hernando County Housing & Supportive Services office location for review in order to obtain citizen's views on housing and community development issues and program performance. Residents are informed of these public hearings including the time, date, place and procedures of these hearings as well as topics to be considered.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

As a first-year entitlement grantee there have been no changes to date to the county's program objectives. Some challenges have occurred with the timing of expenditure of infrastructure funding due to experiencing two presidentially declared disasters; also causing the public service request for applications getting started late. However, the non-profit partners in Hernando County awarded funding were successful in expending awarded funding to service low to moderate income groups. Two positions have been created in the department to assist in administering CDBG and HOME funding to assist with moving the projects forward to successful completion.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

N/A

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

N/A

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

N/A

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Hernando County is a first year entitlement grantee. During this first year a focus on process, procedure, contract development, forging a relationship with local housing development organizations to establish a CHDO for Hernando County's HOME activities. Local SHIP funding has been committed to two multi family LIHTC affordable housing developments that will support up to 170 affordable residential units.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0			
Direct, on-the job training (including apprenticeships).	0	0			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0			
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0			
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0			
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0			
Held one or more job fairs.	0	0			
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0			
Assisted residents with finding child care.	0	0			
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0			
Assisted residents to apply for, or attend vocational/technical training.	0	0			
Assisted residents to obtain financial literacy training and/or coaching.	0	0			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0			
Provided or connected residents with training on computer use or online technologies.	0	0			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0			



Other.	0	0			
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

## Narrative

Hernando County is a first year entitlement grantee. A Section 3 implementation plan is in development to be adopted prior to construction procurement.