

BROAD ENVIRONMENTAL REVIEW FOR ACTIVITY/PROJECT
THAT IS CATEGORICALLY EXCLUDED SUBJECT TO SECTION 58.5
UNSPECIFIED SITE STRATEGY FOR HOUSING RELATED
ACTIVITIES

HERNANDO COUNTY
HOUSING REHABILITATION
COMMUNITY DEVELOPMENT BLOCK GRANT
CONTRACT # 23DB-H08

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SITE SPECIFIC CHECKLIST,
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PROJECT DESCRIPTION
HOUSING ELEMENT
CENSUS REPORT

Project Description – Home Repair Program

County Wide application for the rehabilitation and/or demolition/replacement of single-family owner-occupied homes grants to income eligible residents within unincorporated Hernando County.

The proposed project consists of housing rehabilitation and/or demolition/replacement to scattered sites yet to be determined throughout unincorporated Hernando County, however a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal Regulations parts 58.5 and 58.6.

Hernando County Comprehensive Plan
2040 PLAN
Section A. Chapter 4.
HOUSING ELEMENT

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GOAL 4.01 – Adequate and Safe Housing

Hernando County shall provide sites for adequate housing of its residents and shall ensure that residents have access to safe, decent and sanitary housing that is affordable to all income levels. [F.S. 163.3177(6)(f)]

Housing Provision

[F.S. 163.3177(6)(f)1 and 3]

Objective 4.01A: Hernando County shall encourage the provision of adequate and affordable housing opportunities to accommodate the expected population.

Strategy 4.01A(1): Designate residential areas on the Future Land Use Map sufficient to support the projected population growth, and to provide a housing supply that allows for operation of the real estate market. Provide a variety of housing types and markets to choose from.

Strategy 4.01A(2): Provide within the Residential Category on the Future Land Use Map, a range of densities, lot sizes, setbacks, and a variety of housing types in locations convenient to the needs of various segments of the population.

Strategy 4.01A(3): Provide within the Residential Category on the Future Land Use Map suitable areas for mobile homes and manufactured homes.

Strategy 4.01A(4): Maintain, implement and update, as necessary, the Hernando County Affordable Housing Incentive Plan in order to provide for regulatory provisions, fee-related incentives, mixed-use development opportunities or other incentive mechanisms that encourage the development of affordable housing and affordable workforce housing.

Affordable and Group Housing

[F.S. 163.3177(6)(f)1.d and g]

Objective 4.01B: Sites shall be provided for affordable workforce housing, low income, very low income and moderate income families, mobile homes, group home facilities and foster care facilities, with supporting infrastructure and public facilities.

Strategy 4.01B(1): The County shall utilize a strategy to guide projects which accommodate very-low, low and moderate income households. The strategy shall include accessibility to shopping, schools, services, transportation and employment and avoid concentration of such units in single areas or neighborhoods.

Strategy 4.01B(2): Provide regulatory standards and incentives for the development of housing targeting low to moderate income residents as part of mixed use and/or infill projects. Incentives shall be identified in the Affordable Housing Incentive Plan, and may include expedited permitting, density bonuses, reduced parking or other flexible development standards, fee waivers or other mechanisms.

Strategy 4.01B(3): Hernando County should promote suitable locations for special needs populations with respect to proximity to services and compatibility of land uses. Housing for special needs populations will be regulated in the land development regulations as a permitted use or special exception in a variety of zoning districts throughout the County.

Household Relocation

[F.S. 163.3177(6)(f)1.e]

Objective 4.01C: Provide access to housing programs for households that must be relocated as a result of government action.

Strategy 4.01C(1): Provide housing programs that ensure housing is available at comparable cost and at comparable locations and conditions for households that are displaced through public action.

GOAL 4.02 – Elimination of Substandard Housing

The County shall utilize local codes and regulations to provide for the elimination of substandard housing conditions to preserve and improve housing and neighborhood quality. [F.S. 163.3177(6)(f)1.b and c]

Substandard Housing

Objective 4.02A: The County shall identify and eliminate substandard housing.

Strategy 4.02A(1): The County shall adopt and maintain minimum building and maintenance codes for housing to ensure that the housing stock is maintained in a safe and sanitary condition including complete plumbing facilities, adequate electrical supply, complete kitchen facilities, and safe heating supply.

Strategy 4.02A(2): The County shall identify housing stock that does not meet the minimum adopted standards and establish requirements for the remediation of substandard conditions through County programs, appropriate enforcement mechanisms or other means.

Strategy 4.02A(3): Hernando County should identify neighborhoods where substandard infrastructure, especially water service and wastewater service, may be contributing to neighborhood deterioration and appropriately prioritize and program infrastructure improvements.

Strategy 4.02A(4): Hernando County shall work with non-profit organizations to pursue state and federal assistance to rehabilitate substandard housing, provide housing for special needs populations, and to implement needed infrastructure upgrades.

Strategy 4.02A(5): The County will utilize programs for the rehabilitation and remodeling of existing housing stock including the incorporation of energy-saving, water-saving and other “green” building features.

GOAL 4.03 – Housing Programs

Hernando County shall implement a housing program that seeks to promote adequate housing for lower to moderate income and workforce residents.

[F.S. 163.3177(6)(f)1.f]

Objective 4.03A: Hernando County shall seek funding, implement programs, conduct studies and set priorities for a viable housing program that meets the needs of current and future residents.

Strategy 4.03A(1): The Hernando County Housing Authority in conjunction with Hernando County shall provide information, technical assistance and funding programs for housing programs that are available to the private sector.

Strategy 4.03A(2): Hernando County shall appoint an Affordable Housing Advisory Committee (AHAC) to include, representatives from those in the housing and financial industry and the general public, for the purpose of making recommendations towards improving the housing delivery process, especially with respect to affordable housing.

Strategy 4.03A(3): Utilize programs that involve participation of the private sector in providing affordable housing opportunities.

Strategy 4.03A(4): Hernando County should consider programs that promote convenience, low-maintenance and economic resilience, including, but not limited to energy-efficient “green” buildings, energy-saving building codes, architectural features, Florida-friendly landscaping features, and other features that lead to a modern housing stock.

GOAL 4.04 – Historic Housing**Hernando County shall protect historically significant housing and neighborhoods.****[F.S. 163.3177(6)(f)1.e]**

Objective 4.04: Identify, preserve and protect historically significant structures and neighborhoods.

Strategy 4.04A(1): Identify residential structures and neighborhoods constructed prior to 1940.

Strategy 4.04A(2): Categorize and prioritize historically significant residential structures and neighborhoods.

Strategy 4.04A(3): Coordinate with local preservation groups to provide State or National recognition of eligible places and structures.

Strategy 4.04A(4): Utilize flexible provisions contained in the Florida Building Code for historic structures consistent with historic preservation goals and programs.

Hernando County, FL

County in: [Florida, United States](#)

206,896

Population

473 square miles

437.4 people per square mile

Census data: ACS 2022 1-year unless noted



© Mapbox © OpenStreetMap

Find data for this place

Search by table or column name...

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

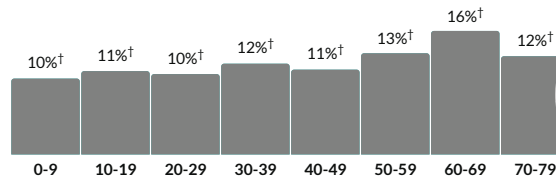
47.3

Median age

about 10 percent higher than the figure in Florida: 42.7

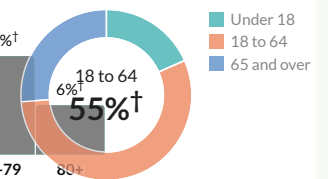
about 20 percent higher than the figure in United States: 39

Population by age range



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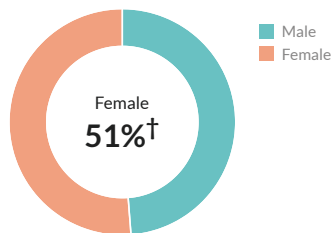
Population by age category



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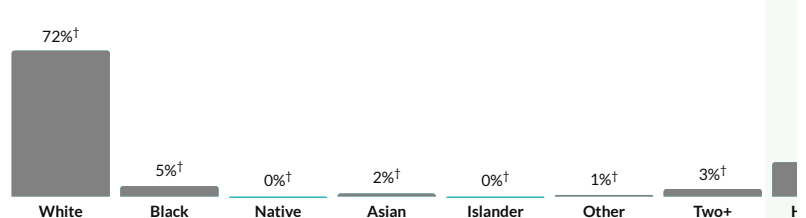
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Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Economics

† Margin of error is at least 10 percent of the total

Income

\$31,763

\$61,462

Household income

2021

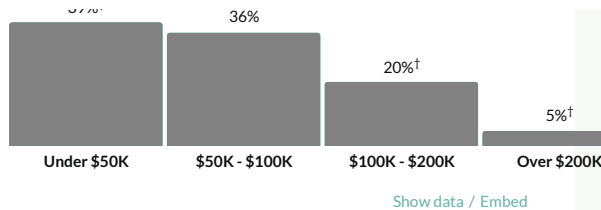
value. Take care with this statistic.

Per capita income

about 80 percent of the amount in Florida: \$40,278
 about three-quarters of the amount in United States: \$41,804

Median household income

about 90 percent of the amount in Florida: \$69,303
 about 80 percent of the amount in United States: \$74,755



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

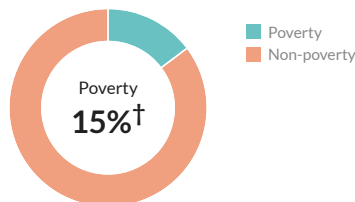
Poverty

11.8%

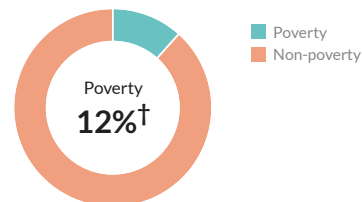
Persons below poverty line

about 90 percent of the rate in Florida: 12.7%
 about 90 percent of the rate in United States: 12.6%

Children (Under 18)



Seniors (65 and over)



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Transportation to work

29.4 minutes

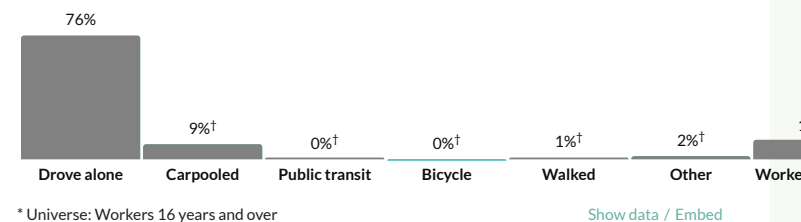
Mean travel time to work

* ACS 2022 5-year data

a little higher than the figure in Florida: 27.9

about 10 percent higher than the figure in United States: 26.7

Means of transportation to work



Families

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Households

80,211

Number of households

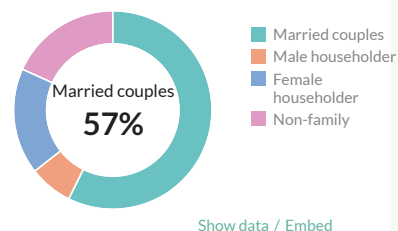
Florida: 8,826,394
 United States: 129,870,930

2.6

Persons per household

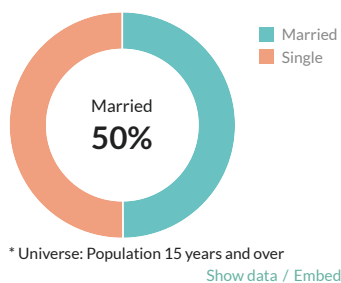
a little higher than the figure in Florida: 2.5 †
 about the same as the figure in United States: 2.5 †

Population by household type

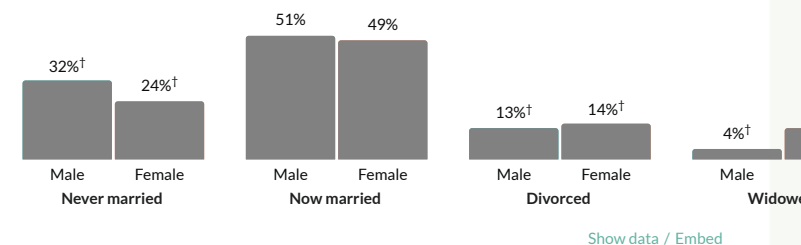


† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Marital status



Marital status, by sex



† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Fertility

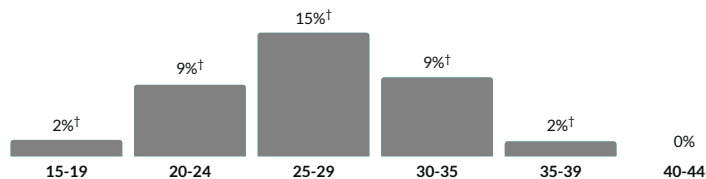
5.1%

Women 15-50 who gave birth during past year

a little higher than the rate in Florida: 4.9%

about the same as the rate in United States: 5.2%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

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Housing

Units & Occupancy

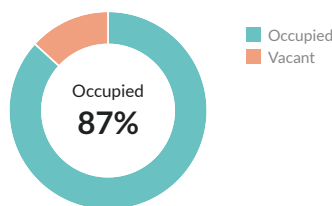
92,457

Number of housing units

Florida: 10,257,553

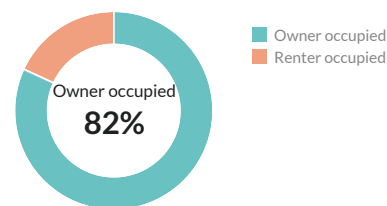
United States: 143,772,900

Occupied vs. Vacant



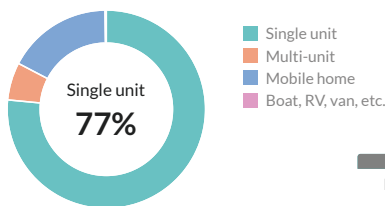
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Ownership of occupied units



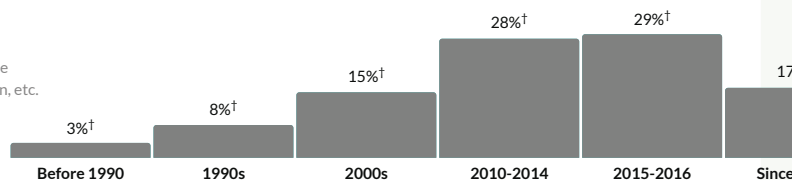
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Types of structure



Show data / Embed

Year moved in, by percentage of population



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Value

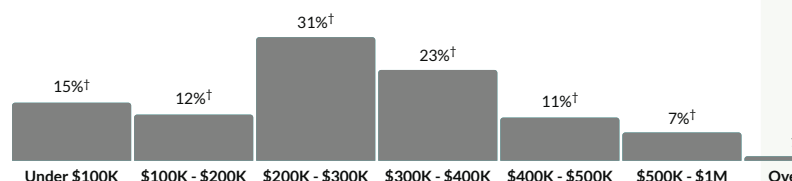
\$277,100

Median value of owner-occupied housing units

about 80 percent of the amount in Florida: \$354,100

about 90 percent of the amount in United States: \$320,900

Value of owner-occupied housing units



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Geographical mobility

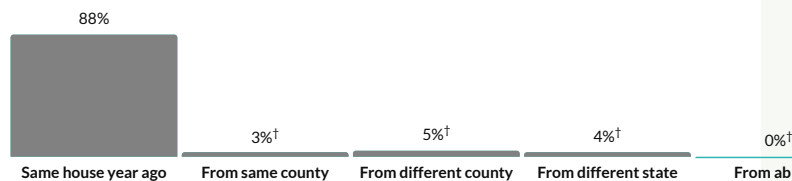
12.3%

Moved since previous year

about 90 percent of the rate in Florida: 13.7%

about the same as the rate in United States: 12.6%

Population migration since previous year



Show data / Embed

Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

91.5%

High school grad or higher

about the same as the rate in Florida: 89.9%

about the same as the rate in United States: 89.6%

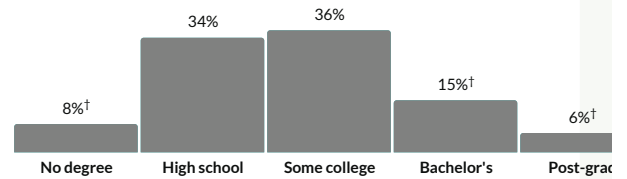
21.4%

Bachelor's degree or higher

about three-fifths of the rate in Florida: 34.3%

about three-fifths of the rate in United States: 35.7%

Population by highest level of education



* Universe: Population 25 years and over

[Show data / Embed](#)

Language

N/A

Persons with language other than English spoken at home

Language at home, children 5-17

No data available

Language at home, adults 18+

No data available

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Place of birth

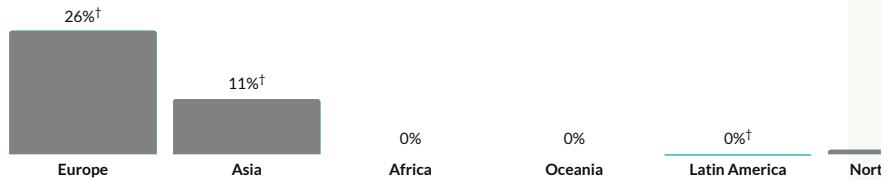
8.9%

Foreign-born population

about two-fifths of the rate in Florida: 21.7%

about two-thirds of the rate in United States: 13.9%

Place of birth for foreign-born population



* ACS 2022 5-year data

[Show data / Embed](#)

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Veteran status

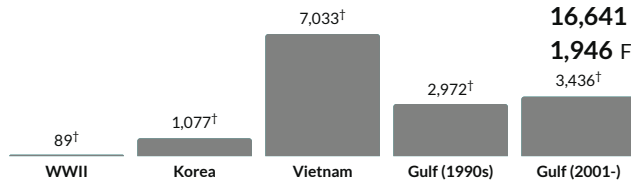
11%

Population with veteran status

about 1.5 times the rate in Florida: 7.4%

more than 1.5 times the rate in United States: 6.2%

Veterans by wartime service



* Civilian veterans who served during wartime only

[Show data / Embed](#)

18,587 Total veterans

16,641 Male

1,946 Female


Hover for margins of error and contextual data.


This profile displays data from more than one ACS release. Charts not derived from ACS 2022 1-year data are noted with an *.


Citation: U.S. Census Bureau (2022). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Hernando County, FL <<http://censusreporter.org/profiles/05000US12053-hernando-county-fl/>>


Citation: U.S. Census Bureau (2022). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Hernando County, FL <<http://censusreporter.org/profiles/05000US12053-hernando-county-fl/>>

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**Community Development Block Grant
(CDBG)
Neighborhood Stabilization Program
(NSP)**

**UNIVERSAL
Housing Assistance Plan**

For

**HERNANDO COUNTY
COUNTY**

EFFECTIVE
October 1, 2012

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INTRODUCTION AND KEY TERMS

This Housing Assistance Plan is a guide for implementing the County's housing strategies. The followings terms and abbreviations will be used throughout this document:

Program Implementation:

The Plan or HAP: Housing Assistance Plan
CDBG: Community Development Block Grant
DRI or CDBG DRI: CDBG Disaster Recovery Initiative
NSP: Neighborhood Stabilization Programs
PA: Program Administrator
HR: Housing Rehabilitation
HRS: Housing Rehabilitation Specialist
DPL: Deferred Payment Loan
SOW: Scope of Work
AGN: Area(s) of Greatest Need (NSP only)

Governing bodies:

BOCC: Board of County Commissioners
CATF: Citizens Advisory Task Force
FDEO: Florida Department of Economic Opportunity
HUD: United States Department of Housing and Urban Development
EPA: Environmental Protection Agency

Income Status:

OI: Over Income
AMI: Area Median Income

Other terms:

Section 3: Under Section 3 of the HUD Act of 1968, a person or business that meets the Federal Section 3 definition
SHIP: State Housing Initiatives Partnership, a separate housing program governed by a separate Plan, but referred to in this Plan.
RFQ: Request for Quotes
RFP: Request for Proposals

In addition to other appropriate parties, this Plan specifically addresses the roles and responsibilities of the County, program applicants, construction contractors, PA and HRS. The PA shall be the County Designee for oversight of this Plan his/her duties are addressed herein. The PA shall be the CDBG, DRI and NSP administrator assigned by the County Administrator. The PA shall approve all HRS work, including but not limited to any consultant or contract work, such as grants administration or delivery services. The PA makes all final recommendations and decisions as to awards, monitoring reports, procedures or other work generated by contractors or consultants.

The major focus of this Plan is on housing finance, housing rehabilitation, demolition/clearance, acquisition and replacement of eligible dwellings. Relocation of households is also covered to a limited extent, as described herein. The Anti-Displacement Policy should be consulted if displacement or permanent relocation becomes a concern. Except under Federally Declared Disasters and similar extenuating circumstances, and by waiver of the BOCC and approval by HUD and / or FDEO, no CDBG or NSP housing activity shall be undertaken that causes displacement of legal residents from a dwelling unit. Permanent relocation shall only be considered for replacement units where the existing lot is not suitable for the replacement unit or is unsafe for the residents. Eminent domain shall not be addressed using CDBG or NSP funds. Other elements covered to a limited extent in this plan, include but are limited to: qualification criteria, selection of applicants and properties, conflicts of interest, structural requirements, community involvement, contractor and vendor participation, job creation, appeals/complaints and program income.

***DISCLAIMER:** Not all provisions apply to all programs herein. The policies and procedures in this Plan may be amended or expanded by any requirements set forth in the individual strategies and programs guidelines as required. The County reserves the right to make final interpretation(s) of this Plan. Further, in the event of any conflict between or among any provision(s) herein, applicable Florida Administrative Rules, statutes, or HUD regulations, the more stringent may be applied by the County.*

1.0 Overall Requirements

Citizen Participation

As required by CDBG, CDBG DRI, and NSP rules, appropriate public hearings will be held to provide information and discuss proposed activities to be undertaken, as well as address questions from the public. All public hearings and workshops shall be advertised in accordance with CDBG, CDBG DRI, and NSP rules.

Conflict of Interest

Adherence to rules and regulations with regard to conflict of interest is mandatory. All applicants that may have a business or familial relationship with a member of the BOCC, CATF, HRS, PA or participating construction contractors must fully disclose this relationship on the application for assistance or financing. **All conflicts of interest, or the appearance thereof, must be disclosed to the public, BOCC, and the appropriate funding agency where applicable, before any award is made.**

In some cases, conflicts of interest may be waived by submitting a completed request for a Waiver of Conflict of Interest form. Conflict of Interest waivers must be approved by the BOCC and the appropriate funding agency, when applicable, on a case-by-case basis.

The BOCC and CATF members must disclose any relationship with an applicant. Further, no County Commissioner or CATF member may receive a direct monetary benefit related to this program, and as such, must abstain from any vote if related to an applicant, vendor, lender, developer, or housing partners.

As soon as a final determination of award is made for any applicant, any cases of conflict of interest must be made known at a meeting of the BOCC. Before an applicant, lender, vendor or housing partner with a potential or real conflict is given final approval for participation, the County must notify the appropriate funding agency in writing. Where there is a disclosed conflict of interest, and prior to the expenditure of grant funds, the County must receive written notification of the appropriate funding agency's approval of the application and waiver of conflict of interest, pursuant to the most current applicable law.

Permanent Relocation / Displacement

The County will comply with the Uniform Relocation Act (URA) and Real Property Acquisition Policies Act of 1970. Except as provided for herein under a Federally Declared Disaster (and then only by Commission Waiver and FDEO approval), the County will not engage in any project under this Plan that displaces any legal or otherwise URA-covered occupants. Participation by program applicants in any activities described in this Plan shall be strictly voluntary. For owner-occupied housing assistance, temporary relocation services will be considered when and if needed, under the County Anti-Displacement and Relocation Policy.

Program applicants previously approved for proposed housing assistance may voluntarily withdraw their application for assistance, which must be confirmed in writing. If the PA determines the applicant to be ineligible for assistance, the HRS shall recommend, and the

County will send written notification to the applicant stating that the application has been rejected and the reason for the rejection.

Appeals / Complaints

The HRS and the PA are authorized by the County to make all determinations of eligibility for assistance and level of assistance, scheduling of rehabilitation, demolition and relocation, and contract management. Citizens and/or contractors should issue complaints to the HRS, who will in turn submit them to the PA. For a complaint to be considered valid, it must be issued in writing within a period of fifteen (15) calendar days of its occurrence. Responses also shall be issued in writing. The County's Citizen Complaint and Grievance Policy, Citizen Participation Plan and Fair Housing Ordinance shall be adhered to in addressing any complaints.

If the complainant is not satisfied with the PA's response, the issue must be presented in writing in accordance with the Complaint Procedures set forth in the County's CDBG policies and procedures. Further action on any complaints shall be governed by County CDBG policies, including Citizen's Participation and Grievance Procedures. Any appeals will be made according to the County CDBG policies and procedures. Further appeals, if necessary, must be addressed to the appropriate funding agency.

2.0 Community Development Block Grant (CDBG)

2.1 Overview and National Objectives

CDBG is a federal program that provides funding for housing and community development. In 1974, Congress created the program by passing the Housing and Community Development Act, Title I. The national objectives of the program are to:

Benefit income-eligible persons, as defined by current grant rules
Prevent or eliminate slum or blight
Address urgent community development needs

The preceding goals are met by undertaking activities that include, but are not limited to, the rehabilitation or replacement of substandard units, and rehabilitation or replacement of blighted units or units affected by natural disasters by:

- Addressing neighborhoods with slum and blight based on HUD census and local statistical data.
- Providing housing rehabilitation/ replacement improvements to owner-occupied income eligible households.
- Providing temporary relocation for households when necessary due to rehabilitation/ replacement activities.

2.2 Local Objectives

To achieve the National Objectives set forth above, the objectives of the County's CDBG programs are:

1. To encourage the revitalization of eligible neighborhoods.
2. To encourage the revitalization of eligible neighborhoods affected by disasters.
3. To remove unhealthy or hazardous conditions in eligible households.
4. To use CDBG funds as a catalyst to encourage residents of eligible neighborhoods to improve their community.
5. To preserve existing housing stock or replacement of substandard housing.
6. To enable eligible families to rehabilitate their homes by providing financial and technical assistance to those unable to obtain private financing.
7. To reduce utility costs and to improve the comfort of eligible families through weatherization activities related to rehabilitation.
8. To improve the property tax base in eligible neighborhoods.
9. To increase employment and training activities for local residents and minority persons through the hiring of individuals and small businesses owned and operated by persons residing in the vicinity of the local projects, especially Section 3 persons and businesses.
10. To make homes accessible to elderly/handicapped occupants as may be required by code, accessibility requirements, or as determined at the County's discretion.
11. To minimize the impact of program participation on recipients and to limit direct costs encountered because of program participation.
12. To adopt modern, green building and energy-efficient improvements for building rehabilitation and construction.
13. To assure that CDBG programs are administered in strict conformance with all applicable local, state, and federal requirements.
14. To treat all participating property owners, residents and contractors fairly, with sensitivity and respect for their needs, and in accordance with program rules.
15. To provide all program participants with reasonable assistance necessary to carry out these objectives, bearing in mind:
 - i. property owners hold the primary responsibility for maintaining their property and personal finances,
 - ii. contractors are primarily responsible for the quality of their work and their obligations to suppliers, creditors, subcontractors and employees; and
 - iii. any assistance provided must be authorized at the proper level.
16. To assure that no member of the Congress of the United States, the CATF, County Staff, BOCC, or any other elected official shall share in proceeds or benefits of CDBG funded rehabilitation work, unless otherwise approved through a Conflict of Interest Waiver from the granting authority. In the case of the CATF, that no member of that Board may vote or discuss during the selection process on any award of CDBG funds where they might become an applicant or housing partner.
17. To allow some flexibility in administering the programs in order to meet the overall CDBG goals and objectives of rehabilitating each addressed dwelling. The BOCC may waive program rules to achieve such objectives and benefits only when the result will be consistent with established goals and objectives, and applicable federal, state or local regulations.

18. To assure that with regard to CDBG funds, housing rehabilitation will be the first priority, with housing replacement units being addressed when program funds are available.

2.3 Homeowner Qualifications

General

In order for a homeowner to be eligible for assistance, the following criteria must be met:

1. Total household income must fall within the AMI limits set forth in the County's grant award agreement.
2. The owner must possess and provide clear title to the property, although it may be jointly owned and the property may be mortgaged. Ownership through life estate, heir property or other legal satisfactorily documented ownership is considered satisfactory for program participation. Providing proof of title is an owner responsibility and expense.
3. For DRI, the homeowner must have been permanently residing in the dwelling unit as the primary residence at the time of the declared disaster.
4. Property tax, mortgage payments and utility bills must be current and ownership must not be jeopardized by code violations or any other threat of foreclosure, default or clouded title.
5. The property must be fully insured for basic homeownership and flood insurance, where applicable, with the County named as a policyholder if the unit is in the 100-year flood plain. Flood insurance must remain in effect for the entire period of the Deferred Payment Loan (DPL). Any unit to be addressed with CDBG funds must be elevated to at least one foot above base flood elevation (or to local code) whichever is greater, or disqualified due to cost infeasibility. This applies to all categories and all activities involving construction.
6. All applicants that may have a business or familial relationship with a member of the BOCC, CATF, HRS, PA and participating construction contractors must fully disclose this relationship at the time of the application. Even if there is no conflict of interest at the time of application, should one arise prior to the signing of the construction contract or at any time during the construction work, the conflict MUST be disclosed immediately in writing to the County. Failure to disclose a conflict of interest may result in denial of funding and recapture of any grant funds expended on the unit.
7. If a boundary survey is required, the owner is responsible for providing necessary proof or documentation at the owner's expense.
8. Rental or other income generating properties are not eligible to participate in the CDBG or DRI owner-occupied rehabilitation program. Only units occupied by the applicant(s) with clear title as a primary residence are eligible. Lease / rental units may be eligible under DRI, depending on current grant rules.
9. In the DRI category, depending on current grant rules, lease units may be addressed if a) the County is seeking lease units to meet DRI needs, b) the project is cost feasible, c) the unit(s) are income-restricted in compliance with the County's grant award agreement, d) the units comply with all HUD and FDEO eligibility

- requirements (or will by means of agreement and improvements) and have CDBG eligible repair needs, and /or e) the property management agency demonstrates capacity and the experience required to participate. Such properties shall be screened and qualified by selection process and review of the HRS.
10. The County shall take all reasonable measures to avoid fraud and abuse, using the Hernando County Fraud Detection & Prevention Policy as a guideline adopted by the BOCC. Any fraud or abuse of housing funds shall be grounds for disqualification. Minimally, an FDLE background check shall be conducted on each applicant and co-applicant and will be reviewed in accordance with Hernando County's Fraud Detection & Prevention Policy. The County Attorney may be consulted in an effort to make a fair decision.
 11. For applicants whose primary residence was impacted by a federally declared disaster, priority will be given to applicants in the following order:
 - i. Participants who responded to the County's advertised request for applicants, whose residences were impacted by the disaster events and who have been qualified and ranked by the County for inclusion in the Disaster Recovery programs, provided the County solicitation for affected applicants took place after the declared events covered in a federal declaration. No geographic distribution of funding shall be considered, except where specified in grant award agreement.
 - ii. If the current list of applicants does not obligate all of the available funding, then a new solicitation for impacted clients will be published and the respondents to that solicitation will be ranked in accordance with "Appendix A."
 - iii. All other homeowner eligibility requirements as set forth herein.

To ensure proper homeowner qualification, each applicant will also be required to provide, at a minimum, the following documentation, as applicable, on a case-by-case basis. The County reserves the right to amend this list, and to require more or less documentation at its discretion:

- Completed application and disclosures with signatures and date.
- Photo Identification for applicant and any co-applicants.
- Proof of Ownership, e.g. recorded copy of Property Deed.
- Property Tax Receipt.
- Most current year's Tax Returns or current year's Tax Transcripts from IRS.
- Paycheck Stubs (Last 3 pay stubs for each working member, with more and updated stubs required at the County's discretion).
- Most current Social Security Statement of Benefits.
- Most current documentation for other assets - 401(k), retirement/pension, IRA, CDs, annuities, etc.
- Most current self-employment income statement with schedule C, E, or F.
- Documentation on dependents claimed (including birth certificate, school records, court-ordered letter of guardianship, divorce decree and/or letter of adoption).
- Two most current bank statements for all open checking, savings, or other interest bearing accounts at the time of application and contract signing.

- Documentation showing what year the unit was built.
- DRI: Documentation showing the applicant was displaced or received damage from Federally Declared Disaster.
- DRI: Documentation showing that the applicant had been permanently residing in the dwelling unit as the primary residence at the time of the declared disaster.
- DRI: Documentation and full disclosure of all other disaster assistance received, including but not limited to insurance proceeds and FEMA assistance.
- Third party contact information and release to obtain third party verification of employment signed by employer and notarized. This documentation must be received for eligibility determination.

Household Income

The income eligibility of each household shall be calculated in accordance with current HUD “annual income” rules. Household income shall fall into the appropriate AMI range, depending on the current grant rules and the County’s current grant award agreement (AMI is the Area Median Income). “OI” shall mean “over income.” OI households cannot receive direct benefits from CDBG funds.

The following rules are applicable in determining household income:

1. The gross income of all household members occupying the dwelling is included in calculating household income with the exception of wages earned by dependent minor children (under 18).
2. All household members will be subject to third-party income verification.
3. Rental income or other household support contributed by non-household occupants of a dwelling is included in household income.
4. Homeowner assets, with the exception of the housing unit in which he/she resides as a primary residence and certain personal property (e.g., the family automobile), will be considered in determining eligibility. The actual annual income from the asset will be calculated as part of the total household income. Inclusion of such assets, if any, will be in strict accordance with current HUD rules.

2.4 Deferred Payment Loans (DPLs)

CDBG program(s) provide financing for eligible activities to homeowners in the form of zero-interest DPLs, the amount of which shall include the accepted bid amount plus any approved change orders. In the case of DRI, this can also include acquisition, depending on current grant rules.

DPLs are zero-interest loans with deferred payments that become grants when and if applicants meet all criteria. The DPL is provided to a) homeowners who are unable or unlikely to obtain conventional financing due to their income limits, or b) to assist disaster-affected homebuyers in acquiring / rehabilitating a home under DRI.

DPLs involve a security instrument in the form of a recorded mortgage that requires repayment if the homeowner sells or transfers ownership, ceases to use the housing unit as his/her primary

residence within the date specified in the terms of the DPL, or fails to maintain reasonable required standards of care and maintenance. The assistance provided to each homeowner, upon completion of all grant-funded work (acquisition, rehabilitation, replacement), will be in the form of either a primary or secondary mortgage. The mortgage will be recorded in the Public Records of the County. The County will monitor possible triggers of DPL repayment with annual title verification using on-line County services through the Clerk of Court and Appraisers offices and through visits to the assisted units.

In the event that a sole owner dies or both / all owners dies during the term of the DPL, at the County's discretion and based on recommendations from the HRS and the PA, repayment of the loan will not be required and the remaining DPL balance will be forgiven.

The County's DPL amounts and lengths are governed by the HOME Investment Partnership Program (HOME Program, or HOME). DPLs are not written down each year but are forgivable in their entirety at the end of their term. The County shall use the following affordability periods, based on HOME rules, using the amount of assistance provided:

Assistance Amount	Affordability Period in years
Under \$15,000	5
\$15,000 - \$40,000	10
Over \$40,000	15
Demolition /Redevelopment	20

The mortgage and note shall provide for repayment, subject to net proceeds, which shall be due if the unit is sold, title is transferred or conveyed, or the unit ceases to be the primary residence of the owner during the affordability period. At the County's discretion, a restriction on the deed (for simplicity, "deed restriction") may also be recorded for the term of the affordability period. The HRS will consider each unit and applicant and make recommendations to the PA as to any deed restrictions that may be appropriate. In the case of lease units or partner-assisted units, all units shall have deed restriction for the duration of the affordability period. Deed restrictions must be recorded at the same time as the DPL and any associated lien documents.

If repayment of a DPL is triggered, the full principal balance, subject to net proceeds, will be due in full within thirty (30) days of the sale/transfer of ownership or the owner's cessation of primary residence. If the owner is unable to make such payment, the BOCC may, at their discretion and with FDEO approval, allow repayment of the DPL over a term not-to-exceed fifteen (15) years, at a yield of not more than one percent (1%) interest per annum, and/or allow transfer or sale of the unit to another income qualified household for the remainder of the affordability period.

The maximum DPL per unit for an owner-occupied single family dwelling for repairs is \$60,000 and for demo/replacement is \$80,000. If rehabilitation costs require more than the maximum allowed DPL and the owner is unable to finance the additional cost, the dwelling unit may be disqualified by the HRS unless alternative funding is available. If the HRS considers it appropriate and in the best interest of the program, CDBG funds may be used in lieu of alternative funding only upon 1) availability of CDBG construction funds and 2) the approval of

the BOCC of a waiver of the maximum DPL. Very high costs can adversely impact grant scoring and application requirements, and can adversely impact other units planned for rehabilitation. Therefore, the ability to maintain the necessary average cost per unit must enter into the decision process of the HRS.

2.5 Identification of Units

Housing Rehabilitation will be performed only on units approved by the County and in accordance with grant requirements established by FDEO and HUD. Alternate units may be provided to replace any primary units that may become ineligible. The County will solicit applications either from other housing assistance providers that have knowledge of need within the County, by placing notices in public areas throughout the County and/or by advertising in appropriate publicly circulated media, in accordance with any applicable CDBG rules or guidance.

Eligible Property Types:

- Single-Family Homes.
- Townhomes, Condominiums units and Duplexes.
- Mobile Homes (replacement only)

All properties must be within the limits of the County.

The County will review applications received using the following selection criteria:

1. Whether or not the recipient previously has been furnished assistance under any County housing assistance program including but not limited to SHIP, and if so, when and under what circumstances. A former recipient under the regular CDBG category cannot be assisted for ten (10) years under the regular CDBG category and in any event will not be served again until all other eligible recipients have received assistance.
2. Income eligibility.
3. For DRI, housing units shall be identified by the County when the County falls under a Federally Declared Disaster Event.
4. Type of construction (i.e., block, manufactured home, wood frame, etc.), state of deterioration of the residence and estimated cost to rehabilitate as compared to 1) average residence cost calculated in the application and 2) the value of the residence after rehabilitation. Assistance for mobile or manufactured housing will be included in the program, but will be restricted to replacement of said structure with a site built home, unless prohibited by local or state regulations or infeasible due to applicant or site conditions. The HRS shall make the final evaluation and recommendation for addressing any mobile or manufactured units.
5. Location of the residence with reference to defined areas, i.e., floodplain, zoning, incompatible use, historic preservation, hazards, etc.
6. Consistency of the proposed residence rehabilitation with the local comprehensive plan and/or land development regulations.

7. Whether or not the applicant is current on all payments to the local government (i.e., garbage/trash bill, utility bills, code violations, taxes, etc.) and mortgage/lien holders. The HRS and PA will consider the applicant's willingness to maintain reasonable standard of care and maintenance to protect and enhance the investment by meeting local nuisance, trash, and other environmental or health codes.
8. Whether or not the applicant has clear title to the property. The applicant shall have thirty (30) calendar days from the date of the County's review, which will include the results of a title search, to document full compliance with all requirements. If thirty (30) days pass without proper documentation or compliance, the application will become an alternate (falling to the bottom of the list on the 31st day) and shall not be considered until 1) all other applications are exhausted with funds remaining and 2) the applicant has a completed file with full compliance with this requirement and all others.
10. Whether or not the structure is more than 50 years old. The applicant shall indicate on the application form whether to his/her knowledge the structure is older than 50 years. If the answer is "yes," or if other evidence suggests the structure is more than 50 years old, the County must notify the State Bureau of Historic Preservation and receive written approval for the rehabilitation prior to the start of rehabilitation. Property appraiser, tax records, or other government agencies' records will be researched to verify the age of the structure.
11. In addition to the above, the priority ranking in Appendix A shall be strictly adhered to in the selection of qualifying applicants for regular CDBG clients, and when applicable, under DRI. The County shall make the final interpretation of when the ranking criteria applies and when it does not, such as in DRI when 'first complete, first approved, first awarded' is used by the County.
12. Lease properties are only addressed as defined in this HAP and shall only be for income-restricted eligible properties. Deed restrictions are required for any lease property for the minimum affordability periods as defined herein.
13. The HRS shall make the final evaluation and recommendation for each applicant and unit as to whether they are appropriate and eligible under CDBG or DRI and in compliance with the HUD and FDEO requirements. The County makes the final determination of acceptance of an applicant and of award of any units, subject to the guidelines of this HAP as set forth by the BOCC.
14. Partner-assisted programs (with "partners" being affordable housing developers, community based organizations, housing authorities, non-profits and similar affordable housing providers) may be implemented as outlined in this HAP. Partners shall be selected using the Request for Quotes (RFQ) or Request for Proposals (RFP) competitive selection process. Deed restrictions and Deferred Payment Loans (DPLs) apply. All unit and applicant qualifications and monitoring by the HRS and PA apply. Partners must agree to comply with all CDBG requirements and submit to monitoring and directions of the HRS before any funds are released or payments made.
15. For owner-occupied rehabilitation, owner-occupied shall mean a residential unit with the title in the personal name of the applicant(s) used as a primary residence of the applicant(s). This does not include any non-residential unit or shared space with non-residential uses or income generating property.

2.6 Approval of Ranking, and Removal of Units from the Program

The HRS shall review the applications from regular category CDBG and where applicable, the DRI category, based on the criteria attached as Appendix A. The HRS shall then recommend awards to the PA. After the PA reviews and concurs with the recommended awards, the awards shall be reviewed and approved by the CATF. Thereafter, the CATF recommendation shall be submitted to the BOCC for approval.

The HRS or the PA may remove an applicant from any CDBG program for changes in household income or approved selection criteria. Applicants may also be removed for not complying with the minimum qualification procedures, refusing to comply with the program requirements or HRS directions (such as temporary relocation from an unsafe dwelling or work area), and /or not accepting the program standards or HRS recommendations for eligible repairs or other just cause that would expose the County to unacceptable risk. If it is determined that it is necessary to remove an applicant from the program, a certified letter will be drafted and recommended by the HRS and sent by the County to the applicant stating the reasons for the removal. The applicant will have the right to appeal the decision as identified in the Citizen Participation Plan. The HRS's best judgment shall be the guide in determining whether it is in the best interest of the program or the County to reject a unit or application. The practical housing rehabilitation experience of the HRS is critical in dealing with potential risk to the County or program, or the safety of the occupant in cases where applicants refuse to cooperate with program guidelines or HRS directions.

2.7 Rehabilitation and Replacement Assistance

General

All rehabilitation and replacement construction work shall include and address all current, applicable and required local, State and Federal codes and standards, whichever is most stringent for each code-related repair. Where relevant, housing will be improved to mitigate the impact of disasters, such as earthquakes, hurricane, flooding, and fire.

CDBG financing of housing rehabilitation and replacement is available for the following purposes:

1. Addressing local housing code repairs under current, applicable and required local, State and Federal codes and standards, whichever is most stringent for each code-related repair;
2. Providing cost-effective 'Green' features. The HRS shall determine the feasibility and eligibility of any such repairs. The most current Florida Green Building Coalition checklist of green features appropriate for the type dwelling shall be used as a list of options for including affordable green features.

In addition, to the extent practicable and cost-effective, and allowing the HRS and the PA flexibility to amend these requirements should there be upgraded, improved, and less-

expensive options available (e.g., if “Energy-Star” is superseded or otherwise made obsolete by future inventions or improvements), the County will require:

- a. Any appliances replaced / installed shall be “Energy Star.”
 - b. Any door / window replaced / installed shall be “Energy Star.”
 - c. Any lighting fixture replaced / installed shall be “Energy Star.”
 - d. Rehabilitated homes shall be “weatherized,” and at a minimum shall include attic and floor insulation, as well as sealing all exterior walls. Other weatherization activities are at the discretion of the HRS and PA.
 - e. Any replaced / new HVAC unit shall have a SEER rating of at least 14.
3. Providing reasonable repairs and modifications to make the dwelling accessible to handicapped and elderly occupants as necessary and technically feasible. The HRS shall determine the feasibility and eligibility of any such repairs; and
 4. Correcting health and/or safety violations that may be present, including replacement of dilapidated or malfunctioning stoves or refrigerators and interim controls or abatement of lead-based paint hazards. The HRS shall determine the feasibility and eligibility of any such repairs.

Except for certain DRI new construction or redevelopment activities, new construction such as adding a room or closing in a carport is eligible for rehabilitation assistance only to eliminate overcrowding or to provide bathroom or laundry hook ups. General property improvements are eligible for program funds when necessary to obtain an accurate level of utility, to decrease high maintenance costs, or to eliminate blight. Examples of eligible general property improvements include, but are not limited to, installation of cabinets and linen closets, improving inadequate or vacant heating/cooling, making functional changes in room layout, replacement of unapproved or damaged floor coverings, and enclosure of a porch for use as a bathroom where the dwelling does not have adequate interior space. General property improvements that are not required, or fall under other eligible reasons listed above and recommended by the HRS may be provided at the owner’s expense, under a separate contract and agreement with the approved contractor. **The County is not responsible for funding or approving any work done under such separate contracts.**

Structural Requirements

In order for rehabilitation funds to be expended on a housing unit, it must meet (or through feasible repairs meet) all local, State, and Federal building codes and standards, whichever is most stringent with regard to minimum required repairs, and be feasible for rehabilitation. In order for a unit to be considered feasible for rehabilitation, proposed construction must:

1. Correct violations of all local, State, and Federal building codes and standards, whichever is most stringent with regard to minimum required repairs;
2. For units constructed prior to 1979, provide interim controls or abatement for lead-based paint hazards as required by HUD and the Environmental Protection Agency (EPA). All units built prior to 1979 will be tested for lead-based paint. If lead-based paint is found, interim control procedures will be used for all houses rehabilitated at or below \$25,000. Houses rehabilitated at a cost above \$25,000 will be rehabilitated using abatement procedures. Occupants will be notified of the hazards of lead-based paint, the symptoms

and treatment of lead poisoning, how to avoid poisoning, lead level screening requirements and appropriate abatement procedures;

3. Meet applicable local zoning requirements, as well as local, State and Federal housing code requirements for rehabilitation work;
4. Not exceed program costs as determined by the County and the available budget.
5. Be made reasonably accessible to handicapped/elderly occupants, when the unit is occupied by such.
6. For rehabilitation or replacement (new construction) of any eligible housing unit located within the 100 year flood plain, elevate the lowest floor, including any basement, no lower than (1) foot above the base flood elevation (or per local code). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided.
7. Provide interim controls or abatement for asbestos hazards as required by HUD, FDEO and EPA that will be assisted by the program.

Where rehabilitation is not feasible, the housing unit must be suitable for redevelopment or replacement. Sufficient funds (CDBG and other, where applicable) must be available to complete a new or replacement housing unit. New or replacement units must meet all requirements above and throughout this Plan to be eligible.

The HRS will determine and advise the County of any additional requirements due to the type of property and consider them accordingly during the eligibility determination process.

Structural Integrity

In order to be eligible for rehabilitation work, a housing unit must be structurally sound. Therefore, not more than 85% of the entire structure must be in a state of disrepair, taking into account the foundation, flooring, roof, and exterior walls. Where the state of disrepair is deemed to be greater than 85%, the housing unit will be evaluated as a possible demo / replacement, depending on grant requirements and the availability of funds.

This calculation will be performed by the HRS. Should significant deterioration occur between application and time the unit is scheduled for rehabilitation, the unit will be re-evaluated for continued eligibility and a decision made by the HRS whether to replace it with an alternate unit or to request a change in type of rehabilitation (demolition, permanent relocation, etc.) .

Cost Feasibility

As an additional means of guarding against program penalties for substantial reconstruction of a dwelling, the following cost limits are applicable to all rehabilitation areas. The County must first comply with all applicable CDBG limits, as set forth in current grant rules. Therefore, these average limits may be above the allowable CDBG financing limits, and accordingly assume requirements for owner contributions or leveraging with other funding sources. The average limits may be exceeded for rehabilitation costs when alternative funds are available for leveraging, but must be specifically approved by the BOCC or PA as exceeding the described limits.

\$75,000 per single family detached house (CDBG and DRI)

\$50,000 per unit of a duplex, Townhome, or Condominium unit (DRI)
\$20,000 per mobile home unit built after Jan. 1, 1997(CDBG and DRI, but only in cases where replacement has been determined not to be feasible by the HRS.

In addition, the cost of rehabilitation and improvements may not exceed the after-rehabilitation value of the dwelling. In the absence of conflicting information, the mobile home cost limits shall be assumed to meet this requirement. For site-built units, the total cost of rehabilitation (plus other improvements, if any) may not exceed \$75 per square foot of dwelling space, excluding septic tank, well, or water/sewer hook-ups, which is less than the cost of new construction (\$95 per square foot average assumed) and will be assumed to meet the cost/value limit.

Demolition / Replacement

When eligible and feasible, CDBG funds will be used to replace owner-occupied units. The PA will decide with the HRS whether to utilize a slab "site built" replacement unit, a prefabricated unit, or a modular housing unit. Decision factors will include budget, zoning, replacement requirements, building cost estimates, and a number of other items that may vary on a case-by-case basis. Once the decision is made, the HRS prepares bid specifications based on owner input from review of available plans from the contractors. Bidding contracting and inspections then proceed as in the rehabilitation process.

Differences: Rehab versus Demo / Replace

A major difference between assistance provided to demolish / replace an entire unit and rehabilitation work is that, with a demo / replace unit, the DPL issued is not for the full value of the replacement unit. (With rehabilitation, the DPL is issued for the full value of the rehab work performed.) The value of the DPL is based on a calculation that takes the difference between the assessed value of the original unit, real property not included, and the actual cost of the new unit. The difference is the value of the DPL. This is because the dilapidated unit that was demolished belonged to the owner and is being replaced on a one-for-one basis. Ownership of the replacement unit is vested directly to the owner with no interest on the part of the local government, except for the DPL.

Additionally, the following differences apply:

1. Clearance of property requirements. These are identified by the HRS and are included in the replacement unit bid package. In this way, the same contractor is responsible for site cleanup and preparation as for provision of the replacement unit. Disposal of debris and associated activities are also included. When demolition or clearance is conducted separately, bid packages are prepared with procedures following those identified for rehabilitation in this manual.
2. Program disbursements are made from the local CDBG operating account. As a result, attention must be paid to the ordering and receipt of funds, to ensure that disbursements are made in a timely manner and that any limitation for cash on hand is not violated.
3. Cost feasibility limits are based on number of bedrooms to be provided for site built housing units. These limits may not be exceeded without approval from the PA, and are as follows:

- (a) four or more bedrooms - \$80,000 CDBG/DRI
- (b) three bedrooms - \$75,000 CDBG/DRI
- (c) two bedrooms - \$70,000 CDBG/DRI

In the case of replacement of existing mobile/manufactured housing units, the limit will be based upon the acceptable bid price of a replacement housing unit of comparable size. If the existing housing unit is inadequately sized, the replacement housing unit will be sized to include the appropriate bedrooms needed to meet occupancy requirements under local, State and Federal building codes and standards, whichever is most stringent. In no case will the total assistance be greater than those limits listed above, unless approved by the BOCC or its PA.

Necessary site improvements, including water supply, sewage disposal, and clearance, will also be provided along with the actual dwelling replacement.

Budgetary and scoring constraints, as well as priorities for assisting other households, may dictate that some homeowners will be offered less than the maximum amounts shown hereto, even if their demolition and replacement housing costs are above the offered amount. In these cases, homeowners must provide non-CDBG funds from other sources, or they may decline the offer and withdraw from the program.

CDBG DRI Down Payment Assistance

Where provided for in DRI grant rules and in the County's DRI application, budget, and DRI award, certain homeowners may qualify for down payment assistance in the form of a DPL to purchase an eligible housing unit. The purpose of the program is to provide gap financing to enable income-qualified households to purchase affordable standard residential housing units. Priority will be given to households who lost their primary housing residence due to a federally declared disaster, who were forced from their housing units because of a federally declared disaster event(s), who are being forced to vacate their existing units due to FEMA temporary living unit evacuation requirements or have been unable to obtain decent, safe, standard affordable housing in the area as a result of federally declared disaster. Household income must fall within the limits set forth herein OR within the limits set by DRI rules, if those rules differ from those in this HAP.

Further, no BOCC member, CATF member, County employee, or relatives of any of these as defined by HUD and Florida Statutes, shall be eligible for program participation unless they are granted a waiver by the funding agency. The prohibition shall continue for one year after an individual's relationship with the County is terminated.

Once an applicant has been deemed eligible for the down payment assistance activity he/she shall select an eligible unit to purchase. All requirements for determining unit eligibility outlined in this Plan apply. Housing units must be appropriate in price, size, age, location, and must comply with all DRI grant rules. **The PA reserves the right to make the final decision on any housing unit and its eligibility.**

Once an applicant has selected an eligible home, he/she should enter into a fully executed real estate contract and proceed to closing via a normal and customary real estate closing process.

The County reserves the right to review all closing documents, including the HUD-1 and all backup, to ensure the transaction is normal and customary. "Junk fees" like realtor "transaction fees" will not be allowed. All costs appearing on the HUD-1, including but not limited to appraisal fees, survey fees, real estate commissions, broker fees, lender fees, and title agency fees, should be in line with what is normal and customary in the local real estate market. Should the County determine a fee or cost on the HUD-1 is questionable, the burden to document that it is normal and customary shall be the responsibility of the primary lender, real estate agent, broker, title company, or any other vendor involved in the closing. The County reserves the right not to fund any closing where it has determined the buyer is paying fees and costs that are not normal and customary. The County's down payment assistance will be provided at the time of closing.

If in addition to DRI Down Payment Assistance, the County is providing funds to rehabilitate the housing unit, then in addition to the rehabilitation procedures described herein, and **prior to closing**, the following actions shall be taken:

- A pre-construction conference will be held between the applicants, the County and the HRS to review the project in detail. All parties will agree to a written Scope of Work (SOW) and cost estimate.
- The County will provide evidence of executed loan agreements with all other agencies that are providing financing for the construction of the dwelling unit.
- The following documents will be executed simultaneously:
 1. An agreement between the County and the applicant, which allows the County to provide down payment assistance to the applicant in the form of a zero interest DPL. The DPL will be used to buy down the cost of the primary mortgage and eligible down payment and closing costs.
 2. An agreement executed between the applicant and the County stating that the applicant will live in and agree not to sell the housing unit for the duration of the DPL.

Down payment assistance will be subject to the following maximum amounts, subject to application review by the HRS and PA, and subject to financial need on a case-by-case basis to meet down payment needs and keep the primary mortgage reasonable and within current HUD guidelines for maximum monthly rent/mortgage cost for the household income of the applicant:

Family Size	Up to 80% AMI
1	\$20,000.00
2	\$25,000.00
3	\$30,000.00
4	\$35,000.00
5	\$40,000.00
6	\$50,000.00
7	\$60,000.00
8	\$60,000.00

The HRS and PA will review each applicant's case and discuss with the primary lender and applicant the limitations of the program. The HRS will determine the amount of assistance needed for down payment, closing and buy down of the primary note for each applicant's

household size and income range. The HRS will recommend the amount to the PA, so that the PA can make a determination in the best interest of the program. If more funds are needed than allowed to make the applicant feasible to receive purchase assistance, other housing purchase assistance funds must be obtained to meet HUD mortgage costs limits, or the applicant will be rejected as infeasible due to income limitations and the inability to keep the primary note within the HUD guidelines (usually no more than 30% of gross income for mortgage, insurance, taxes and other mortgage costs combined, but whatever is current at the time of application review will be used as a guide).

2.8 Rehabilitation and Replacement Procedures

Inspections and the Scope of Work (SOW)

After a unit and applicant are initially screened and tentatively deemed eligible, a preliminary inspection is then conducted to determine feasibility of rehabilitation or replacement. If rehabilitation or replacement is determined to be feasible, the HRS will continue the inspection process and develop a scope of work (SOW) with a cost estimate. The homeowner(s) and the PA must approve the SOW. The cost estimate for the job is considered confidential information until bid opening.

If special financing arrangements (such as the homeowner covering excessive costs or general property improvements) are required or anticipated, arrangements must be made prior to bidding to prevent soliciting bids on a housing unit / applicant that cannot be financed.

Once the SOW is finalized, and all special financing arrangements are in place and fully executed, bids are solicited for the job.

Bidding

Bidding of potential units is conducted by the HRS in conjunction with the County Purchasing Department when applicable. Homeowners have the right to remove any contractor(s) from the list of prospective bidders for their unit, as long as at least three (3) eligible contractors are allowed to bid. The owner must be willing to justify the removal of contractor(s) from the bidding list. Owners may also request additional contractors as bidders. If these owner-requested contractors submit the contractor application and are approved by the PA and are otherwise eligible, they may be added to the bidders list and bid on the housing rehabilitation work. The HRS makes maximum effort to ensure participation by minority and/or Section 3 owned contracting firms. In compliance with this Plan and County policies governing the qualifying, approval, and award process, the HRS shall recommend contractors and other necessary vendors (lead based paint, asbestos, title search, mold, appraisal, land survey, environmental, etc) for work the HRS recommends or the program requires on eligible units.

No homeowner, occupant, or immediate relative of the same, either personally or corporately, shall serve on their own housing unit as a contractor or sub-contractor to be paid with CDBG funds, nor shall they be paid for their own labor with CDBG funds.

A notice will be sent via email, fax or mail to each eligible bidder to inform them of all bidding notices. Bidding notices will also be posted at the Hernando County Health & Human Services

Department. Newspaper advertising for individual jobs is not performed, as contractors must be pre-qualified.

Each contractor is required to attend a pre-bid conference held at the house to be rehabilitated. Failure to do so will result in automatic rejection of his/her bid(s) for the house(s).

No contractor or contracting firm will contact the HRS after the mandated question and answer period established in the notice to bidders has passed. Failure to abide by this regulation will result in rejection of the violating firms' bids.

Sealed bids will be opened at a public bid opening. The HRS will generally recommend that the contract be awarded to the lowest responsible bidder within plus or minus fifteen percent (15 %) of the cost estimate. Bidding procedures will adhere to County purchasing policy. Bids below the 15% threshold will be reviewed and are not automatically disqualified.

The County reserves the right to reject any and all bids and to award in the best interest of the owner and the County. The owner must approve the bid award prior to signing contracts.

Each new contractor to the program must satisfactorily complete rehabilitation (or demo / replace) on one unit before receiving any additional contracts. No contractor will be allowed to have more than three (3) jobs under construction at one time without consent of the PA unless:

- 1) The anticipated date of commencement is after the scheduled and estimated date of completion of current jobs; or
- 2) The contractor has demonstrated, through past performance, his/her ability to satisfactorily complete multiple contracts in a timely manner thereby causing no impact on project quality, project deadlines and program completions.

This rule may be waived by the PA if it is determined that there is an inadequate pool of qualified bidders, if the other bids are excessive, or if other extenuating circumstances arise. The County shall monitor all bids and awards of contractors before closing and any payments are released. **The County will ensure that there is open and fair competition and make maximum efforts to hire Section 3 and MBE contractors and vendors prior to award of bids.**

Temporary Relocation

When provided for in the County's grant budget, temporary relocation assistance is available to qualified persons who need to relocate while construction work is completed. The County will 1) assist eligible applicants with up to \$1,000.00 of assistance or 2) based upon eligible receipts for reimbursement. Eligibility and amount of relocation expense receipts will be determined by the HRS based upon current HUD and FDEO guidance and County policies. Permanent relocation is not considered to be a normal and customary use of CDBG funds, and will be addressed only when absolutely necessary, taking into account current grant rules, and all eligibility and feasibility criteria noted in this HAP.

Contracting and Commencement of Construction

Prior to the execution of the DPL and the construction contract, the HRS presents each case to the PA. The DPL amount, contract amount, contractor, unit address and owner eligibility are all approved by the PA. The construction contract is then executed between the homeowner and the contractor. The DPL is executed by the PA on behalf of the County simultaneously with the construction contract, with the three (3) day rescission period running simultaneously for both legal agreements.

For all units, the DPL and the Notice of Commencement (NOC) are recorded immediately. CDBG funds can be used to pay for DPL recording costs. The filing of the Notice of Commencement shall be the responsibility of the Contractor.

The Notice to Proceed (NTP) is issued to the contractor as soon as possible after the rescission period elapses. When temporary relocation of the occupants is required, the NTP will be delayed until the house is vacated. The contract time of performance (generally 25 –45 days for rehabilitation and 90 to 180 days for replacement / redevelopment) begins with issuance of the Notice to Proceed. The HRS shall recommend the appropriate contract period based on the type, size and complexity of the work.

Construction Progress Inspections

Periodic inspections of the rehabilitation construction are performed by the HRS and the PA throughout the contract period. These inspections are conducted to assure compliance with the contract standards for workmanship and materials, to detect any unauthorized deviations and to identify necessary changes to the contract work in its early stages.

Change Orders

Any additions to, deletions from, or changes in the construction contract work, time, or price must be approved in a written change order before the additional work is started. The change order is executed by the contractor and is approved by the HRS, the owner and the PA. Change orders may be issued to correct code deficiencies or to obtain any other desired change in the work due to unforeseen repair needs. CDBG funds can be used for change orders that correct eligible code violations, as determined by the HRS, found after construction begins. Additional work that addresses non code-related changes will be at the owner's expense.

Payment

Contracts of \$20,000 or less will not be paid until the contractor has completed the job. Contracts in excess of \$20,000 allow a partial payment upon satisfactory completion of 60% and 100% of the construction work (less punch list items), with a retainage of 20% of the completed contract amount. Depending on extenuating circumstances and contract balance, more or fewer partial payments may be authorized at the recommendation of the HRS for approval by the PA.

Construction Completion /Percentage of Funds Paid

> 60% / 0 %

60 % / 40%

100% / 80%

Final payment will be made as noted below.

Approval of a partial payment requires:

1. A determination by the HRS that the claimed percentage of completion of the work has been satisfactorily completed. Payment will be issued for the amount claimed less retainage depending on the physical progress as long as the contract funds remaining are sufficient to complete the work in the event of default by the contractor.
2. Approval of the work by the owner and/or PA.
3. An affidavit from the contractor stating that there are no claims for unpaid goods and/or services connected with the job and all laborers, suppliers and subcontractors have received just compensation for their goods and services up to the date of the request (as evidenced by full or partial waiver of lien from subcontractors).

The final payment approval requires:

1. Acceptance of all work by the property owner, the HRS and the PA. When required, the County Building Department must also accept all work.
2. Submission of all manufacturers' and other warranties (e.g., appliances, roofing, extermination, contractor's warranty covering the entire scope of work and any change orders for a minimum one year, etc.).
3. Waivers of liens from all subcontractors, all parties who were not paid when the contractor received partial payment, and from any other party supplying notice.
4. A certificate of occupancy or final approval from the Building Department to show compliance of the rehabilitation work with the locally adopted building (and other applicable) code requirements.
5. Completion of all punch-list items.
6. An affidavit from the contractor stating that all bills have been paid and there are no claims for subcontracted jobs or materials, or any outstanding Notices to Owner.

If the owner refuses to authorize payment due to a dispute with the contractor, the PA may recommend disbursement without the owner's approval if the claim is shown to be without merit or inconsistent with policies and the goal of the program. Such disbursement shall be issued only after the PA has reviewed the facts and circumstances involved in the dispute and has determined that the owner's refusal to issue payment is without just cause. If a person or party feels that his/her complaint has not been sufficiently addressed by the HRS or PA, an appeal may be made to the Citizen's Advisory Task Force (CATF) in accordance with the County's CDBG Citizen Participation Plan. If a response satisfactory to the aggrieved is not issued by the Committee, an appeal may be made to the BOCC. The BOCC has the authority to uphold, rescind or reverse a previous CATF determination.

An appeal of the local determination/decision made by the BOCC should be filed with FDEO, as set forth in the County's CDBG Citizen Participation Plan. Sufficient documentation to this effect shall be placed in the case file.

Disputes and Contract Termination

Regarding disputes, and as authorized and outlined in the construction contract, the owner and/or the County has / have the right to stop work and terminate the contract.

Follow-Up

After completion of the contract, it is the owner's responsibility to notify the contractor in writing of any defect in the work or material. The owner(s) shall make themselves available to the contractor to resolve all and any issues that might facilitate completion. The owner is also requested to notify the HRS and the PA of any complaints to the contractor so assistance in follow-up can be provided. If the contractor does not respond to the written complaint within a reasonable time frame and in a satisfactory manner, the HRS will verify the complaint and report it to the PA. If the PA judges the complaint to be valid, he/she will send a written request for warranty service to the contractor and a copy to the owner. The contractor will then take action as monitored by the HRS and the PA. Upon receiving notice that the complaint has been satisfied, the HRS will inspect the work and make such note in the case file. Failure to resolve complaints shall be justification for removing a contractor from participation with the program.

2.9 Contractor Listing

Recruiting

The CDBG Housing Rehabilitation Program will establish and maintain a current listing of eligible, BOCC approved contractors for bidding on all phases of a program. Only those contractors who are so listed and approved by the BOCC will be considered for work on a program. **Establishment of this list will include maximum outreach to allow for utilization of qualified Section 3 and MBE contractors and sub-contractors.**

The County will make every effort to notify contractors residing or maintaining offices in the local area through public notices, as part of complying with Federal Section 3 and Minority-Owned Business Enterprise (MBE) requirements. This special effort will be based upon the list of contractors licensed in the jurisdiction including residential, building and general contractors. Letters sent to contractors, or solicitation advertisements, will be placed in the appropriate program file. In addition to active efforts to comply with Federal Section 3 and MBE requirements, the County will follow all CDBG requirements in its advertising and will promote fair and open competition.

The contractor listing will include all contractors who apply and are determined eligible based upon program qualification standards.

Maintenance of a pool of competitive, qualified, and capable contractors is essential to program completion.

Contractor Eligibility

In order to participate in the CDBG Housing Rehabilitation Program, a contractor must be approved as eligible by the HRS, the PA, and the BOCC. In cases where there is uncertainty about a contractor's eligibility, and given that it does not violate CDBG rules, the current purchasing policy of the County will be used to determine eligibility of the contractors.

Basic contractor qualifications include:

- Current license(s) with the appropriate jurisdiction.
- A satisfactory record regarding complaints filed against the contractor at the State, Federal or local level.
- Insurance:
 - a. Contractor's Public Liability Insurance in an amount not less than \$1,000,000 coverage
 - b. A certificate evidencing Worker's Compensation insurance in statutory limits in accordance with Florida law.
 - c. A certificate evidencing Auto Insurance, including bodily injury, in an amount not less than \$1,000,000 per accident.
 - d. A certificate evidencing General Liability insurance covering bodily injury, including death and property damage, in an amount not less than \$1,000,000 combined single limit per occurrence.

Copies of certificates shall be provided to the PA. The Contractor shall provide the PA with a certificate of insurance from the insurer guaranteeing thirty (30) day notice to the Housing Rehabilitation Program before discontinuing coverage.

- A satisfactory credit record, including:
 - (a) References from two (2) suppliers who have done business with the contractor involving credit purchases.
 - (b) References from three (3) subcontractors who have subcontracted with the contractor.
 - (c) The ability to finance rehabilitation contract work so all bills are paid before requesting final payment.
- Satisfactory references from at least three (3) parties for whom the contractor has performed construction work.
- Absence from any list of debarred contractors issued by the Federal or State DOL, HUD or FDEO.
- Acceptance of all program requirements, including, but not limited to Section 3 goals and reporting, MBE goals and reporting and where applicable, prevailing wage requirements.

The HRS and the PA will ensure that current and past performance of the contractor are satisfactory based upon readily available information, and reserve the right to check any reliable source to establish such determination.

The HRS and the PA will explain to the contractors their obligations under Federal Equal Opportunity regulations and other contractual obligations at the pre-bid conference. Program procedures, such as bidding and payment are also explained to the contractors.

Disqualification

Contractors may be prohibited or removed from program participation for:

- Poor workmanship, use of inferior materials, or overall inability to perform quality work.
- Evidence of bidding irregularities such as "low-balling" (submitting an unreasonably low bid in the hopes of increasing the bid amount through change orders once construction has commenced), bid rigging, collusion, kickbacks, and any other unethical practice.

- Failure to abide by the Scope of Work (SOW), failure to complete SOW (and bid) accomplishments, and any attempts to avoid specific tasks in attempts to reduce costs.
- Failure to pay creditors, suppliers, laborers or subcontractors promptly and completely.
- Disregarding contractual obligations or program procedures.
- Loss, cancellation and or termination of license(s), insurance or bonding.
- Lack of reasonable cooperation with owners, rehabilitation staff or the others involved in the work.
- Abandonment of a job.
- Failure to complete work in a timely manner.
- Inability or failure to direct the work in a competent and independent manner.
- Failure to honor warranties.
- Ineligibility to enter into federally or state assisted contracts as determined by the U.S. Secretary of Labor, HUD, E-Verify or FDEO.
- Other just cause that would expose the County, the program or owner to unacceptable risk.
- Failure to respond to a minimum of three (3) consecutive requests for bids.
- At the contractor's request.

2.10 Program Income

No program income is planned to result from CDBG activities. Program income should only result in the case of DPL repayment where, during the affordability period (the term of the DPL) the unit is sold, title is transferred or the unit is no longer the primary residence of the beneficiary. DPLs will be monitored by the HRS and the PA during the term of the grant. After the term of the grant has ended, i.e., upon expiration of the agreement between the County and FDEO, the monitoring will be performed by the PA annually through site visits and title verification through the Clerk of Courts and County Appraiser offices. The County's DPL mortgage documents and liens shall always include a notice to the County as soon as the title changes ownership.

If repayment of CDBG funds is received during the term of the grant, it will be relegated back to FDEO. Outside the term of the grant, but within the period covered by the DPL, the County will accept the repayment of funds to be used for additional eligible CDBG activities as may be authorized by FDEO.

Unless otherwise permitted, authorized, or instructed by FDEO, program income will be returned to FDEO within the time frame required by grant rules, usually 10 (ten) days. Upon receipt of any program income, the PA shall contact their FDEO grant manager and confirm how FDEO would like the County to treat it.

2.11 Property Acquisition Policy

Although the County does not anticipate the need to acquire property using CDBG funds, the rare opportunity could arise for this activity to be undertaken. Fundamental steps that occur in each purchase, or acquisition, may vary case by case. However, in general terms, the following should take place:

- (1) confirm source of funds and authority to acquire,
- (2) identify the property/site identified determine its suitability,
- (3) perform legal description/survey/preliminary title search (services procured as necessary),
- (4) comply with URA requirements and ensure the acquisition is voluntary,
- (5) send notice of intent to acquire to owner,
- (6) solicit appraisal services and retain appraiser,
- (7) where recommended by the HRS or program required, solicit review appraisal services and retain review appraiser,
- (8) receive appraisal review (when required), then solicit and retain title company(ies) (title insurance amount and necessity determined in advance),
- (9) send offer to purchase and notice of just compensation to owner,
- (10) finalize contract for purchase with owner after County legal reviews and approves,
- (11) title company calculates settlement costs and closing date is set,
- (12) closing conducted with funds changing hands and,
- (13) records of proceedings retained.

Voluntary Acquisition

The County may purchase property with CDBG funds for use on eligible activities. Property acquisition must follow the procedures outlined in the Uniform Relocation Act and Real Property Acquisition Act. Residential property to be used for relocation purposes shall be purchased only on a voluntary basis.

The County shall determine the features needed and the funds available for land purchases, and shall follow its current and standard solicitation and purchasing procedures. In addition, any RFPs or RFQs issued must state the specifications and budget, and indicate that the purchase is voluntary. All property acquisitions shall meet all CDBG requirements and shall be used only for eligible CDBG/DRI activities, including affordability and income limits.

No displacement of tenants (or other legal occupants) will occur as a result of any of the County CDBG Housing programs. For lease property, owners do not receive any relocation assistance. Owner-occupants under rehabilitation must voluntarily participate.

A voluntary acquisition occurs when real property is acquired from an owner who has submitted a proposal to the County for purchase of their property in response to a public invitation or solicitation of offers. The BOCC is committed to this mode of acquisition to the maximum practicable extent.

Voluntary acquisition shall be permitted only if the property being acquired is not site-specific and at least two properties in the community meet the criteria established by the local government for usage, location and/or interest to be acquired. The BOCC, prior to publication of a public notice or attendance of any local government representative at a property auction, must approve all voluntary acquisitions in principle.

A public notice must be published inviting offers from property owners. At a minimum, this notice must:

1. Accurately describe the type, size and approximate location of the desired property;
2. Describe the purpose of the purchase;
3. Specify all terms and conditions of sale, including maximum price;
4. Indicate whether or not an owner-occupant must waive relocation benefits as a condition of sale;
5. Announce a time and place for offers to be accepted; and
6. Announce that local powers of condemnation shall not be invoked to acquire any property offered for which a mutually agreed to sale price cannot be reached.

Property may also be acquired at auction. The Uniform Relocation Act will be followed, but all acquisitions shall be voluntary and without displacing legal, URA-eligible occupants.

Offers shall be sealed and opened at the same time, in the same place, by a designated official. Records of offers shall be kept. Appraisals are not required for purchases less than \$2,500 if a mutually agreed-to sales price can be reached. Clear title must be present in every transaction. The PA must decide at the time of approving the acquisition whether or not appraisals and review appraisals will be necessary and what the maximum permissible sales price will be. The decision to acquire will rest with the BOCC that can reject or accept any and all offers. Written records shall be maintained documenting decisions and rationale for selected courses of action.

Non-Voluntary Acquisition Plan

Although the County does not anticipate the need for non-voluntary property acquisitions, the need could arise for emergency purposes, e.g., following a disaster.

Non-voluntary acquisition of property (including easements and right-of-way) using federal funds shall occur in accordance with the Uniform Relocation Act of 1970 (as amended) and with any State and Federal regulations that may apply.

Timing / Planning

Properties to be acquired shall be identified as early in the planning stage as is practicable. Every attempt shall be made to effect a design that is not wholly site-dependent (i.e., where two or more sites are suitable for the project). It is recognized that this may not always be possible; however, a policy of minimizing single-site alternatives is emphasized.

In general terms, the voluntary acquisition process shall be utilized to identify possible sites early in the project. Sites shall be evaluated for suitability prior to the final design phase to the maximum practicable extent. As soon as alternative sites are identified and evaluated, applicable acquisition procedures should commence.

Projects shall not normally be sent out for bids unless properties to be acquired or utilized for easements have been formally acquired or a commitment exists which is sufficiently firm and binding to be considered safe for the project to proceed with start up. The PA shall make the determination as to whether or not bidding, award and start-up may proceed to closing on the property.

In those cases where need for easements and/or acquisition is not identified until after the project is underway, procedures shall be expedited to the maximum practicable extent and utilization of funds, the value of which would be unrecoverable if the transaction did not occur, minimized. The County's Anti-Displacement and Citizen Compliant policies shall be followed in these cases.

3.0 Neighborhood Stabilization Program (NSP)

3.1 Overview / Objectives

The Housing and Economic Recovery Act (HERA) signed into law on July 30, 2008, and for NSP3, as amended by the Dodd-Frank Act, signed into law on July 21, 2010, provided funds to local governments for the purpose of acquiring, rehabilitating and reselling / leasing of eligible properties, acquiring eligible property for demolition / redevelopment, and acquiring eligible property for the purpose of creating land banks.

As of the writing of this Plan, the County has received two rounds of NSP funding: NSP1, funded by FDEO, and NSP3, funded by HUD. NSP1 is in the closeout stage as of the effective date of this HAP, but all procedures outlined herein still apply should there ever be any additional activities undertaken. NSP3 is in the implementation phase. To the extent practicable, this NSP section of the Plan is intended to govern future rounds of NSP, should there be any, and to the extent that this Plan complies with future NSP requirements.

The purpose of the NSP is to establish strategies and select activities based on the principal goal of stabilizing neighborhoods. To augment neighborhood stabilization, and to the maximum extent possible, the County will use ongoing community enhancement projects to further this goal. Further, the County will use NSP funds to improve the condition of area neighborhoods which are in jeopardy of decline due to the rising number of foreclosures. In summary, the County's NSP is designed to address eligible properties within the County's Area(s) of Greatest Need as described in the grant documents and guidance from FDEO and HUD.

Area(s) of Greatest Need (AGN)

The County identified its target area, the Area(s) of Greatest Need (AGNs), such that NSP funding will be distributed to meet the requirements of Section 2301(c)(2) of HERA, and for NSP3, as amended by the Dodd-Frank Act. As required by NSP rules, AGNs were created and selected using data provided by HUD. Using the required HUD-provided data, funds were distributed by identifying AGNs based upon areas with the greatest percentage of homes in foreclosure, the highest percentage of homes financed by a subprime mortgage and that are likely to face a significant rise in the rate of home foreclosures.

For NSP3, HUD encouraged grantees to target a small AGN so that their NSP3 dollars would have a visible impact on specific, selected neighborhoods.

General Restrictions on the Use of NSP Funds

NSP funds cannot be used to buy otherwise NSP-eligible properties from the pool of County-owned homes. This applies to Cities included in the AGN as well. That is, a local government

may not use NSP funds to pay itself. In a similar vein, the County may not use NSP funds to pay code enforcement or tax liens owed to the County (or included Cities) on otherwise NSP-eligible property. Applicable FDEO and HUD maximums on sales price and rent shall not be exceeded.

Fraud Mitigation

To mitigate the possibility of fraudulent activities or fiscal mismanagement related to real estate and financial transactions, the County has adopted a Fraud Detection & Prevention Policy.

3.2 NSP Eligible Homebuyers /Tenants

The County solicits potential homebuyers and tenants in various ways, and expects its partners to actively assist with this process. In addition, when applicable, the County will advertise the Notice of Funding Availability (NOFA) for NSP in a newspaper of general circulation and periodicals serving ethnic and diverse neighborhoods, at least thirty (30) days before the beginning of the application period. The advertisement shall contain the following information:

- i. Where individuals can gain access to an application,
- ii. The period during which applications will be received, and
- iii. Criteria for selection.

In addition to a notice of funding in the newspaper of general circulation and periodicals the County will post on its website www.hernandodownpayment.com the Notice of Funding Availability (NOFA).

As of the writing of this Plan, potential NSP homebuyers could obtain an application at County offices, as noted in advertisements and as updated on the County's website above. Currently this location is the County's Health & Human Services offices located at 20 North Main Street, Room 161, Brooksville, FL 34601.

As of the writing of this Plan, potential NSP tenants will apply through a County partner, using the partner's application. For more information and an application, potential NSP tenants should visit the County's website listed above, visit the County's Health & Human Services Department at the above address or contact the County partner.

The County reserves the right to change the above information at its discretion, depending on current NSP rules and any future rounds of NSP funding received. Potential homebuyers and tenants should visit the County's website or the County office above for the most current information.

NSP Eligible Homebuyers

General Requirements

Under NSP, the primary requirements potential homebuyers be income-eligible and have the ability to qualify for an NSP-eligible primary mortgage. Said primary mortgage must, at a minimum, have a fixed interest rate and a fixed term. No adjustable rate mortgages (ARMs), interest-only mortgages, other sub-prime mortgages, or any "unconventional" financing will be allowed. Other requirements may apply, depending on current NSP rules and at the County's discretion. At the time of application, potential homebuyers (homebuyers) shall submit a pre-

qualification letter from their chosen primary mortgage lender stating the maximum mortgage amount they are qualified to receive, the interest rate, the approximate monthly payment amount (based on the maximum mortgage amount), and any special terms and conditions the lender is imposing on the mortgage. The PA will review the terms of the mortgage for NSP eligibility and notify the homebuyer if there are any concerns at the pre-qualification stage. Even if the PA sees no immediate concerns with the pre-qualification letter, as the application process proceeds, the County reserves the right to request more information at its discretion.

With regard to income eligibility, homebuyers must have a household income that is at or below one hundred and twenty percent (120%) of the Area Median Income (AMI). Household income is determined using HUD's "annual income" approach, and using the current HUD income limit charts. Household income includes the current income of all household members over the age of 18, with the appropriate exceptions for full-time students.

Income eligibility shall be determined upon completion of application process.

Other requirements for NSP Eligible Homebuyers

- They do not have to be first-time homebuyers. However, homebuyers shall not own property that serves as their primary residence, in whole or in part, at the time of closing on the purchase of an NSP eligible property. Homebuyers must first or simultaneously sell an existing home and move to the new NSP property as their primary residence.
- They must be able to verify they have enough cash to close on their NSP property, including contributing a minimum of \$500 toward its purchase.
- They shall have their income and assets verified by the HRS and the PA, using third-party verifications as-needed.
- They must maintain the NSP property, and keep it free of any code violations.
- They must be able to continue to afford the cost of the mortgage and protect the County as a lender and recipient of NSP funds. They must have completed an eight (8) hour HUD-approved Homebuyer Education class prior to closing on an NSP property.
- They will be selected on a first come, first qualified, first served basis subject to funding availability. No other ranking or scoring process will be used. **Homebuyers will not be considered "qualified" until they receive a written award letter from the County.** The County will issue an award letter to eligible homebuyers who have submitted a complete application with all required supporting documentation. Further, being "qualified" as a homebuyer does not guarantee a homebuyer will be able to purchase any particular NSP property, as NSP real estate transactions must follow a normal and customary purchase process. Homebuyers are encouraged to work with a Florida licensed real estate professional with NSP experience.

Income Verification

As noted above, income eligibility is one of the key factors in determining NSP homebuyer eligibility. Because income eligibility is so critical, the County has a responsibility to verify all income. All income verifications will be in writing, using third-parties when applicable, and shall conform to current HUD and / or FDEO requirements, following the applicable sections of 24 Code of Federal Regulations (24 CFR). Homebuyers' projected income for the next 12 months is included in the overall income verification process, and so homebuyers may be asked to

provide additional documentation to assist the HRS and the PA in this calculation. Homebuyers shall submit written proof of income for all household members. Self-employed homebuyers may provide a copy of their tax returns from the previous two (2) years. In addition, self-employed homebuyers or their bookkeepers shall supply an income and expense report for the three months prior to the date application was made. Finally, as part of the income verification process, the HRS and the PA will perform any and all calculations necessary to determine if the homebuyer can afford the payments on the NSP property. These calculations will include, but not be limited to, front-end ratios, back-end ratios, and related figures. **The County reserves the right to request more information from any homebuyer on a case-by-case basis as-needed in order to verify income.**

Asset Verification

In conjunction with income verification, the County has a responsibility to verify homebuyer assets, so as to calculate income that may result from the ownership of said assets. All assets shall be verified, using third parties when applicable, for all household members in accordance with HUD guidelines, and any additional guidelines established by the County. Assets include, but are not limited to: checking accounts, savings accounts, certificates, stocks, bonds, and real estate. All income derived from assets will be included in the applicant's gross income amount.

NSP Eligible Tenants

As of the writing of this Plan, the County has elected to implement its NSP rental activities through partners. Therefore, the County's partners will be expected to generate an NSP-compliant application, and gather all necessary backup to verify income and assets. Individuals that are Hernando County residents will have priority in the selection process for rental units. Prior to tenants moving in to NSP rental properties, the HRS and the PA shall review and provide the partner with written approval on all partner-submitted tenant applications and associated backup. Further, if the partner is eligible for a developer fee on an NSP rental property, said developer fee will not be paid until the property is occupied by a County-approved NSP eligible tenant(s) as the tenant's primary residence.

In addition, partners shall demonstrate compliance with the following minimum requirements:

- Proof that household income was determined using HUD's "annual income" approach, and using the current HUD income limit charts. Household income includes the current income of all household members over the age of 18, with the appropriate exceptions for full-time students.
- Proof that the tenant(s) can afford the monthly rent being charged.
- Proof of primary residency by the tenant(s). Proof of primary residency shall be required, and acceptable proof will be solely at the County's discretion, but may include things like a current driver's license showing the NSP property address or a utility bill for the NSP property in the tenant's name.
- With regard to income eligibility, at move-in date, for regular NSP rentals, tenants shall have a household income that is at or below one hundred and twenty percent (120%) of the Area Median Income (AMI).
- For NSP set-aside rentals, tenants shall have a household income that is at or below fifty percent (50%) of the Area Median Income (AMI).

- Proof that the tenant(s) has signed a current, standard normal and customary Florida lease agreement. Month-to-month agreements are not allowed. The HRS and the PA shall review the terms of the lease prior to move-in to ensure there are no NSP ineligible requirements within it.
- Proof of annual recertification of tenant eligibility. The County will evaluate each tenant's situation on a case-by-case basis, and in compliance with the current annual monitoring plan established and agreed to by the County and the partner.

3.3 Deferred Payment Loans (DPLs)

General

The County provides NSP-funded financing for eligible activities to eligible partners and homebuyers in the form of zero-interest Deferred Payment Loans (DPLs). For purposes of this Plan, County partners are those individuals or entities the County has selected to assist with implementing NSP activities. County partners and their selection are covered more fully in the following sections of this Plan.

DPLs are zero-interest loans with deferred payments that become grants when and if the partner or homebuyer has satisfied all DPL criteria. The overall purpose of the DPL is to ensure long-term affordability. The term of the DPL is known as the "affordability period." The affordability period is defined as the length of time the property must be kept "affordable," i.e. occupied or owned by an NSP eligible individual / household as a **primary residence**. For partners who own NSP properties for homeownership, the affordability period is the period of time the partner owns the property and must resell it to an NSP eligible homebuyer. For homebuyers, the affordability period is the length of time they must live in the home. For partners who own NSP rentals, the affordability period is the length of time they must lease the property to NSP eligible tenants.

For homebuyers, the DPL is provided to address primary mortgage buy down, eligible closing costs, and in some cases, rehabilitation. Rehabilitation will be captured in a homebuyer's DPL when the homebuyer is not working through a partner and is purchasing a property directly OR at the discretion of the HRS and PA, when the situation warrants it. For partners, the DPL is provided to purchase and in some cases, rehabilitate properties. Rehabilitation on partner-owned property, when conducted and overseen by the County via the HRS and the PA, may or may not be captured in a DPL, at the County's discretion.

Terms

The County's NSP DPL amounts and lengths are governed by the HOME Investment Partnership Program (HOME Program, or HOME). The County expects its partners to be familiar or become familiar with the HOME Program, and will hold the partner responsible for ensuring the HOME affordability requirements are met, especially in the case of lease properties, but also as HOME requirements apply to all NSP-assisted properties. While HOME rules provide overall governance, DPLs shall include any NSP-specific State and Federal requirements. DPLs are not written down each year but are forgivable in their entirety at the end of their term. DPLs shall be recorded as either a primary or a secondary mortgage on an NSP property.

The County shall use the following affordability periods, based on HOME rules, using the amount of NSP assistance provided:

NSP Assistance Amount	Affordability Period in years
(NSP3) under \$15,000	5
\$15,000 - \$40,000	10
Over \$40,000	15
Demolition /Redevelopment	20

In the case of homeownership, where an NSP eligible homebuyer purchases a home directly (and is not working with a County partner) the term begins on the date of the closing.

In the case of homeownership, where an NSP eligible homebuyer is purchasing a home from a County partner, the DPL term begins at the date of closing.

In the case of partner-acquired property, the DPL term begins at the time of closing.

In all cases where NSP DPLs are used, the HRS and PA shall monitor and approve all properties, all homebuyer / tenant files, all forms and procedures, and all transactions before any NSP funding is approved or released.

In the event that a sole owner dies or both / all owners dies during the term of the DPL, at the County's discretion and based on recommendations from the HRS and the PA, repayment of the loan will not be required and the remaining DPL balance will be forgiven.

At any time, any approved, participating NSP partner shall be required to 1) use any sample forms or language provided by the HRS or PA, 2) submit any documents at any time for HRS and PA inspection and 3) coordinate with the HRS for site inspections or case file inspections before approval.

Restriction on the Deed

In addition to the DPL, the County, at its discretion, shall encumber certain NSP properties with a restriction on the deed ("deed restriction," for simplicity) for the entire affordability period. Deed restrictions primarily apply to partner-owned lease properties, but the County reserves the right to record a deed restriction on all NSP-assisted properties.

The HRS and the PA shall make the final determination and recommendation as to the need for any deed restrictions, and the language therein.

Repayment

The County will monitor possible triggers of DPL repayment with annual title verification using on-line County services through the Clerk of Court and Appraiser offices and through visits to NSP properties. The primary trigger of repayment is failure by homebuyers to use the property as their primary residence. For lease properties, the primary trigger of repayment is the failure by partners to ensure that their tenants are occupying the property as their primary residence. While not as common, other events may trigger repayment. Repayment of the full NSP award will be

immediately due to the County should the following events occur during the affordability period:

- Transfer of title.
- For lease properties, the property ceases to be occupied qualified tenant**.
- The property is refinanced without prior County consent.
- The homebuyer / partner fails to maintain the property consistent with the local and Florida Building Code.
- The homebuyer / partner fails to maintain required insurance.
- Other factors noted in the DPL, or as required by the NSP rules in effect as of the DPL's effective date, usually the closing date.

** Subject to a normal transfer interval, to be negotiated by the County with the partner and agreed to in writing via the County's annual monitoring plan for all lease properties.

3.4 NSP Eligible Properties

General

The County has identified the specific property types to be addressed with NSP, to include:

Single-Family Homes

Townhomes

Condominiums/Villas

As of the writing of this Plan, the County will not address mobile or manufactured housing with NSP funds under its current activities. *(Note that mobile or manufactured housing would be eligible under the "Demolition / Redevelopment" activity, should the County ever choose to implement it, and said activity is approved for implementation by FDEO or HUD, as appropriate.)*

In addition to the above, the County has established guidelines for itself, and its partners and homebuyers who are looking to purchase NSP eligible properties. Properties eligible for acquisition shall include:

- Properties located within the designated Area(s) of Greatest Need,
- Properties that have been fully foreclosed, or are otherwise distressed as defined in the most current FDEO / HUD guidance available. HUD expanded the definition of "foreclosed" to include certain short sales, certain blighted properties, and certain properties where the homeowner was at least 90 days delinquent on their mortgage. It is important to consult the most current HUD guidance when seeking to purchase properties that are not fully and traditionally foreclosed. The PA reserves the right to reject any property, even if it meets the HUD criteria, in the best interest of the County.
- Maximum sales prices - \$120,000 per property (homeownership and rental).
- Properties without pools.
- Properties not located in a flood zone.
- Properties with no evidence of contaminated drywall.
- Properties that are not occupied, either legally or illegally, other than certain short sales, which must be evaluated carefully for URA compliance, on a case-by-case basis.
- Properties that are being sold voluntarily.

- Properties that are purchased at 1% current appraised value, conducted by a Florida Certified Appraiser and dated within 60 days of offer of contract.
- Properties that will be used as the primary residence of the end homebuyer / tenant.

Priority will be given to properties that:

- Need only minor repairs, and where cost to repair them to standard condition does not exceed fifty percent (50%) of the appraised value.
- Were built in 1979 or after, thereby not having to meet lead-based paint or historical requirements.
- Are not near environmental or other hazards (like closed gas stations and noisy airports).
- Have ready and convenient access to personal, medical, and other services.
- Have “green” features, like extra insulation or upgraded windows.
- Do not have excessive liens, encumbrances, code violations, encroachments, and similar issues, as resolving such issues could cause the County not to meet NSP deadlines. *Note: Should any of the preceding have been initiated by the County, at the County’s discretion, when practicable, and when time permits, the County will work with the homebuyer or partner to clear the issues. For example, in the case of County code violations, when cost-feasible, the County will work to get the violations lifted so that the property can be purchased, and subsequently ensure the partner or homebuyer corrects the violations via either NSP-funded or homebuyer/partner-funded repairs.*
- Are free from high-cost features like docks, seawalls, Jacuzzis, or anything that would lead to high repair and maintenance costs.

Environmental Assessments

As a recipient of NSP funds the County will complete the environmental review (ENVRR) process outlined in 24 CFR 58. The County will review the categorical exclusions and related forms to determine if any project qualifies as either “Categorically Excluded Not Subject To (CENST)” or “Categorically Excluded Subject To” (CEST). A concurrent notice is required for any project that cannot be considered CENST.

A full environmental assessment may be completed to cover all activities. An unspecified site strategy may be used for the acquisition/rehabilitation of single-family housing units that have not yet been selected. A multi-family checklist must be completed for the acquisition / rehabilitation of multi-family units.

Site-specific environmental checklists for all NSP properties will be maintained in the files for the duration of the required record retention period, and made available to FDEO and HUD as required.

Other Criteria

Historical Significance

The County does not intend to purchase properties with NSP funds that are fifty (50) years old or older. In the rare event the County is asked to consider such a property, prior to any party (County, homebuyer, partner) making an offer on the property, the PA will review the public records from the Property Appraiser or Tax Assessor to document the age of the property. If the age of the property is fifty (50) years old or older, and the County, at its discretion, chooses to

proceed with its purchase, the property will be submitted to the State Bureau of Historic Preservation to determine if the property is historically significant. All requirements of the State Historic Preservation Board or local ordinance will be followed for properties that are deemed historically significant. **Homebuyers and partners shall not enter into a contract on any property that falls into this category without prior written approval from the County.**

Lead-Based Paint (LBP)

The County does not intend to purchase properties built before 1979 with NSP funds. In the rare event the County is asked to consider such a property, prior to any party (County, homebuyer, partner) making an offer on the property, the HRS and the PA shall review all the property in detail, and at their discretion and in compliance with NSP rules, authorize the necessary lead-based paint (LBP) testing. The real estate transaction can proceed, but the sales contract needs to reflect an LBP contingency that allows the County to cancel the contract based on the results of the lead-based paint testing.

Comment: See comment in CDBG section.

Other Due Diligence

Surveys, WDO inspections, title searches and all other normal and customary due diligence shall be performed on all properties prior to purchase. Proof of all normal due diligence having been performed is the responsibility of the homebuyer or partner. If NSP funds are to be used to pay for due diligence costs, procurement of the service providers shall follow County purchasing and NSP requirements.

Property Insurance

All property owners, whether homebuyers or partners, assisted under NSP shall purchase and maintain, for the term of the affordability period, appropriate homeowner's insurance including but not limited to liability, hazard, fire, casualty and flood insurance (when required).

3.5 Acquisition

This activity provides funds to acquire eligible properties for the purpose of rehabilitation and resale / lease to NSP eligible homebuyers / tenants whose household income falls at or below one hundred and twenty percent (120%) of the Area Median Income (AMI). *Note: While household income is a large factor in determining the NSP eligibility of a homebuyer or tenant, other factors are considered, as described above.*

Partners

NSP eligible properties are acquired through privately negotiated purchases between County partners and sellers, or legally authorized seller representatives. All terms of these private purchases must be approved by the County, and must meet the standard of normal and customary for the local real estate market. **It is the responsibility of the partner, and not the County, to demonstrate and document that all fees, points, commissions, and similar costs are "normal and customary" for the local real estate market.** Further, the PA shall review and approve all closing documents, including but not limited to, the HUD-1 form and all backup to it. "Junk fees" like realtor "transaction fees" will not be permitted. **The PA will request and shall be provided with any and all backup needed to approve the purchase of NSP property.** Failure by the partner to provide backup requested by the PA may result in the PA rejecting the purchase transaction.

The County provides funding to qualified partners via zero interest DPLs to purchase, rehabilitate and resell / lease eligible properties.

The County expects its partners to provide developer experience, housing experience and capacity to assist in the acquisition, repair and resale or lease of NSP properties. The definition of "partner" is very broad, and can include for-profit organizations, non-profit organizations, housing authorities, supportive services organizations, affordable housing organizations, municipalities, CRAs, public/private partnerships, community based organizations and any other organizations with relevant experience. Partners shall demonstrate related experience in the area of service proposed (homeownership, lease, or redevelopment). At the County's discretion, partners shall provide documentation of financial capacity to satisfactorily complete all awarded projects.

At the County's discretion, on a case-by-case basis, for NSP properties that have been inspected and deemed eligible by the HRS and PA, the DPL will include a maximum of all eligible acquisition (including eligible closing costs, including the selection of and any payments to a title company) and rehabilitation costs. Cost eligibility shall be determined by the HRS and the PA, in compliance with current FDEO and HUD NSP requirements, where applicable. **Partners shall obtain written approval in advance from the HRS and the PA to incur any and all acquisition and rehabilitation costs.** The partner shall comply with all NSP requirements. The County shall assist the partner in complying through the use of deed restrictions, DPL agreements and HRS/PA monitoring of partner activities.

Partners shall be solicited by the PA with HRS guidance through advertisement and through evaluation criteria, in compliance with the current County purchasing policy. RFQs and / or RFPs shall be the preferred method(s) of soliciting partners. The RFQ or RFP shall define NSP requirements and the criteria for ranking and selecting one or more partners subject to the recommendations of the HRS and PA. For resale properties, at a minimum, partners shall demonstrate the capacity to operate and maintain the NSP properties until resold for the duration of the affordability period if required, the ability to execute all lien agreements, the ability to obtain any credit, cash or other financing needed to close, repair and resell the properties. For rental / lease properties, at a minimum, partners shall demonstrate the capacity to operate and maintain the NSP properties until leased and for the duration of the affordability period, the ability to execute all lien agreements, and the ability to obtain any credit, cash or other financing needed to close, repair and lease the properties. For both resale and lease properties, the partner shall provide financial statements for five (5) years, and describe any leverage or other subsidy or other added benefit they will bring to the County's NSP.

For resale homes, at the time of the resale closing to an NSP eligible homebuyer, a new DPL shall be executed between the NSP eligible homebuyer and the County. The partner's DPL shall be terminated and any balance will be forgiven after the new DPL with the NSP eligible homebuyer has been signed, and liens have been recorded. The maximum NSP eligible homebuyer DPL shall apply as defined above.

Developer Fee

Once a partner-acquired property is successfully resold or leased, certain partners will be eligible to be paid a developer fee. Partners eligible to receive a developer fee must be under contract with the County as an NSP developer, and not as a sub-recipient. *Note: Partners working with the County under a sub-recipient agreement are not eligible to receive a developer fee.*

For those partners eligible to receive a developer fee, once a partner-acquired NSP property is resold or leased, partners must provide documentation to the County of occupancy as the primary residence by the NSP eligible homebuyer / tenant. Acceptable documentation of occupancy as the primary residence will be determined by the HRS and the PA, but could include things like proof of a homestead exemption being granted, a utility bill in the NSP eligible homebuyer's or tenant's name, the NSP eligible homebuyer's or tenant's drivers license updated with the NSP property address, and / or any documentation required by FDEO and / or HUD.

Developer fees shall be limited to 10% of initial contract sales price plus repair cost (total of both multiplied by 10%), but the County reserves the right to set the developer fee at a lower level at its discretion. Developer fees shall be proposed to the County by partners on a "per-project, flat fee" basis. "Per-project" can be one or more properties, depending on the project parameters.

The County's partners may request reimbursement for other costs incurred during the period of time the NSP property is partner-owned, subject to the County's discretion (e.g. lawn care, utility bills and other normal and customary carrying costs). To ensure costs will be reimbursed, the partners must obtain approval to incur them from the HRS and the PA in advance in writing.

Uniform Relocation Act

Acquisition of foreclosed or abandoned properties using NSP assistance triggers Uniform Relocation Act (URA) requirements. The URA acquisition requirements apply to anyone who uses NSP funds (or any Federal financial assistance) to acquire property including any agency, non-profit, or individual homebuyers who use federally funded financial assistance. To meet the requirements at 49 CFR 24.101(b)(1)-(5) (commonly known as the URA voluntary acquisition requirements), the owner of record must be notified in writing that federal financial assistance will be used in the transaction and that if an agreement cannot be reached through negotiation, that the acquisition will not take place. All NSP transactions must be voluntary. Any acquisition under possible threat of eminent domain cannot be considered a "voluntary acquisition" (even if the seller is willing to negotiate). No funds will be used in conjunction with properties that have been or will be acquired through eminent domain.

Rental Properties

Special rules apply to NSP rental properties, and so are called out separately here.

Rents must be kept affordable. The County has elected to ensure compliance with this requirement by requiring that partners charge NO MORE THAN the rents allowed under HUD's "Fair Market Rents." HUD updates and makes publicly available its Fair Market Rents annually. Partners are expected to have sufficient knowledge and expertise to comply with this requirement. *Note that the actual rent charged could be lower than the HUD Fair Market Rent, depending on the NSP eligible tenant's household income and other factors as noted herein.*

Partners are expected to have sufficient knowledge and expertise to review current HUD Fair Market Rents and ensure that the actual rent charged is affordable to households with incomes at or below 120% of AMI. Partners shall be accountable to the County for compliance with this requirement. Via the HRS and the PA, the County shall require partners to provide written documentation and support for the amount of actual rent being charged. Should the HRS and the PA determine the rent being charged is not in compliance with NSP requirements, the County shall require that the partner adjust the rent being charged to an NSP eligible amount. The partner shall also adjust prior rent already paid under the NSP lease if applicable, and issue the appropriate credit to the NSP eligible tenant. Should the partner choose not to comply, the County may invoke its right to call the NSP DPL and require immediate repayment of all NSP funds invested in the property.

While the County expects its partners to have sufficient expertise and knowledge in this area to calculate the appropriate amount of rent to charge, presented below is a guide to determining an affordable rent. Note these procedures are subject to change at the County's discretion, as-needed to comply with current FDEO and HUD rules.

Determining Affordable Rent

- For each home, household size will be assumed based on the number of bedrooms, as follows: efficiency = one person; 1-bedroom = one person; 2-bedroom = two persons; 3-bedroom = three persons; 4-bedroom = four persons.
- The Partner shall identify the current HUD income limits for the appropriate household size.
- The resulting income limit amount will be multiplied by NO MORE THAN thirty-five (35) percent to represent a MAXIMUM affordable housing payment.
- Using a schedule of utility allowances from the local housing authority OR a County-approved partner-generated schedule, the estimated amounts of the tenant-paid utilities shall be deducted from the MAXIMUM affordable housing payment amount. The result will be the maximum allowable rent.

3.6 Homebuyer Purchase and Rehabilitation Assistance

The County's NSP1 focused on homebuyer purchase and rehabilitation assistance for NSP eligible homebuyers wishing to purchase an NSP eligible home in the County as their primary residence. NSP eligible homebuyers were provided with funds to address closing costs, principal buy down and rehabilitation. The County assisted buyers with a maximum of \$50,000 for all purchase and repair assistance combined. Notwithstanding the preceding, purchase assistance (mortgage buy down and closing costs), was capped at 20% of the contract sales price. The BOCC had the authority to waive these caps based upon individual need or where these caps become a barrier to meeting the NSP program goals, AND the waiver would not violate any other requirements of the NSP program. NSP assistance was provided in the form of a zero-interest DPL. In addition to other terms of assistance defined herein, the total of all closing costs, down payment, mortgage buy down and rehabilitation shall be less than 50% of the total unit finished (after rehabilitation) appraised value.

The goal of the NSP homebuyer assistance program was to stabilize neighborhoods by providing for: 1) purchase and repair of NSP eligible homes as the primary residence of an NSP eligible homebuyer, 2) a goal of 80:20 loan to value ratios considering the primary mortgage only, and 3) after rehabilitation, properties that would need few repairs for the duration of the affordability period.

IMPORTANT!

PROSPECTIVE NSP HOMEBUYERS SHALL NOT ENTER INTO ANY 'CONTRACT FOR SALE AND PURCHASE' UNTIL THEY HAVE RECEIVED A NOTICE OF AWARD LETTER FROM THE COUNTY AND A NOTICE OF NSP PROPERTY ELIGIBILITY. BEFORE A REAL ESTATE SALES CONTRACT IS FULLY EXECUTED, THE COUNTY MUST APPROVE BOTH THE BUYER AND THE PROPERTY. PROSPECTIVE NSP HOMEBUYERS WHO ENTER INTO CONTRACTS BEFORE ALL APPROVALS ARE GIVEN DO SO AT THEIR OWN PERSONAL RISK. THE COUNTY ASSUMES NO RISK FOR PROSPECTIVE NSP HOMEBUYERS WHO ENTER INTO CONTRACTS ON PROPERTIES WITHOUT APPROVAL BY THE COUNTY OF BOTH APPLICANT AND PROPERTY.

3.7 Acquisition, Set-aside

Whether funded by FDEO or HUD, NSP rules require that a minimum of 25% of total NSP funds (initial allocation plus any program income) be "set-aside" and used to serve low-income households. Here, low-income is defined as those households having a household income that is at or below 50% of the Area Median Income (AMI). While the County reserves the right to address both homeownership and rental properties, and depending on current FDEO and HUD requirements, this activity is primarily targeted at lease properties.

Therefore, this activity provides funds to acquire eligible properties for the purpose of rehabilitation and resale / lease to NSP eligible homebuyers / tenants whose household income falls at or below fifty percent (50%) of the Area Median Income (AMI). *Note: While household income is a large factor in determining the NSP eligibility of a homebuyer or tenant, other factors are considered, as described above.*

Partners

NSP eligible properties are acquired through privately negotiated purchases between County partners and sellers, or legally authorized seller representatives. All terms of these private purchases must be approved by the County, and must meet the standard of normal and customary for the local real estate market. **It is the responsibility of the partner, and not the County, to demonstrate and document that all fees, points, commissions, and similar costs are "normal and customary" for the local real estate market.** Further, the PA shall review and approve all closing documents, including but not limited to, the HUD-1 form and all backup to it. "Junk fees" like realtor "transaction fees" will not be permitted. **The PA will request and shall be provided with any and all backup needed to approve the purchase of NSP property.** Failure by the partner to provide backup requested by the PA may result in the PA rejecting the purchase transaction.

The County provides funding to qualified partners via zero interest DPLs to purchase, rehabilitate and resell / lease eligible properties.

The County expects its partners to provide developer experience, housing experience and capacity to assist in the acquisition, repair and resale or lease of NSP properties. The definition of "partner" is very broad, and can include for-profit organizations, non-profit organizations, housing authorities, supportive services organizations, affordable housing organizations, municipalities, CRAs, public/private partnerships, community based organizations and any other organizations with relevant experience. Partners shall demonstrate related experience in the area of service proposed (homeownership, lease, or redevelopment). At the County's discretion, partners shall provide documentation of financial capacity to satisfactorily complete all awarded projects.

At the County's discretion, on a case-by-case basis, for NSP properties that have been inspected and deemed eligible by the HRS and PA, the DPL will include a maximum of all eligible acquisition (including eligible closing costs, including the selection of and any payments to a title company) and rehabilitation costs. Cost eligibility shall be determined by the HRS and the PA, in compliance with current FDEO and HUD NSP requirements, where applicable. Partners shall obtain written approval in advance from the HRS and the PA to incur any and all acquisition and rehabilitation costs. The partner shall comply with all NSP requirements. The County shall assist the partner in complying through the use of deed restrictions, DPL agreements and HRS/PA monitoring of partner activities.

Partners shall be solicited by the PA with HRS guidance through advertisement and through evaluation criteria, in compliance with the current County purchasing policy. RFQs and / or RFPs shall be the preferred method(s) of soliciting partners. The RFQ or RFP shall define NSP requirements and the criteria for ranking and selecting one or more partners subject to the recommendations of the HRS and PA. For resale properties, at a minimum, partners shall demonstrate the capacity to operate and maintain the NSP properties until resold for the duration of the affordability period if required, the ability to execute all lien agreements, the ability to obtain any credit, cash or other financing needed to close, repair and resell the properties. For rental / lease properties, at a minimum, partners shall demonstrate the capacity to operate and maintain the NSP properties until leased and for the duration of the affordability period, the ability to execute all lien agreements, and the ability to obtain any credit, cash or other financing needed to close, repair and lease the properties. For both resale and lease properties, the partner shall provide financial statements for five (5) years, and describe any leverage or other subsidy or other added benefit they will bring to the County's NSP.

For resale homes, at the time of the resale closing to an NSP eligible homebuyer, a new DPL shall be executed between the NSP eligible homebuyer and the County. The partner's DPL shall be terminated and any balance will be forgiven after the new DPL with the NSP eligible homebuyer has been signed, and liens have been recorded. The maximum NSP eligible homebuyer DPL shall apply as defined above.

Developer Fee

Once a partner-acquired property is successfully resold or leased, certain partners will be eligible to be paid a developer fee. Partners eligible to receive a developer fee must be under contract with the County as an NSP developer, and not as a sub-recipient. *Note: Partners working with the County under a sub-recipient agreement are not eligible to receive a developer fee.*

For those partners eligible to receive a developer fee, once a partner-acquired NSP property is resold or leased, partners must provide documentation to the County of occupancy as the primary residence by the NSP eligible homebuyer / tenant. Acceptable documentation of occupancy as the primary residence will be determined by the HRS and the PA, but could include things like proof of a homestead exemption being granted, a utility bill in the NSP eligible homebuyer's or tenant's name, the NSP eligible homebuyer's or tenant's drivers license updated with the NSP property address, and / or any documentation required by FDEO and / or HUD.

Developer fees shall be limited to 10% of initial contract sales price plus repair cost (total of both multiplied by 10%), but the County reserves the right to set the developer fee at a lower level at its discretion. Developer fees shall be proposed to the County by partners on a "per-project, flat fee" basis. "Per-project" can be one or more properties, depending on the project parameters.

The County's partners may request reimbursement for other costs incurred during the period of time the NSP property is partner-owned, subject to the County's discretion (e.g. lawn care, utility bills and other normal and customary carrying costs). To ensure costs will be reimbursed, the partners must obtain approval to incur them from the HRS and the PA in advance in writing.

Uniform Relocation Act

Acquisition of foreclosed or abandoned properties using NSP assistance triggers Uniform Relocation Act (URA) requirements. The URA acquisition requirements apply to anyone who uses NSP funds (or any Federal financial assistance) to acquire property including any agency, non-profit, or individual homebuyers who use federally funded financial assistance. To meet the requirements at 49 CFR 24.101(b)(1)-(5) (commonly known as the URA voluntary acquisition requirements), the owner of record must be notified in writing that federal financial assistance will be used in the transaction and that if an agreement cannot be reached through negotiation, that the acquisition will not take place. All NSP transactions must be voluntary. Any acquisition under possible threat of eminent domain cannot be considered a "voluntary acquisition" (even if the seller is willing to negotiate). No funds will be used in conjunction with properties that have been or will be acquired through eminent domain.

Set-Aside Rental Properties

Special rules apply to NSP set-aside rental properties, and so are called out separately here.

Rents must be kept affordable. The County has elected to ensure compliance with this requirement by requiring that partners charge NO MORE THAN the rents allowed under HUD's "Fair Market Rents." HUD updates and makes publicly available its Fair Market Rents annually. Partners are expected to have sufficient knowledge and expertise to comply with this requirement. *Note that the actual rent charged could be lower than the HUD Fair Market Rent, depending on the NSP eligible tenant's household income and other factors as noted herein.*

Partners are expected to have sufficient knowledge and expertise to review current HUD Fair Market Rents and ensure that the actual rent charged is affordable to households with incomes at or below 50% of AMI. Partners shall be accountable to the County for compliance with this requirement. Via the HRS and the PA, the County shall require partners to provide written documentation and support for the amount of actual rent being charged. Should the HRS and the PA determine the rent being charged is not in compliance with NSP requirements, the County shall require that the partner adjust the rent being charged to an NSP eligible amount. The partner shall also adjust prior rent already paid under the NSP lease if applicable, and issue the appropriate credit to the NSP eligible tenant. Should the partner choose not to comply, the County may invoke its right to recall the NSP DPL and require immediate repayment of all NSP funds invested in the property.

While the County expects its partners to have sufficient expertise and knowledge in this area to calculate the appropriate amount of rent to charge, presented below is a guide to determining an affordable rent. Note these procedures are subject to change at the County's discretion, as-needed to comply with current FDEO and HUD rules.

Determining Affordable Rent

- For each home, household size will be assumed based on the number of bedrooms, as follows: efficiency = one person; 1-bedroom = one person; 2-bedroom = two persons; 3-bedroom = three persons; 4-bedroom = four persons.
- The Partner shall identify the current HUD income limits for the appropriate household size.
- The resulting income limit amount will be multiplied by NO MORE THAN thirty-five (35) percent to represent a MAXIMUM affordable housing payment.
- Using a schedule of utility allowances from the local housing authority OR a County-approved partner-generated schedule, the estimated amounts of the tenant-paid utilities shall be deducted from the MAXIMUM affordable housing payment amount. The result will be the maximum allowable rent.

3.8 Land Banks

The purpose of this activity is to bring NSP eligible property back into productive use, generating tax revenue, raising property values and creating community amenities such as affordable housing and green space. For NSP purposes, a land bank will operate in a specific, defined geographic area, and any land banking plan will be comprehensive, and cover everything from acquisition, maintenance, assembly (where applicable), redevelopment, marketing, and disposition. Only land banks operated by approved partners shall be considered. The County does not desire or plan to directly acquire property, but instead work through partners for land banks where they may be utilized and approved by FDEO and / or HUD. Procurement of partners will follow the selection procedures outlined in the NSP Section, Acquisition.

3.9 Demolition and /or Redevelopment

The purpose of this activity is to address and improve areas affected by slum and blight by demolishing and redeveloping NSP eligible properties. Demolition and redevelopment of slum/blighted properties shall be for the purpose of providing eligible homeownership or lease

units. All conditions of this HAP and NSP apply for any redeveloped property. Additionally, all properties are subject to inspection and approval of the HRS and PA. Contractor, homebuyer, and tenant qualifications all apply, as defined herein, as do DPL and deed restrictions. Any NSP funds made available for this activity will be targeted to addressing code violations, code enforcement actions and blighted conditions where NSP eligible properties represent a danger or risk due to their condition. Examples can include entire subdivisions that are incomplete and foreclosed, but are suitable for NSP unit redevelopment to meet NSP goals. Such properties are at risk of becoming slum and blight due to being foreclosed, unfinished, and possibly not being maintained or secured. The HRS shall evaluate these conditions at each proposed site and make recommendations as to priority projects, seriousness of code violations, public risk and the greatest potential for neighborhood stabilization by addressing long-term problems or multiple sites in an area. The minimum affordability period for all redevelopment shall be 20 years. Other factors and requirements shall be at the discretion of the HRS and PA.

Procurement of partners and developer fees shall follow the procedures outlined in the NSP Section, Acquisition. Homebuyer and tenant qualifications shall follow the procedures outlined in the NSP Section, NSP Eligible Homebuyers / Tenants. Contractor qualifications and rehab procedures shall follow the requirements in the following sections of this Plan. **All procedures are subject to amendment at the discretion of the County**, and based on current NSP guidelines.

3.10 Responsibilities–NSP Vendors

During the course of NSP implementation, it will be necessary to engage the services of various vendors. Depending on County purchasing requirements and current NSP rules, vendor selection methods will vary. The County reserves the right to select any and all vendors using the most appropriate method, as determined by the HRS and the PA, and in compliance with County purchasing and NSP requirements. As a general rule, if NSP funds are not paying for a service, that service does not need to be procured by the County through official channels.

This section covers the most common vendors in NSP transactions, and their basic roles and responsibilities.

Florida Licensed Real Estate Professionals

It is the primary responsibility of our real estate professionals to identify NSP eligible properties on behalf of homebuyers and partners. Having identified eligible properties, and working closely with partner and / or homebuyers, real estate professionals then assist with most every aspect of negotiating the terms of the real estate transaction. The County expects participating real estate professionals to be familiar with the County's NSP, and to comply with all NSP requirements. Most real estate professionals also provide other services, like investment analyses and feasibility reviews for potential property acquisitions.

Primary Mortgage Lenders

It is the primary responsibility of our primary mortgage lenders to offer to our NSP eligible homebuyers fixed rate, fixed term loans: conventional, Federal Housing Administration (FHA), United States Department of Agriculture (USDA), or Veterans Administration (VA), or new

NSP-compliant loans. As part of this responsibility, primary mortgage lenders are expected to provide, in compliance with all County instructions and guidelines, complete application and income qualification process for all homebuyers. Primary mortgage lenders may be required to provide complete homebuyer files to the County, including all supporting documentation, at the County's request. In meeting their responsibilities, the primary mortgage lenders are expected to engage in all necessary interaction required for loan closings with other professional service providers, such as Real Estate Professionals, Appraisal Services, Title Agencies.

Florida Title Companies

It is the primary responsibility of our title companies to handle the actual closing of a real estate transaction. As part of this process, title companies are expected to:

- Assist with scheduling of closings,
- Have the ability to conduct closings at a place of the County's choosing within the legal boundaries of Hernando County,
- Ensure all appropriate mortgage documents are completed and executed (*including proper notices when required and applicable, as determined by the HRS and the PA, that this NSP-assisted transaction cannot be used for comparables in the future*),
- Prepare all necessary closing documents, review ownership encumbrance reports and address any outstanding title defects, coordinate the payments of all existing liens against real property,
- Provide title binders and insurance,
- Provide title insurance "name searches,"
- Provide disbursement of funds,
- When required, record all mortgage documents with the Clerk of Courts,
- Provide the HRS and the PA with summary/status reports for outstanding and or completed projects.

Title companies are further expected to provide all necessary interaction and coordination required for loan closings with other professional service providers, such as Real Estate Professionals, Primary Mortgage Lenders, and Appraisal Services.

Florida Certified Appraisers

It is the primary responsibility of our appraisers to provide quality and detailed appraisal reports on NSP eligible properties using a uniform approach. In meeting this responsibility, appraisers should identify comparables for cost estimates, establish values of real property, obtain plat maps and research zoning and flood data. Appraisers should also reconcile conflicting information from various data sources and engage in all necessary interaction and coordination required for loan closings with other professional service providers, such as Real Estate Professionals, Primary Mortgage Lenders and Title Companies.

Property Developers and /or Local Housing Organizations

At its discretion, the County may contract with a consultant/provider to assist in NSP implementation. Professional services rendered shall include, but not be limited to: identification of potential properties for acquisition, initial on-site inspection of units, market analysis, estimated probability of resale, title search and negotiation with banks/owners of identified properties, and working with the title company to prepare for closing. The consultant/provider must have experience in affordable housing programs and may not have

complaints against them filed with the Florida Department of Business and Professional Regulation. The provider/consultant must have experience in helping clients qualify for a first mortgage, inspections, closing coordination, scheduling appraisal inspections and other duties necessary to complete the purchase process.

Housing Inspectors

The County may contract with a consultant/provider for conducting home inspections to perform initial inspections prior to acquisition of any NSP eligible property. Initial inspection shall include a preliminary Scope of Work (SOW), including a rehabilitation cost estimate, in accordance with all applicable requirements outlined in and throughout this Plan.

3.11 Other items: Incentive-based Set-Aside

The State of Florida has created an Incentive-Based Set-Aside to promote the utilization of NSP dollars expeditiously. These funds are collected through the recapture of unobligated funds from the program. The County intends to use any funding from this set-aside for a homeownership program for eligible households, except where FDEO or HUD may require otherwise at the time of funding availability.

3.12 NSP Rehabilitation

As part of the implementation of the NSP activities described in the preceding sections, NSP funds will be used to finance the rehabilitation of NSP eligible properties.

Initial Inspection and Testing

Prior to entering into a fully executed sales contract, homebuyers and partners shall request an inspection and assessment of any property being proposed for purchase with NSP funds. The inspection will be conducted by the HRS, who will then report inspection results via a preliminary Scope of Work (SOW), with an estimated cost estimate, to the PA. At this stage, and before any rehabilitation work is initiated on any NSP property, the HRS, working with the PA, will review all local records to determine if there are any code violations on said property, and if there are any liens on the property for such violations. Also at this stage, for the purpose of determining NSP eligibility, the HRS may recommend or order (with PA approval) and oversee various tests and inspections, as part of completing the SOW. Such tests and inspections could include, but are not limited to: electrical, plumbing, roofing, septic, HVAC, lead-based paint (when required), or termite (or other wood-destroying organisms). The HRS will search public records for any open permits or other construction-related liens on the property as well. **The homebuyer or partner will be responsible for all of these costs if required to be paid outside of and prior to closing**, but can be reimbursed for these costs (even if they do not ultimately close on the property) by invoicing the County, given that the homebuyer or partner obtained prior written approval from the PA to do so. If the property closes, all eligible costs paid at closing can be included in the NSP DPL, provided such costs do not cause the DPL to exceed the maximum allowable amounts.

Homebuyers or partners are encouraged to make available other sources of funds or leverage to address additional costs. If necessary to facilitate the primary mortgage, the seller may be

responsible for making necessary repairs prior to closing. The HRS will consult with the PA and make the final determination of repairs and responsibility for those repairs in the best interest of the program. If the total cost or other barriers to closing on the unit become too cumbersome to meet NSP requirements, the HRS may reject a unit in favor of more feasible, eligible units at any time.

If the HRS and the PA determine that repair needs are NSP eligible and feasible, the PA may release an approved, income qualified homebuyer / partner to enter into a fully executed contract for purchase. **The HRS and the PA reserve the right to require additional NSP forms or sales contract language to protect the program and ensure compliance.**

Rehabilitation Standards

Taking into account the foregoing, rehabilitation work will commence as soon as possible after closing, with a goal of work commencing within 10 working days and being complete within 45 calendar days. Rehabilitation work shall be undertaken by licensed and insured general contractors and will target code violations, health/safety repairs, energy efficiency and other minor repairs. Cosmetic repairs are only eligible if they address code-related restoration, are for eligible green improvements, or can be addressed as part of the foregoing in a cost-effective and timely manner, such as painting or driveway repairs. Luxurious elements such as pools are not eligible for rehabilitation work, and further, the cost of demolishing and redeveloping luxury elements like pools must be factored into the total rehabilitation cost and evaluated for feasibility within the allowable budget.

Where HUD/FHA 203K financing is needed and approved by the HRS and PA, the PA shall have flexibility in adjusting the repair procedure to meet the current approved HUD/FHA 203K model. 203K funded inspections and write ups shall not be duplicated, but shall be monitored and supplemented where appropriate to ensure NSP compliance and satisfactory completion of all code, safety and green measures needed to protect homebuyer or partner and the County. If completed by a third party, the 203K funded assessment/write-up and inspection reports shall be submitted to the County for approval before closing and before final payment respectively.

Each property acquired and rehabilitated with NSP funds will be monitored and inspected by HRS and the PA through the rehabilitation process to ensure that upon completion, the property will meet all local, State, and Federal building codes and standards, whichever is most stringent with regard to each code-related item.

Where applicable, the HRS, together with the PA, will ensure that appropriate "green," efficiency, and Americans with Disabilities Act (ADA) standards are also met.

When required, the HRS will coordinate testing for lead-based paint (LBP). Should lead-based paint be detected, the County will comply with the Lead Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, M and R of this title.

Lead-based paint will be addressed for all units constructed prior to 1979 and receiving repairs that exceed \$5,000 as follows:

- All damaged paint surfaces will be repaired.
- The entire property will be evaluated by a risk assessment.
- Properties needing repairs between \$5,000 and \$25,000 will have all lead hazards addressed by interim controls using lead safe work practices.
- Repairs above \$25,000 will have all lead hazards, as identified by the risk assessment, abated. Lead hazard reduction will be performed in a manner consistent with the findings in the risk assessment report (§35.1320).

Green Technology and Energy Efficiency

To the extent practicable and cost-feasible, the County shall require all housing construction to incorporate modern, green building and energy-efficiency improvements in all NSP activities to provide for long-term affordability and increased sustainability and attractiveness of housing and neighborhoods. Basic green requirements will include things like energy efficient appliances and lighting, and high efficiency HVAC systems.

In addition, to the extent practicable and cost-effective, and allowing the HRS and the PA flexibility to amend these requirements should there be upgraded, improved, and less-expensive options available (e.g., if “Energy-Star” is superseded or otherwise made obsolete by future inventions or improvements), the County will require:

1. Any appliances replaced / installed shall be “Energy Star.”
2. Any door / window replaced / installed shall be “Energy Star.”
3. Any lighting fixture replaced / installed shall be “Energy Star.”
4. Rehabilitated homes shall be “weatherized,” and at a minimum shall include attic and floor insulation, as well as sealing all exterior walls. Other weatherization activities are at the discretion of the HRS and PA.
5. Any replaced / new HVAC unit shall have a SEER rating of at least 14.

Scope of Work (SOW)

Using the preliminary Scope of Work already created, the HRS shall prepare and submit to the PA a detailed SOW specifying the improvements needed to bring the unit up to preceding Rehabilitation Standards. The SOW will contain a detailed description of all repairs needed for the property and an estimate of the associated costs. Upon the review and approval of the PA, the rehabilitation work can be put out for bidding. Until the rehabilitation work is awarded to a contractor, all cost estimates shall be kept confidential.

Contractor Solicitation

The County will maintain an open application period on its NSP website to recruit interested contractors. The application will be provided to any interested General Contractor and is available year-round. Additionally, the County will provide for an initial public notice for the solicitation of contractors. Said notice shall also be posted in the appropriate County office, currently the County’s Health & Human Services Department. Any appropriately licensed and insured General Contractor who wishes to participate in the program may submit an application. Once an application is deemed complete by the County, meaning the application has been completed in its entirety and all supporting documentation requested by the County has been

submitted and approved as sufficient, the County will perform a detailed review and vetting process on the General Contractor.

Based on the approved applications received, the County will establish and maintain a list of eligible, approved contractors for bidding on all phases of a program. Only those contractors who are so listed will be considered for work on a program. Establishment of this list will include maximum outreach to allow for utilization of qualified local vicinity, and minority contractors

The County will make every effort to notify contractors residing or maintaining offices in the local area through public notices, as part of complying with Federal Section 3 and Minority-Owned Business Enterprise (MBE) requirements. This special effort will be based upon the list of contractors licensed in the jurisdiction including residential, building and general contractors. Letters sent to contractors, or solicitation advertisements, will be placed in the appropriate program file. In addition to active efforts to comply with Federal Section 3 and MBE requirements, the County will follow all NSP requirements in its advertising and will promote fair and open competition.

The contractor listing will include all contractors who apply and are determined eligible based upon program qualification standards.

Maintenance of a pool of competitive, qualified, and capable contractors is essential to program completion.

Contractor Eligibility

In order to participate in NSP, a contractor must be approved as eligible by the HRS, the PA, and the BOCC. In cases where there is uncertainty about a contractor's eligibility, and given that it does not violate NSP rules, the current purchasing policy of the County will be used to determine eligibility of the contractors.

Basic contractor qualifications include:

- Current license(s) with the appropriate jurisdiction.
- A satisfactory record regarding complaints filed against the contractor at the State, Federal or local level.
- Insurance:
 - a. Contractor's Public Liability Insurance in an amount not less than \$1,000,000 coverage
 - b. A certificate evidencing Worker's Compensation insurance in statutory limits in accordance with Florida law.
 - c. A certificate evidencing Auto Insurance, including bodily injury, in an amount not less than \$1,000,000 per accident.
 - d. A certificate evidencing General Liability insurance covering bodily injury, including death and property damage, in an amount not less than \$1,000,000 combined single limit per occurrence.

Copies of certificates shall be provided to the PA. The Contractor shall provide the PA with a certificate of insurance from the insurer guaranteeing thirty (30) day notice to the Housing Rehabilitation Program before discontinuing coverage.

- A satisfactory credit record, including:
 - (b) References from two (2) suppliers who have done business with the contractor involving credit purchases.
 - (b) References from three (3) subcontractors who have subcontracted with the contractor.
 - (c) The ability to finance rehabilitation contract work so all bills are paid before requesting final payment.
- Satisfactory references from at least three (3) parties for whom the contractor has performed construction work.
- Absence from any list of debarred contractors issued by the Federal or State DOL, HUD or FDEO.
- Acceptance of all program requirements, including, but not limited to Section 3 goals and reporting, MBE goals and reporting and where applicable, prevailing wage requirements.

The HRS and the PA will ensure that current and past performance of the contractor are satisfactory based upon readily available information, and reserve the right to check any reliable source to establish such determination.

The HRS and the PA will explain to the contractors their obligations under Federal Equal Opportunity regulations and other contractual obligations at all pre-bid conferences. Program procedures, such as bidding and payment are also explained to the contractors.

Contractor Disqualification

Contractors may be prohibited or removed from program participation for:

- Poor workmanship, use of inferior materials, or overall inability to perform quality work.
- Evidence of bidding irregularities such as “low-balling” (submitting an unreasonably low bid in the hopes of increasing the bid amount through change orders once construction has commenced), bid rigging, collusion, kickbacks, and any other unethical practice.
- Failure to abide by the Scope of Work (SOW), failure to complete SOW (and bid) accomplishments, and any attempts to avoid specific tasks in attempts to reduce costs.
- Failure to pay creditors, suppliers, laborers or subcontractors promptly and completely.
- Disregarding contractual obligations or program procedures.
- Loss, cancellation and or termination of license(s), insurance or bonding.
- Lack of reasonable cooperation with owners, rehabilitation staff or the others involved in the work.
- Abandonment of a job.
- Failure to complete work in a timely manner.
- Inability or failure to direct the work in a competent and independent manner.
- Failure to honor warranties.
- Ineligibility to enter into federally or state assisted contracts as determined by the U.S. Secretary of Labor, HUD, E-Verify or FDEO.
- Other just cause that would expose the County, the program or owner to unacceptable risk.
- Failure to respond to a minimum of three (3) consecutive requests for bids.
- At the contractor's request.

The County may disqualify any General Contractor with a known record of discriminatory employment practices or who appears on HUD's list of debarred contractors. Contractors will be expected to comply with all applicable equal opportunity and civil rights laws and regulations.

Bidding

For NSP, the bidding process can be started prior to closing, based on the professional judgment and at the discretion of the HRS and the PA, in the best interest of keeping the program moving forward. However, bidding can also commence after the property is closed and the partner or homebuyer has taken title.

Bidding of potential units is conducted by the HRS in conjunction with the County partners when applicable. Partners / homebuyers have the right to remove any contractor(s) from the list of prospective bidders for their property as long as at least three (3) eligible contractors are allowed to bid. The partner or homebuyer must be willing to justify the removal of contractor(s) from the bidding list, and may also request additional contractors as bidders. If these additional contractors submit the contractor application, are approved by the PA and are otherwise eligible, they may be added to the bidders list and bid on the housing rehabilitation work. The HRS makes maximum effort to ensure participation by minority and/or Section 3 owned contracting firms. In compliance with this Plan and County policies governing the qualifying, approval, and award process, the HRS shall recommend contractors and other necessary vendors (lead based paint, asbestos, title search, mold, appraisal, land survey, environmental, etc) for work the HRS recommends or the program requires on eligible properties.

No partner, homebuyer, or immediate relative of the same, either personally or corporately, shall serve on their own property, as a contractor or sub-contractor to be paid with NSP funds, nor shall they be paid for their own labor with NSP funds.

A notice will be sent via email, fax or mail to each eligible bidder to inform them of all bidding notices. Bidding notices will also be posted at the appropriate County office, currently the Health & Human Services Department. Newspaper advertising for individual jobs is not performed, as contractors must be pre-qualified.

Each contractor is required to attend a pre-bid conference held at the house to be rehabilitated. Failure to do so will result in automatic rejection of his/her bid(s) for the house(s).

No contractor or contracting firm will contact the HRS after the mandated question and answer period established in the notice to bidders has passed. Failure to abide by this regulation will result in rejection of the violating firms' bids.

Sealed bids will be opened at a public bid opening. The HRS will generally recommend that the contract be awarded to the lowest responsible bidder within plus or minus fifteen percent (15 %) of the cost estimate. Bidding procedures will adhere to County purchasing policy. Bids below the 15% threshold will be reviewed and are not automatically disqualified.

The County reserves the right to reject any and all bids and to award in the best interest of the owner and the County. The owner must approve the bid award prior to signing contracts.

Each new contractor to the program must satisfactorily complete rehabilitation (or demo / replace) on one unit before receiving any additional contracts. No contractor will be allowed to have more than three (3) jobs under construction at one time without consent of the PA unless:

- 1) The anticipated date of commencement is after the scheduled and estimated date of completion of current jobs; or
- 2) The contractor has demonstrated, through past performance, his/her ability to satisfactorily complete multiple contracts in a timely manner thereby causing no impact on project quality, project deadlines and program completions.

This rule may be waived by the PA if it is determined that there is an inadequate pool of qualified bidders, if the other bids are excessive, or if other extenuating circumstances arise. The County shall monitor all bids and awards of contractors before closing and any payments are released. The County will ensure that there is open and fair competition and for Section 3 and MBE goals prior to award of bids.

Contracting and Commencement of Construction

For NSP, no construction work shall commence until the property is closed and the new owner (whether partner or homebuyer) has taken title.

Prior to the execution of the DPL and the construction contract, the HRS presents each case to the PA. The DPL amount, contract amount, and contractor are all approved by the PA. The construction contract is then executed between the homeowner and the contractor. The DPL is executed by the PA on behalf of the County simultaneously with the construction contract, with the three (3) day rescission period running simultaneously for both legal agreements.

For all units, the DPL and the Notice of Commencement (NOC) are recorded immediately. NSP funds can be used to pay for DPL recording costs. The filing of the Notice of Commencement shall be the responsibility of the Contractor.

The Notice to Proceed (NTP) is issued to the contractor as soon as possible after the rescission period elapses. The contract time of performance (generally 25 –45 days for rehabilitation and 90 to 180 days for replacement / redevelopment) begins with issuance of the Notice to Proceed. The HRS shall recommend the appropriate contract period based on the type, size and complexity of the work.

Construction Progress Inspections

Periodic inspections of the rehabilitation construction are performed by the HRS and the PA throughout the contract period. These inspections are conducted to assure compliance with the contract standards for workmanship and materials, to detect any unauthorized deviations and to identify necessary changes to the contract work in its early stages.

Change Orders

Any additions to, deletions from, or changes in the construction contract work, time, or price must be approved in a written change order before the additional work is started. The change order is executed by the contractor and is approved by the HRS, the owner and the PA. Change

orders may be issued to correct code deficiencies or to obtain any other desired change in the work due to unforeseen repair needs. NSP funds can be used for change orders that correct eligible code violations, as determined by the HRS, found after construction begins. Additional work that exceeds the maximum NSP allowable rehabilitation budget or addresses non code-related changes will be at the owner's expense.

Payment

Where 203K financing is used, 203K requirements shall govern release of payments. The County shall monitor the work and the inspections provided by the 203k program before payments are made to the contractor. The 203K lender shall be notified of this requirement before closing.

Regular NSP rehabilitation contracts of \$25,000 or less will not be paid until the contractor has completed the job. Contracts in excess of \$25,000 allow a partial payment upon satisfactory completion of 60% and 100% of the construction work (less punch list items), with a retainage of 20% of the completed contract amount. Depending on extenuating circumstances and contract balance, more or fewer partial payments may be authorized at the recommendation of the HRS for approval by the PA.

Construction Completion /Percentage of Funds Paid

> 60% / 0 %

60 % / 40%

100% / 80%

Final payment will be made as noted below.

Approval of a partial payment requires:

1. A determination by the HRS that the claimed percentage of completion of the work has been satisfactorily completed. Payment will be issued for the amount claimed less retainage depending on the physical progress as long as the contract funds remaining are sufficient to complete the work in the event of default by the contractor.
2. Approval of the work by the owner and/or PA.
3. An affidavit from the contractor stating that there are no claims for unpaid goods and/or services connected with the job and all laborers, suppliers and subcontractors have received just compensation for their goods and services up to the date of the request (as evidenced by full or partial waiver of lien from subcontractors).

The final payment approval requires:

1. Acceptance of all work by the property owner, the HRS and the PA. When required, the County Building Department must also accept all work.
2. Submission of all manufacturers' and other warranties (e.g., appliances, roofing, extermination, contractor's warranty covering the entire scope of work and any change orders for a minimum one year, etc.).
3. Waivers of liens from all subcontractors, all parties who were not paid when the contractor received partial payment, and from any other party supplying notice.

4. A certificate of occupancy or final approval from the Building Department to show compliance of the rehabilitation work with the locally adopted building (and other applicable) code requirements.
5. Completion of all punch-list items.
6. An affidavit from the contractor stating that all bills have been paid and there are no claims for subcontracted jobs or materials, or any outstanding Notices to Owner.

If the owner refuses to authorize payment due to a dispute with the contractor, the PA may recommend disbursement without the owner's approval if the claim is shown to be without merit or inconsistent with policies and the goal of the program. Such disbursement shall be issued only after the PA has reviewed the facts and circumstances involved in the dispute and has determined that the owner's refusal to issue payment is without just cause. If a person or party feels that his/her complaint has not been sufficiently addressed by the HRS or PA, an appeal may be made to the Citizen's Advisory Task Force (CATF) in accordance with the County's CDBG Citizen Participation Plan. If a response satisfactory to the aggrieved is not issued by the Committee, an appeal may be made to the BOCC. The BOCC has the authority to uphold, rescind or reverse a previous CATF determination.

An appeal of the local determination/decision made by the BOCC should be filed with FDEO or HUD, as set forth in the County's CDBG Citizen Participation Plan. Sufficient documentation to this effect shall be placed in the case file.

Disputes and Contract Termination

Regarding disputes, and as authorized and outlined in the construction contract, the owner and/or the County has / have the right to stop work and terminate the contract.

Follow-Up

After completion of the contract, it is the owner's responsibility to notify the contractor in writing of any defect in the work or material. The owner(s) shall make themselves available to the contractor to resolve all and any issues that might facilitate completion. The owner is also requested to notify the HRS and the PA of any complaints to the contractor so assistance in follow-up can be provided. If the contractor does not respond to the written complaint within a reasonable time frame and in a satisfactory manner, the HRS will verify the complaint and report it to the PA. If the PA judges the complaint to be valid, he/she will send a written request for warranty service to the contractor and a copy to the owner. **Contractors are required to warranty ALL WORK for a period of at least one year following contract close-out (date final payment is issued) and provide applicable appliance and material manufacturer warranties.** The contractor will then take action as monitored by the HRS and the PA. Upon receiving notice that the complaint has been satisfied, the HRS will inspect the work and make such note in the case file. Failure to resolve complaints shall be justification for removing a contractor from participation with the program.

3.13 NSP Program Income

The County will comply with all HUD and FDEO rules regarding the application of Program Income. To that end, the County has adopted a Program Income (PI) Plan. The PI Plan is intended as a guide, to allow flexibility for the PA to apply PI in the best interest of the County in compliance with all HUD and FDEO rules.

This Housing Assistance Plan and its Operational Procedures is adopted this 13 day of Nov., 2012


Wayne D. [Signature] Chairman

ATTEST:

Karen Nicolai

Karen Nicolai
Clerk of the Court

[Signature]

APPENDIX A

CDBG RANKING CRITERIA

Applicants must complete and submit all required information on all household members for a determination of income eligibility and must be willing to execute all necessary documents on a timely basis.

The application process shall have a noticed cut-off date for the receipt of applications. Applications received by the noticed cut-off date will be considered on a 'first-come, first-qualified, first-served' basis.

Applications received after the noticed cut-off date will continue to be considered on a 'first-come, first-qualified, first-served' basis as alternates after the primary list of applicants has been considered and exhausted, where sufficient funds remain to address more units. This means the applicant has complied with all program criteria and has furnished all required documentation, and the housing unit has been deemed eligible. Income qualification and unit qualification both apply. For example, an applicant might complete their file and is qualified, but the unit is in the flood plain or is historic, and insufficient funds remain to address those issues. However, the next applicant who is 'first-come, first-qualified, first-served' qualifies and only needs roof and window repairs, and there are sufficient funds remaining to address these issues.

Applicant Qualification Criteria and Requirements

Applicants will not be considered for award until they:

- Have submitted a complete application.
- Have provided all supporting documentation required by the application, along with any documentation requested by the HRS and the PA.
- Have been found by the HRS to be income-eligible.
- Can document clear and/or unencumbered title to their primary residence.

The final hurdle prior to being served is for the applicant's primary residence to be qualified as feasible for rehabilitation or replacement. At the discretion of the HRS, the applicant's primary residence will be inspected and qualified / disqualified during or after all the foregoing steps have been completed.

Income-eligible applicants are those applicants with household incomes that fall at or under 80% of the Area Median Income (AMI). Income eligibility is determined by using the total household gross income and shall be determined upon completion of application process.

Applicant Selection Criteria and Requirements

Applicants will be selected on a first-come, first-qualified, first-served basis and will be documented by the individual(s) receiving the applications by date and time stamp. Assistance is subject to funding availability. No other ranking or scoring process will be used.

Applicant Priority

While the County will be using a first-come, first-qualified, first-served basis for selecting applicants for CDBG funding, the County recognizes there are times when priority must be given to certain underserved groups or to meet CDBG requirements.

CDBG rules require that a certain number of very low income (30% AMI) applicants be served. Therefore, priority will be given to these applicants until the required number of very low income units has been satisfactorily addressed in accordance with the CDBG award agreement with FDEO.

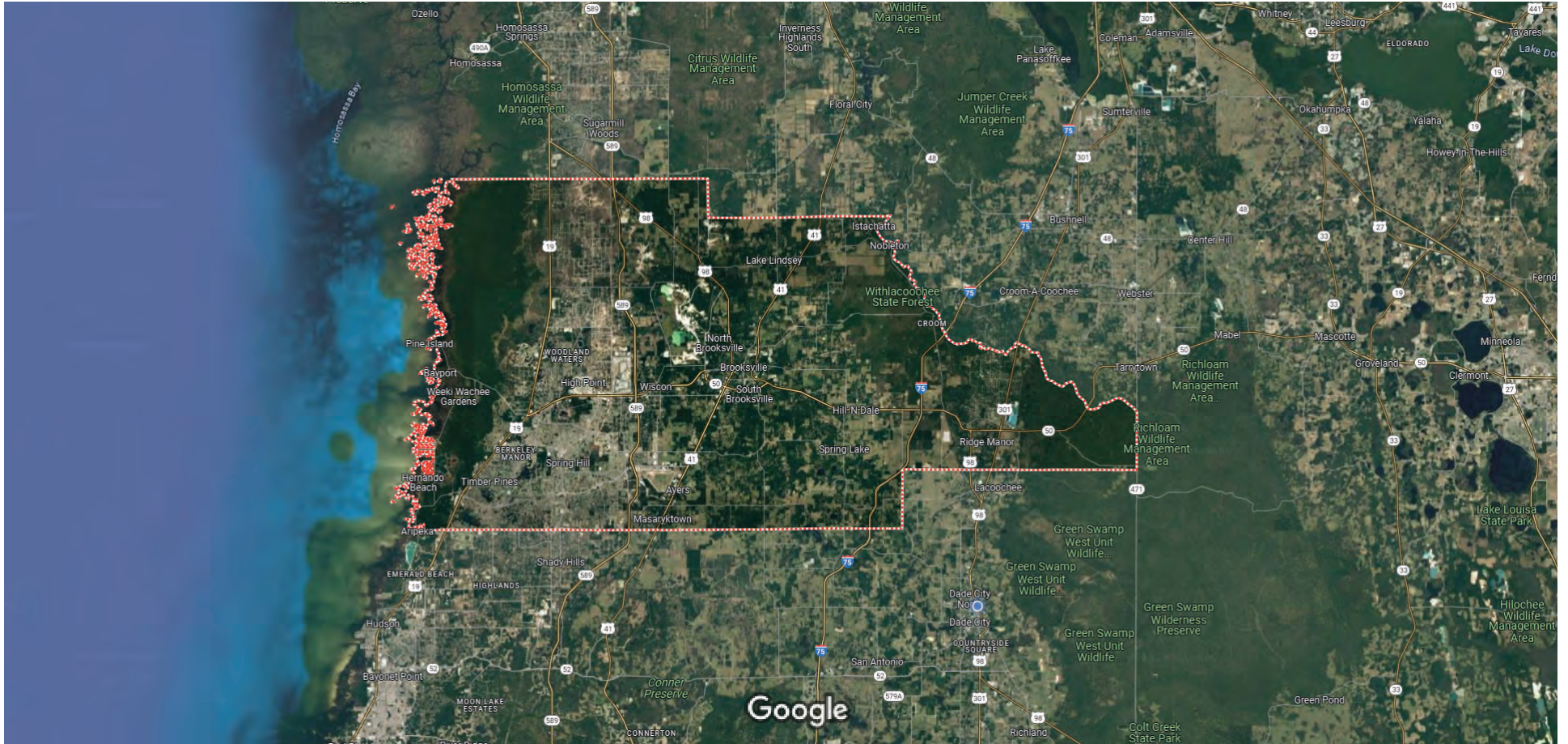
In addition, per the County's award agreement with FDEO, other priority groups will be allotted a certain number of "slots." Priority will be given to applicants who fall into one or more of the following categories until all priority slots have been filled, following "first-come, first-qualified, first-served:"

- Applicants who are elderly (Greater than 62 years of age)
- Applicants who are handicapped/disabled (with acceptable proof of handicap/disability)
- Applicants who are veterans of any war as declared by the Congress of the United States of America.
- Applicants who are the spouse or child of a deceased veteran of any war as declared by the Congress of the United States of America.
- Applicants who are on active military duty in any branch of the United States Armed Forces.
- Applicants who are living in conditions that are dangerous or unhealthy, as determined by the HRS and the PA.

Notwithstanding the above, these other applicant priority consideration factors will also take effect in the event that applicants simultaneously submit an application and it is not discernible by the individual(s) receiving the application which applicant entered the facility to submit the application first, or in the event that the applicants enter the facility to submit the application at the same time and there is only one individual to receive the applications causing one person to have a later date and time stamp on their application.

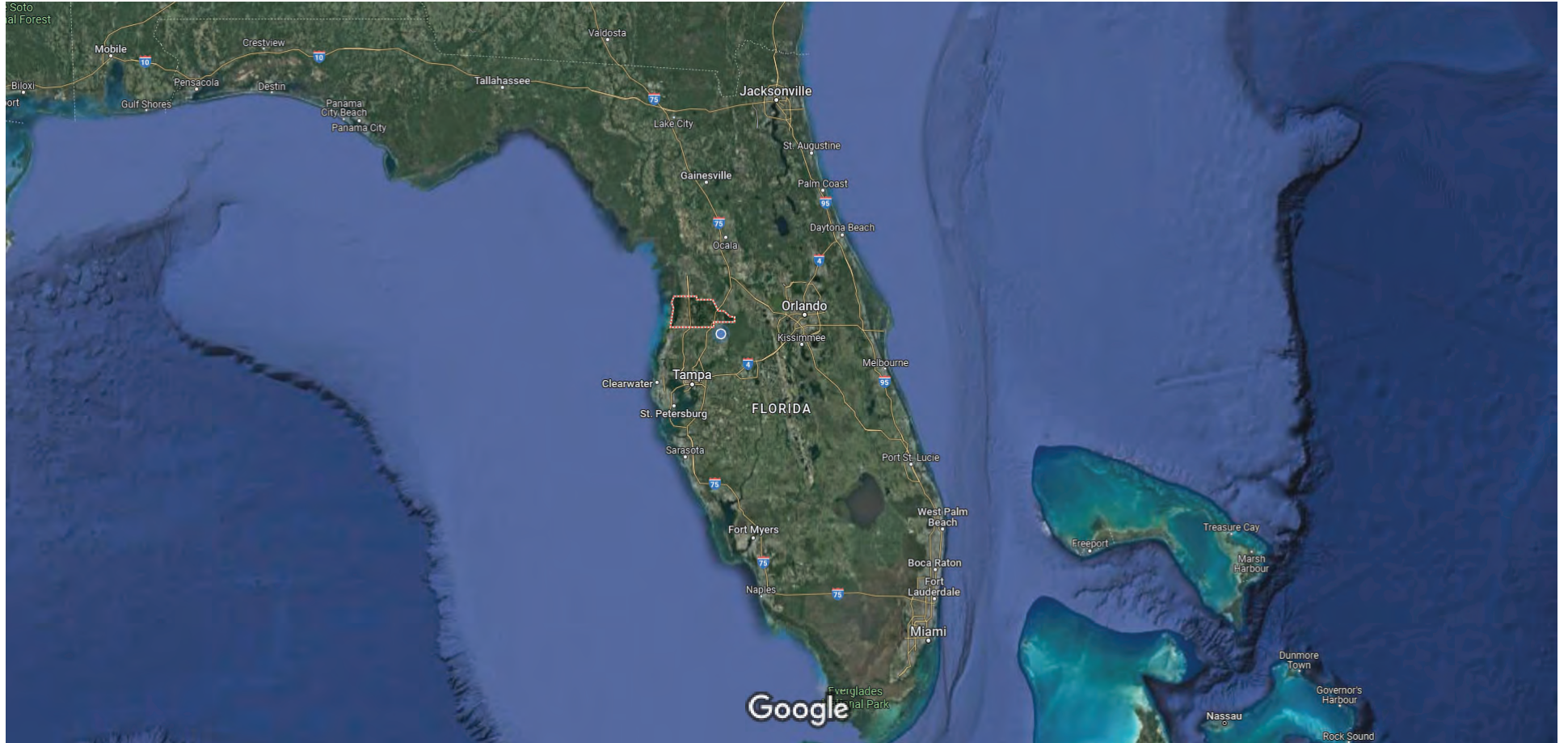
In addition, if the HRS, in consultation with the PA and other applicable County/City Departments (Housing, Building, Fire, Health Department or Code, etc) it is determined that one applicant's housing unit poses a greater hazard to health and safety than another's, the applicant at greater risk of physical harm may be given priority (i.e. roof replacement would take precedence over a window repair).

Hernando County



Imagery ©2024 TerraMetrics, Map data ©2024 Google 2 mi

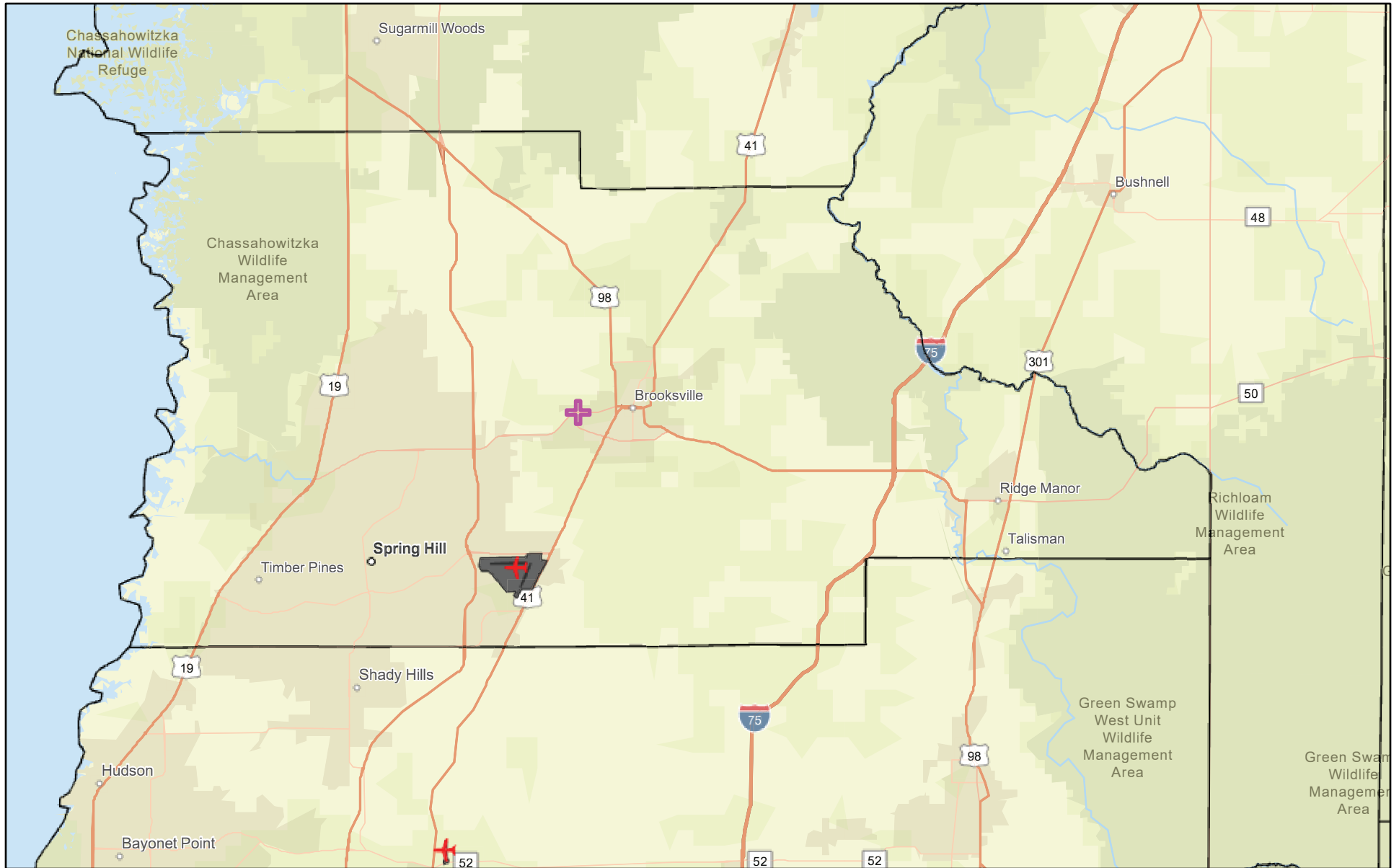
Google Maps Hernando County







Imagery ©2024 TerraMetrics, Map data ©2024 Google 50 mi

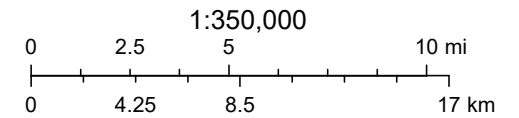
TAB 3
AIRPORT HAZARDS

Airport Locations



January 26, 2024

-  Search Result (point)
-  Airport Points
-  Airport Polygons
-  Counties



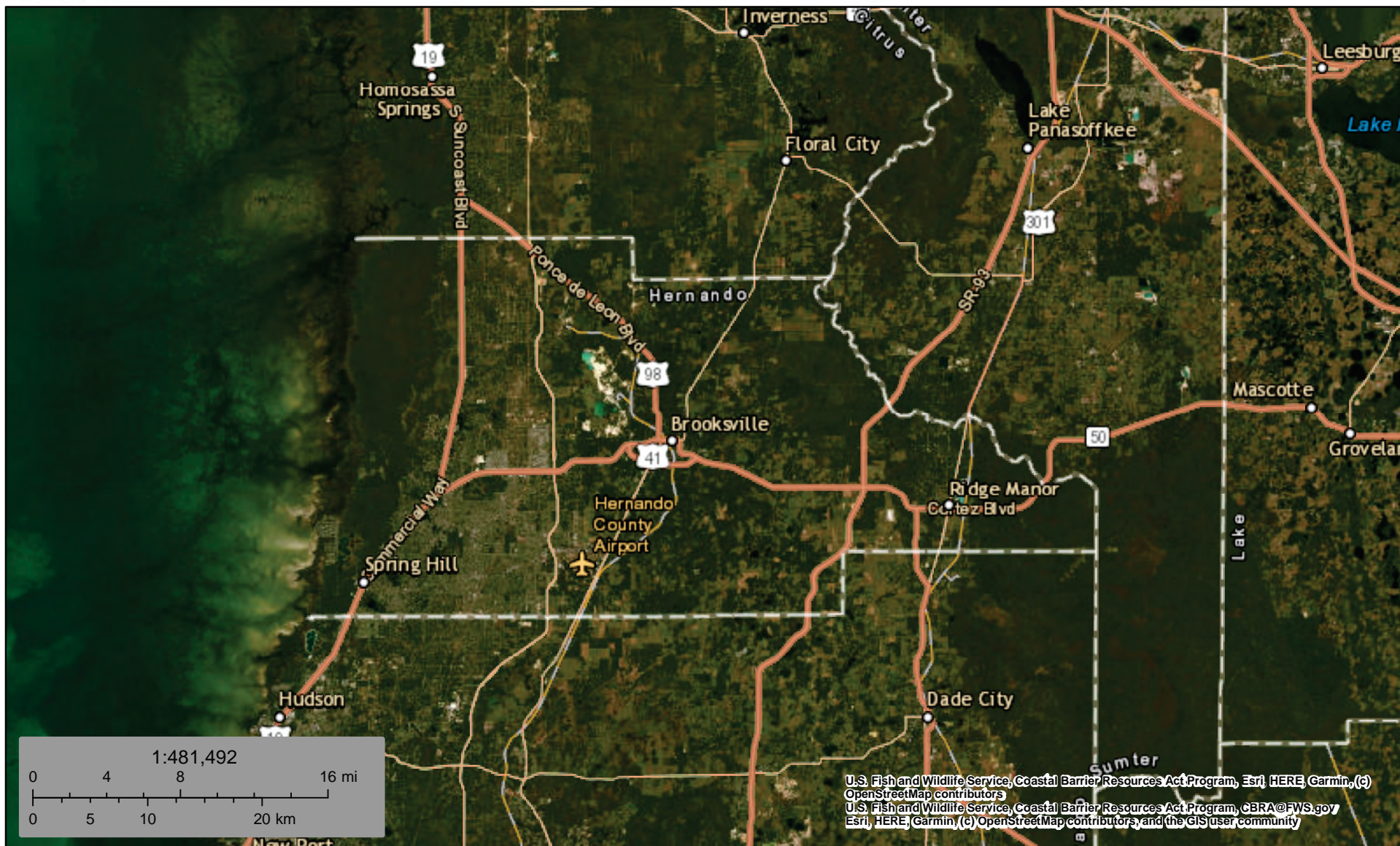
FDEP, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, EPA OEI

TAB 4
COASTAL BARRIER
RESOURCES



U.S. Fish and Wildlife Service Coastal Barrier Resources System

Hernando County, FL



January 26, 2024

CBRS Units

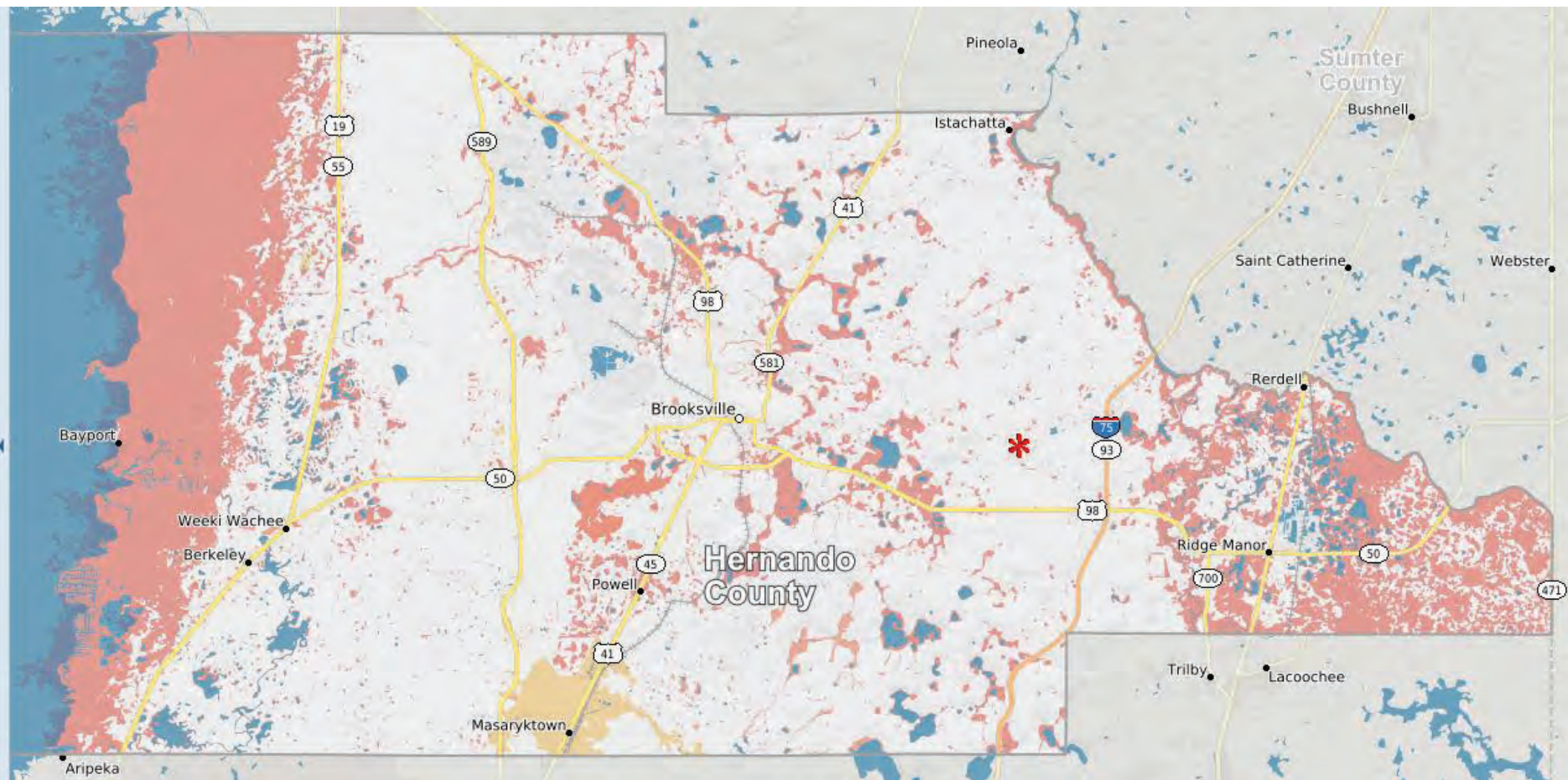
- Otherwise Protected Area
- System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at <https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps>. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (<https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation>) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

TAB 5
FLOODPLAIN
MANAGEMENT





Date

Federal Emergency Management Agency
Region IV Floodplain Management
3003 Chamblee Tucker Road
Atlanta, GA 30341

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

Guardian CRM, Inc. is preparing a Tier 1 broad-level environmental review record for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental and/or community impacts.

The Hernando County Single-Family Housing Rehabilitation program may supply Community Development Block Grant (CDBG) funds for the rehabilitation of single-family owner-occupied homes to income eligible residents in unincorporated Hernando County.

The proposed project consists of housing rehabilitation to scattered sites yet to be determined throughout unincorporated Hernando County, however a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal Regulations parts 58.5 and 58.6.

Enclosed you will find applicable maps with the overall area identified. The County seeks to complete an Unspecified Site Strategy Broad-Level Tier 1 review to allow for use of CDBG funding for these activities as needed.

All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

From: [Microsoft Outlook](#)
To: FEMA-R4EHP@fema.dhs.gov
Subject: Relayed: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
Date: Thursday, March 14, 2024 3:07:28 PM
Attachments: [Request for Comment - Hernando County FL Broad Tier 1 Review - 23DB-H08.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
FEMA-R4EHP@fema.dhs.gov (FEMA-R4EHP@fema.dhs.gov) <mailto:FEMA-R4EHP@fema.dhs.gov>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08



March 14, 2024

Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604-6899

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
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Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

USPS Tracking®

FAQs >

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USPS Tracking Plus®

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Delivered, Individual Picked Up at Post Office

BROOKSVILLE, FL 34604

March 18, 2024, 9:32 am

See All Tracking History

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Southwest Florida WMD
2379 Broad St
Brooksville, FL 34604

Feedback

Product Information

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X *[Signature]* Agent Addressee

B. Received by (Printed Name) *Mullerkey* C. Date of Delivery

D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

Track Another Package

Enter tracking or barcode number

1. Article Addressed to:

Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604

2. Article Number (Transfer from service label)

7020 3160 0000 1212 2030

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Adult Signature Restricted Delivery Registered Mail™

Certified Mail® Registered Mail Restricted Delivery

Certified Mail Restricted Delivery Signature Confirmation™

Collect on Delivery Signature Confirmation Restricted Delivery

Collect on Delivery Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053





Date

Tampa Bay Regional Planning Council
Attention Wren Krahl
4000 Gateway Center Blvd. Ste 100
Pinellas Park, FL 33782

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
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Request for Comments

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All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

From: postmaster@tbrpc.org
To: wren@tbrpc.org
Subject: Delivered: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
Date: Thursday, March 14, 2024 3:15:14 PM
Attachments: [Request for Comment - Hernando County FL Broad Tier 1 Review - 23DB-H08.msg](#)

Your message has been delivered to the following recipients:
wren@tbrpc.org <<mailto:wren@tbrpc.org>>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08

Date

Mr. James "Geoff" Amison, FCCM
Government Operations Consultant
Division of Community Development
Florida Department of Economic Opportunity
107 E. Madison Street, MSC 400
Tallahassee, FL 32399-6508

Reference: 8-STEP PROCESS FOR DECISION MAKING
Subject: Floodplain Requirement/Executive Orders 11988 & 11990
Contract: Hernando County, Florida
Contract Number 23DB-H08

Dear Mr. Amison:

Pursuant to the terms and conditions of the contract as noted above, please find the following completion of the Environmental Review 8-Step Process as required.

Step 1-Floodplain Determination:

It has been determined that in the Hernando County area for the Owner-Occupied Housing Rehabilitation Assistance, portions of the locations that may be serviced with CDBG grant 23DB-H08 may be located within a 100-year floodplain. See Attached County-wide Flood Zone map for reference.

The overall objective of this project is to provide CDBG funds to housing rehabilitation improvements to owner-occupied Low and Moderate Income and Very Low-Income households.

The proposed project has been determined to be nothing but beneficial to the project area by improving the living conditions and increasing the supply of safe, decent housing for low to moderate and very low-income families.

Step 2-Early Notice for Floodplain Action:

Early public notice was published in Tampa Bay Times on February 4, 2024 and in The Hernando Sun on February 9, 2024. The ad targeted local residents, including those in the floodplain. A list of specific agencies contacted, and a copy of the published notification is kept in the project's environmental review record. 15 days were allowed for public comment. As required by regulation, the notice also included the name, proposed location and description of the activity and the responsible entity contact for information with the location of the office at which a full description of the proposed action can be viewed.

Step 3-Identify and evaluate practicable alternatives:

The project is consistent with the Hernando County Comprehensive Plan included in the Housing Element to ensure the availability of a variety of safe, decent, and sanitary housing for the existing and anticipated future residents of all income levels in Hernando County and for the elimination of substandard housing. The no action alternative would not further the goal to improve, conserve the housing within Hernando County. Sub-standard living conditions within the County, also the continuing current efforts to manage the existing housing stock through programs such as rehabilitation could not exist in a no action alternative and were not considered to be practicable.

Alternative 1: Provide a letter of map amendment for the project site, not chosen as an alternative due to the time constraint of the project.

Alternative 2: No assistance provided to homes within the floodplain, not chosen as an alternative due to providing assistance per the HAP first come, first served.

Alternative 3: Elevating structures within the floodplain, not chosen due to the limitation of funds per project, this alternative is not cost effective.

For projects that require demolition/reconstruction and MHU replacement projects, the reconstructed homes will be elevated to at least 1 foot above the BFE level or the local requirement for elevation above BFE, whichever is stricter.

Step 4-Identify Potential Direct and Indirect Impacts Associated with Floodplain Development:

There is no floodplain development anticipated, the program is designed for existing households' rehabilitation of existing homes.

Step 5-Design to minimize Impact Effects:

Per step 4 of the written strategy, in response to Executive Order 11988, Floodplain Management as interpreted in HUD regulations at 24 CFR Part 55, and the Flood Disaster Act of 1973, each site will be reviewed to determine if the site is in the 100-year floodplain. Floodplain determination shall be part of the project site specific checklist. FIRM maps will be consulted for each site. All actions located in the floodplain require flood insurance as a condition to funding. The County participates in the National Flood Insurance Program. In accordance with Executive Order 11990, each site will be visually observed and USFW National Wetlands Inventory Maps will be consulted. However, only residential rehabilitation or demo/replacement will be addressed. The footprints and sites of residential units being rehabilitated or replaced will not be increased more than codes and zoning allow for the existing residential site.

Step 6-Re-evaluation Alternative Floodplain Impact:

The proposed actions were reevaluated to determine: (1) Whether it is still practical in light of its exposure to flood hazards in the floodplain, the extent to which it will aggravate the current hazards to other floodplains, and its potential to disrupt floodplain values; and (2) Whether alternatives preliminarily dismissed at Step 3 of this section are practical in light of the information gained in Steps 4 and 5 of this section. Conclusion in Step 5 remains same, the site-specific project will be conducted and if no alternative to funding the site in the floodplain is found, mitigating measures will be developed to minimize the effect. The alternatives in Step 3 were evaluated. Alternative 1 was not chosen as an alternative due to time constraints of the project. Alternative 2 was not chosen due to providing assistance per the HAP first come, first served. Alternative 3 was not chosen due to the limitation of funds per project, making the alternative not cost effective.

Step 7-Final Notice of Explanation

Notice of Explanation was published on May 19, 2024, in the Tampa Bay Times, after completing the Step 2, Early Notice for Floodplain Action. The ad targeted local residents, including those in the floodplain. FONSI notices and floodplain notices will be sent to interested Federal, State and local agencies. A list of specific

agencies contacted, and a copy of the published notification is kept in the project's environmental review record. 7 days were allowed for public comment. No comments were received. As required by regulation, the notice also included the name, proposed location and description of the activity and the responsible entity contact for information with the location of the office at which a full description of the proposed action can be viewed.

Step 8 –Steps:

1-7 have been completed as indicated. No mitigation measures are necessary. I am confident that the above 8-Step process has been satisfactorily completed. The County will ensure the project plans are followed as described above and the objective to remain the same as being only beneficial to the area.

Please do not hesitate to contact me should further documentation, clarification or information be required to transmit to your office.

Sincerely,

Elizabeth Naverud
Chair, Hernando County Board of County Commissioners

TAB 6
FLOOD INSURANCE



Community Status Book Report

Communities Participating in the National Flood Program



FLORIDA

CID	Community Name	County	Init FHBM Identified	Init FIRM Identified	Curr Eff Map Date	Reg-Emer Date	Tribal	CRS Entry Date	Curr Eff Date	Curr Class	% Disc SFHA	% Disc Non SFHA
	Town of Grant-Valkaria has adopted Brevard County FIS dated 11/19/1997 and FIRM panels 12009C0605 E, 0609 E, 0615 E, 0617 E, 0619 E, 0620 E dated 04/03/1989, and 0610 F dated 08/18/1992.											
120065#	GREEN COVE SPRINGS, CITY OF	CLAY COUNTY	04/12/74	03/01/79	03/17/14	03/01/79	No					
120203A	GREENACRES, CITY OF	PALM BEACH COUNTY	01/09/74	10/05/17	10/05/17	08/26/77	No	10/01/17	10/01/17	9	05%	05%
120036#	GREENSBORO, TOWN OF	GADSDEN COUNTY		02/04/09	02/04/09(M)	12/23/13	No					
120150#	GREENVILLE, TOWN OF	MADISON COUNTY	06/28/74	05/03/10	05/03/10(M)	07/01/87	No					
120046#	GRETNA, CITY OF	GADSDEN COUNTY		02/04/09	02/04/09(M)	11/01/10	No					
120135#	GROVELAND, CITY OF	LAKE COUNTY	01/16/74	09/05/84	12/18/12	09/05/84	No					
120275B	GULF BREEZE, CITY OF	SANTA ROSA COUNTY	06/28/74	09/01/77	11/19/21	09/01/77	No	10/01/93	10/01/13	7	15%	05%
120098D	GULF COUNTY *	GULF COUNTY	12/23/77	06/15/83	03/09/21	06/15/83	No	10/01/93	04/01/23	6	20%	10%
125109A	GULF STREAM, TOWN OF	PALM BEACH COUNTY	11/24/72	11/24/72	10/05/17	11/24/72	No	10/01/99	10/01/15	10		0%
125108C	GULFPORT, CITY OF	PINELLAS COUNTY	08/06/70	05/21/71	08/24/21	05/21/71	No	10/01/93	05/01/13	6	20%	10%
120266C	HAINES CITY, CITY OF	POLK COUNTY	06/07/74	09/16/81	12/22/16	09/16/81	No					
125110#	HALLANDALE BEACH, CITY OF	BROWARD COUNTY		11/24/72	08/18/14	11/24/72	No	10/01/94	10/01/08	6	20%	10%
120101C	HAMILTON COUNTY*	HAMILTON COUNTY	10/21/77	06/04/87	09/04/20	06/04/87	No					
120627#	HAMPTON, CITY OF	BRADFORD COUNTY		11/15/89	05/02/12	01/15/99	No					
120103#	HARDEE COUNTY* INCLUDES THE TOWN OF ONA	HARDEE COUNTY	03/04/77	05/04/88	11/06/13	05/04/88	No	10/01/96	05/01/04	10		0%
120411#	HAVANA, TOWN OF	GADSDEN COUNTY	07/23/76	06/17/86	02/04/09	06/17/86	No					
120205A	HAVERHILL, TOWN OF	PALM BEACH COUNTY	06/28/74	10/05/17	10/05/17	08/26/77	No					
120682#	HAWTHORNE, CITY OF	ALACHUA COUNTY		06/16/06	06/16/06	07/29/10	No					
120107B	HENDRY COUNTY *	HENDRY COUNTY	07/21/78	05/17/82	05/15/20	05/17/82	No	10/01/00	10/01/00	3	10%	05%
120110B	HERNANDO COUNTY *	HERNANDO COUNTY	12/13/74	04/17/84	01/15/21	04/17/84	No	10/01/92	05/01/15	5	25%	10%
120644#	HIALEAH GARDENS, CITY OF	MIAMI-DADE COUNTY		09/29/72	09/11/09	09/29/72	No					
120643#	HIALEAH, CITY OF	MIAMI-DADE COUNTY		09/29/72	09/11/09	09/29/72	No	10/01/93	05/01/08	7	15%	05%
120669#	HIGH SPRINGS, CITY OF USE THE ALACHUA COUNTY [120001] FIRM	ALACHUA COUNTY		09/28/84	06/16/06	03/24/94	No					
125111A	HIGHLAND BEACH, TOWN OF	PALM BEACH COUNTY	10/17/70	10/16/70	10/05/17	10/16/70	No	10/01/93	10/01/15	10		0%
120111A	HIGHLANDS COUNTY *	HIGHLANDS COUNTY	12/20/74	02/16/83	11/18/15	02/16/83	No	10/01/94	10/01/04	8	10%	05%
120573#	HILLIARD, TOWN OF	NASSAU COUNTY	12/23/77	10/01/03	12/17/10	10/01/03	No					
120040#	HILLSBORO BEACH, TOWN OF	BROWARD COUNTY	01/09/74	04/17/78	08/18/14	04/17/78	No	10/01/17	10/01/17	8	10%	05%
120112C	HILLSBOROUGH COUNTY*	HILLSBOROUGH COUNTY	06/17/77	06/18/80	10/07/21	06/18/80	No	10/01/92	10/01/07	5	25%	10%
125112D	HOLLY HILL, CITY OF	VOLUSIA COUNTY		09/07/73	09/29/17	09/07/73	No	10/01/94	10/01/19	8	10%	05%
125113#	HOLLYWOOD, CITY OF	BROWARD COUNTY		11/07/72	08/18/14	11/03/72	No	10/01/92	05/01/12	6	20%	10%
125114B	HOLMES BEACH, CITY OF	MANATEE COUNTY	07/11/70	06/11/71	08/10/21	06/11/71	No	10/01/91	05/01/11	6	20%	10%
120420#	HOLMES COUNTY *	HOLMES COUNTY	06/17/77	12/05/90	12/17/10	12/05/90	No					
120645#	HOMESTEAD, CITY OF	MIAMI-DADE COUNTY		09/29/72	09/11/09	09/29/72	No	05/01/06	04/01/23	8	10%	05%
120326D	HORSESHOE BEACH, TOWN OF	DIXIE COUNTY	08/30/74	11/02/83	01/18/19	11/02/83	No					
120585#	HOWEY IN THE HILLS, TOWN OF	LAKE COUNTY	03/02/79	08/15/84	12/18/12	08/15/84	No					
120207A	HYPOLUXO, TOWN OF	PALM BEACH COUNTY	08/23/74	05/15/78	10/05/17	05/15/78	No	10/01/94	10/01/22	7	15%	05%
125115B	INDIALANTIC, TOWN OF	BREVARD COUNTY	08/18/72	08/18/72	01/29/21	08/18/72	No					
120646#	INDIAN CREEK VILLAGE, VILLAGE OF	MIAMI-DADE COUNTY		09/29/72	09/11/09	09/29/72	No					
125116B	INDIAN HARBOR BEACH, CITY OF	BREVARD COUNTY		06/16/72	01/29/21	06/16/72	No					
120119B	INDIAN RIVER COUNTY *	INDIAN RIVER COUNTY	12/20/74	07/03/78	01/26/23	07/03/78	No	10/01/92	04/01/23	5	25%	10%
120121B	INDIAN RIVER SHORES, TOWN OF	INDIAN RIVER COUNTY	10/26/73	09/05/79	01/26/23	09/05/79	No	10/01/94	05/01/14	6	20%	10%
125117C	INDIAN ROCKS BEACH, CITY OF	PINELLAS COUNTY	07/17/70	05/07/71	08/24/21	05/07/71	No	10/01/92	05/01/17	6	20%	10%
125118C	INDIAN SHORES, TOWN OF	PINELLAS COUNTY	05/22/70	05/21/71	08/24/21	05/21/71	No	10/01/93	10/01/05	6	20%	10%
120019G	INDIANTOWN, VILLAGE OF use county maps	MARTIN COUNTY		02/19/20	02/19/20	12/09/20	No					
120586D	INGLIS, TOWN OF	LEVY COUNTY	12/29/78	03/01/84	01/18/19	01/10/86	No					
120391#	INTERLACHEN, TOWN OF	PUTNAM COUNTY	12/03/76	12/04/79	02/02/12	12/04/79	No					
120348#	INVERNESS, CITY OF	CITRUS COUNTY	01/13/78	05/17/82	09/26/14	05/17/82	No					

TAB 7
FLOODPLAIN NOTICES

Hernando County
Early Notice and Public Review of a Proposed
Activity in a 100-Year/500-year Floodplain or Wetland
Unspecified Site Home Rehabilitation 1-4 Units for FFY 2021 & FFY 2022

To: All interested Agencies, Groups and Individuals

This is to give notice that Hernando County has determined that the following proposed action under US Housing and Urban Development (HUD), Community Development Block Grant (CDBG) is located in the 100-year/500-year floodplain/wetland, and Hernando County will be identifying and evaluating practicable alternatives to locating the action in the floodplain/wetland and the potential impacts on the floodplain/wetland from the proposed action, as required by Executive Order 11988 and/or 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project consists of housing rehabilitation assisting a minimum of 11 households across scattered sites yet to be determined throughout unincorporated Hernando County; however, a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal regulations (CFR) parts 58.5 and 58.6. Wetlands and floodplain areas are located in the County and single-family units could fall in the floodplain/wetland. Where they do, flood insurance will be required as applicable. The potential number of floodplain/wetlands acres that could be affected by this project is 323,700 acres.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain/wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains/wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains/wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by Hernando County at the following address on or before February 22, 2024: Hernando County, 621 West Jefferson Street, Brooksville, FL 34601 and (352) 540-4338, Attention: Veda Ramirez, Housing and Supportive Services Director. A full description of the project may also be reviewed from 9AM-5PM Monday to Friday at the above address and www.co.hernando.fl.us. Comments may also be submitted via email at vramirez@co.hernando.fl.us.

Date: February 7, 2024

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: CLK 24-014** was published in said newspaper by print in the issues of: **2/ 4/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

CLK 24-014

**Hernando County
Early Notice and Public Review of a Proposed
Activity in a 100-Year/500-year Floodplain or Wetland
Unspecified Site Home Rehabilitation 1-4 Units for
FFY 2021 & FFY 2022**

To: All interested Agencies, Groups, and Individuals

} SS

This is to give notice that Hernando County has determined that the following proposed action under US Housing and Urban Development (HUD), Community Development Block Grant (CDBG) is located in the 100-year/500-year floodplain/wetland, and Hernando County will be identifying and evaluating practicable alternatives to locating the action in the floodplain/wetland and the potential impacts on the floodplain/wetland from the proposed action, as required by Executive Order 11988 and/or 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project consists of housing rehabilitation assisting a minimum of 11 households across scattered sites yet to be determined throughout unincorporated Hernando County; however, a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal Regulations (CFR) parts 58.5 and 58.6. Wetlands and floodplain areas are located in the County and single-family units could fall in the floodplain/wetland. Where they do, flood insurance will be required as applicable. The potential number of floodplain/wetlands acres that could be affected by this project is 323,700 acres.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain/wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains/wetlands can facilitate and enhance federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the federal government determines it will participate in actions taking place in floodplains/wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by Hernando County at the following address on or before February 22, 2024: Hernando County, 621 West Jefferson Street, Brooksville, FL 34601 and (352) 540-4338, Attention: Veda Ramirez, Housing and Supportive Services Director. A full description of the project may also be reviewed from 9AM-5PM Monday to Friday at the above address. Comments may also be submitted via email at vramirez@co.hernando.fl.us.

February 4, 2024

0000329234

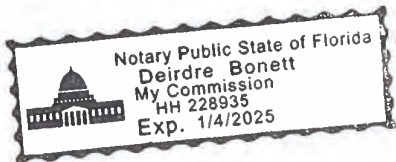
Signature Affiant

Sworn to and subscribed before me this 02/04/2024

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :


Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a CLK 24-014 Hernando County Early Notice and Public Review of a Proposed Activity in a 100-Year/500-year Floodplain or Wetland Unspecified Site Home Rehabilitation 1-4 Units for FFY 2021 & FFY 2022

in the matter of
All interested Agencies, Groups, and Individuals

was published in said newspaper by print in the issue(s) of:
February 9, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on February 9, 2024


Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



(Signature of Affiant)

Sworn to and subscribed before me
this 9th day of February, 2024.

Notice Continues on Page 2



(Signature of Notary Public)



LISA M. MACNEIL
Commission #HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known or

produced identification _____

Type of identification produced _____

CLK 24-014

**Hernando County
Early Notice and Public
Review of a Proposed
Activity in a 100-Year/500-year
Floodplain or Wetland
Unspecified Site Home
Rehabilitation 1-4
Units for FFY 2021 & FFY 2022**

To: All interested Agencies,
Groups, and
Individuals

This is to give notice that Hernando County has determined that the following proposed action under US Housing and Urban Development (HUD), Community Development Block Grant (CDBG) is located in the 100-year/500-year floodplain/wetland, and Hernando County will be identifying and evaluating practicable alternatives to locating the action in the floodplain/wetland and the potential impacts on the floodplain/wetland from the proposed action, as required by Executive Order 11988 and/or 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project consists of housing rehabilitation assisting a minimum of 11 households across scattered sites yet to be determined throughout unincorporated Hernando County; however, a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal Regulations (CFR) parts 58.5 and 58.6. Wetlands and floodplain areas are located in the County and single-family units could fall in the floodplain/wetland. Where they do, flood insurance will be required as applicable. The potential number of floodplain/wetlands acres that could be affected by this project is 323,700 acres.

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Written comments must be received by Hernando County at the following address on or before February 22, 2024: Hernando County, 621 West Jefferson Street, Brooksville, FL 34601 and (352) 540-4338, Attention: Veda Ramirez, Housing and Supportive Services Director. A full description of the project may also be reviewed from 9AM-5PM Monday to Friday at the above address. Comments may also be submitted via email at vramirez@co.hernando.fl.us.

Published: February 9, 2024

Hernando County
Final Notice and Public Explanation of a Proposed Activity
in a 100-Year/500-year Floodplain or Wetland

To: All interested Agencies, Groups and Individuals

This is to give notice that Hernando County has conducted an evaluation as required by Executive Order 11988 and/or 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the US Housing and Urban Development (HUD) Community Development Block Grant (CDBG) under FFY 2021 & FFY 2022. The proposed project consists of housing rehabilitation to minimum 11 households across scattered sites yet to be determined throughout unincorporated Hernando County, however, a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal regulations (CFR) parts 58.5 and 58.6. Wetlands and floodplain areas, potentially 482,000 acres, are located in the County and single-family units could fall in the floodplain/wetland. Where they do, flood insurance will be required as applicable.

It has been determined that no practicable alternative other than to proceed with the work is available. This activity will have no significant impact on the environment for the following reasons:

1. Need to provide affordable housing to local citizens,
2. Desire to not displace residents,
3. Need to construct an economically feasible project,
4. Ability to mitigate and minimize impacts on human health, public property, and floodplain resources.

The following alternatives were considered:

Alternative 1: Provide a letter of map amendment for the project site, not chosen as an alternative due to the time constraint of the project.

Alternative 2: No assistance provided to homes within the floodplain, not chosen as an alternative due to providing assistance per the HAP first come, first served.

Alternative 3: Elevating structures within the floodplain, not chosen due to the limitation of funds per project, this alternative is not cost effective.

Although the project(s) may be located in the 100-year floodplain and/ or wetland, the improvements cannot be undertaken in any other location due to the scope of the project. There is, therefore, no practicable alternative.

The proposed improvements conform to applicable floodplain protection standards. The proposed action will not affect natural or beneficial floodplain values, and residents of the community will benefit from the project. The project activities will be conducted on homes that already exist and that may be in the floodplain, any improvements will be made to existing homes. The project activities covered under the County Wide Broad Environmental review for unspecified, scattered sites will be single family dwellings of 1-4 units attached or immediately adjacent. The dwellings may need rehabilitation and will remain subject to a Site-Specific environmental inspection. Such projects will not have significant impacts to the environment and will receive a review where the existing property may be in, or partly in a floodplain in a

FEMA FIRM map. Rehabilitation could include elevating and/or flood proofing where required and feasible. Failure to provide these improvements could result in possible future damages to these existing homes located in floodplain and/or wetland.

Hernando County has reevaluated the alternatives to building in the floodplain/wetland and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 and/or 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains/wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains/wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by Hernando County at the following address on or before April 1, 2024: Hernando County Housing and Supportive Services, 621 West Jefferson Street, Brooksville, FL 34601 and (352) 540-4338, Attention: Veda Ramirez, Director of Housing and Supportive Services. A full description of the project may also be reviewed from 9AM-5PM Monday to Friday at the above address and www.HernandoCounty.us. Comments may also be submitted via email at VRamirez@co.hernando.fl.us

Date: March 25, 2024

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Hernando, Citrus

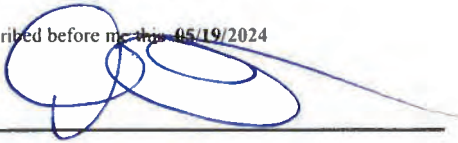
Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: CLK 24-069** was published in said newspaper by print in the issues of: **5/19/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hernando, Citrus** County, Florida and that the said newspaper has heretofore been continuously published in said **Hernando, Citrus** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hernando, Citrus** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

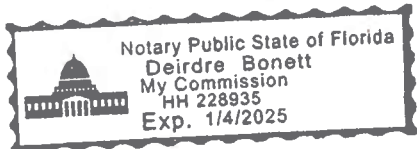
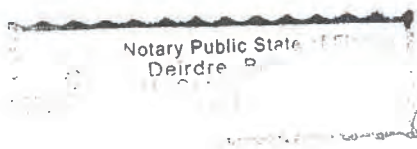
Sworn to and subscribed before me this **05/19/2024**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



CLK 24-069

Hernando County Final Notice and Public Explanation of a Proposed Activity in a 100-Year/500-year Floodplain or Wetland

To: All interested Agencies, Groups, and Individuals

This is to give notice that Hernando County has conducted an evaluation as required by Executive Order 11988 and/or 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Wetlands Protection. The activity is funded under the US Housing and Urban Development (HUD) Community Development Block Grant (CDBG) under FFY 2021 & FFY 2022. The proposed project consists of housing rehabilitation to minimum 11 households across scattered sites yet to be determined throughout unincorporated Hernando County, however, a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal regulations (CFR) parts 58.5 and 58.6. Wetlands and floodplain areas, potentially 482,000 acres, are located in the County and single-family units could fall in the floodplain/wetland. Where they do, flood insurance will be required as applicable.

It has been determined that no practicable alternative other than to proceed with the work is available. This activity will have no significant impact on the environment for the following reasons:

1. Need to provide affordable housing to local citizens,
2. Desire to not displace residents,
3. Need to construct an economically feasible project,
4. Ability to mitigate and minimize impacts on human health, public property, and floodplain resources.

The following alternatives were considered:

Alternative 1: Provide a letter of map amendment for the project site, not chosen as an alternative due to the time constraint of the project.
Alternative 2: No assistance provided to homes within the floodplain, not chosen as an alternative due to providing assistance per the HAP first come, first served.
Alternative 3: Elevating structures within the floodplain, not chosen due to the limitation of funds per project, this alternative is not cost effective.

Although the project(s) may be located in the 100 year floodplain and/or wetland, the improvements cannot be undertaken in any other location due to the scope of the project. There is, therefore, no practicable alternative.

The proposed improvements conform to applicable floodplain protection standards. The proposed action will not affect natural or beneficial floodplain values, and residents of the community will benefit from the project. The project activities will be conducted on homes that already exist and that may be in the floodplain, any improvements will be made to existing homes. The project activities covered under the County Wide Broad Environmental review for unspecified, scattered sites will be single family dwellings of 1-4 units attached or immediately adjacent. The dwellings may need rehabilitation and will remain subject to a Site-Specific environmental inspection. Such projects will not have significant impacts to the environment and will receive a review where the existing property may be in, or partly in a floodplain in a FEMA FIRM map. Rehabilitation could include elevating and/or flood proofing where required and feasible. Failure to provide these improvements could result in possible future damages to these existing homes located in floodplain and/or wetland.

Hernando County has reevaluated the alternatives to building in the floodplain/wetland and has determined that it has no practicable alternative. Environmental files that document compliance with steps 3 through 6 of Executive Order 11988 and/or 11990, are available for public inspection, review and copying upon request at the times and location delineated in the last paragraph of this notice for receipt of comments.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains/wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains/wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains/wetlands, it must inform those who may be put at greater or continued risk.

Written comments must be received by Hernando County at the following address on or before May 27, 2024: Hernando County Housing and Supportive Services, 621 West Jefferson Street, Brooksville, FL 34601 and (352) 540-4338, Attention: Veda Ramirez, Director of Housing and Supportive Services. A full description of the project may also be reviewed from 9AM-5PM Monday to Friday at the above address. Comments may also be submitted via email at VRamirez@co.hernando.fl.us

Date: May 19, 2024

0000344445

From: [Marina Edwards](#)
To: FEMA-R4EHP@fema.dhs.gov
Subject: Floodplain Notices - Hernando County Broad Tier 1 Review - 23DB-H08
Date: Monday, May 20, 2024 2:35:00 PM
Attachments: [FFN Proof and Affidavit.pdf](#)
[image001.png](#)
[Tampa Bay Times EFN Proof and Affidavit.pdf](#)
[The Sun EFN proof and affidavit.pdf](#)

Good afternoon,

Please find attached the Early and Final Floodplain Notices for the Hernando County Broad Tier 1 Review for CDBG Contract # 23DB-H08.

Thank you and have a great day!

Marina Edwards

Marina Edwards | Program Manager

Guardian CRM, Inc.

15000 Citrus Country Drive Suite 331

Dade City, FL 33523

Phone (352) 437-3902

Fax (863) 583-0357

<http://GuardianCRM.com>



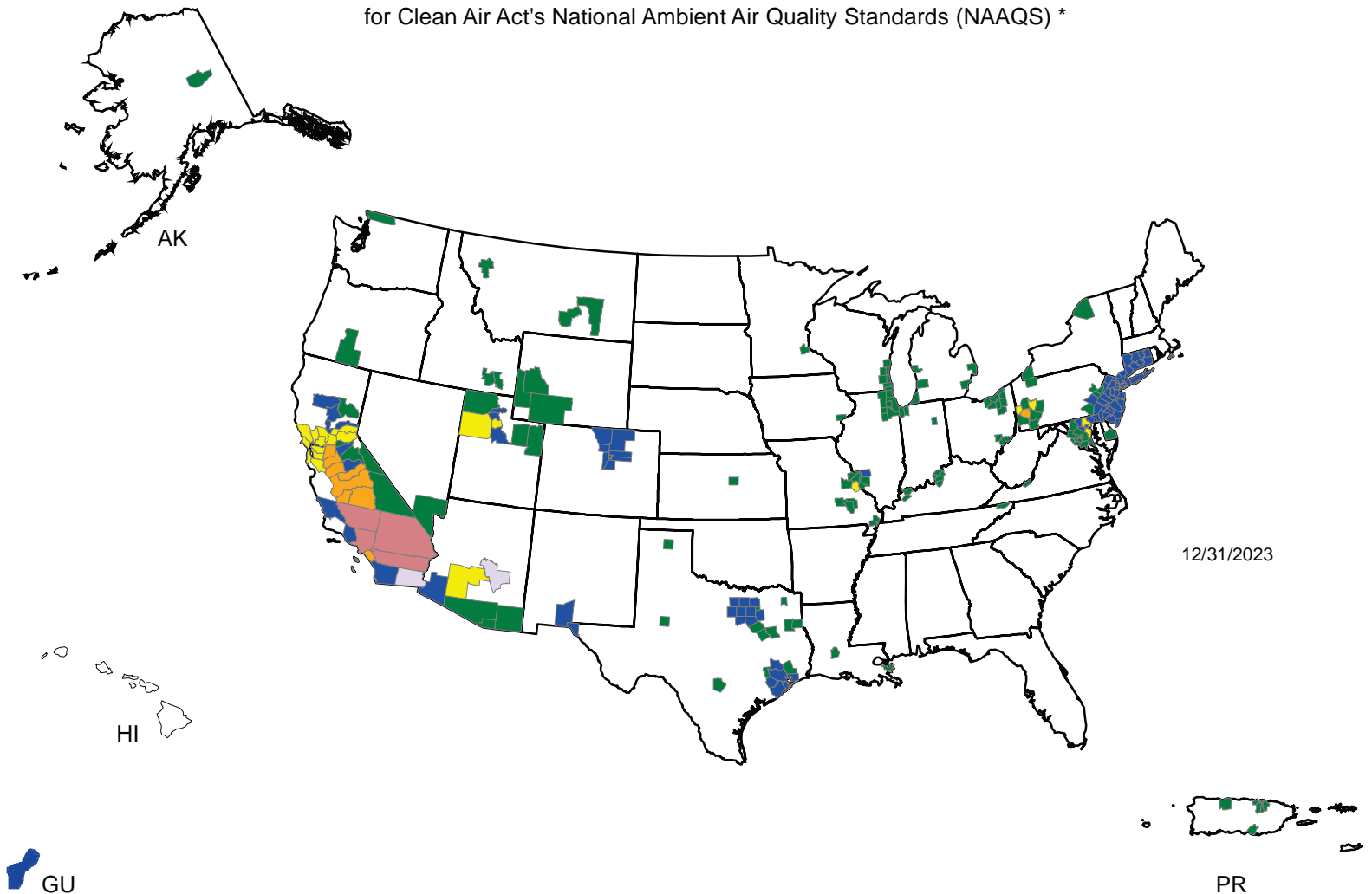
From: [Microsoft Outlook](#)
To: FEMA-R4EHP@fema.dhs.gov
Subject: Relayed: Floodplain Notices - Hernando County Broad Tier 1 Review - 23DB-H08
Date: Monday, May 20, 2024 2:36:28 PM
Attachments: [Floodplain Notices - Hernando County Broad Tier 1 Review - 23DB-H08.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
FEMA-R4EHP@fema.dhs.gov (FEMA-R4EHP@fema.dhs.gov) <mailto:FEMA-R4EHP@fema.dhs.gov>
Subject: Floodplain Notices - Hernando County Broad Tier 1 Review - 23DB-H08

TAB 8
CLEAN AIR
AIR QUALITY

Counties Designated "Nonattainment"

for Clean Air Act's National Ambient Air Quality Standards (NAAQS) *



Legend **

- County Designated Nonattainment for 6 NAAQS Pollutants
- County Designated Nonattainment for 5 NAAQS Pollutants
- County Designated Nonattainment for 4 NAAQS Pollutants
- County Designated Nonattainment for 3 NAAQS Pollutants
- County Designated Nonattainment for 2 NAAQS Pollutants
- County Designated Nonattainment for 1 NAAQS Pollutant

* The National Ambient Air Quality Standards (NAAQS) are health standards for Carbon Monoxide, Lead (1978 and 2008), Nitrogen Dioxide, 8-hour Ozone (2008), Particulate Matter (PM-10 and PM-2.5 (1997, 2006 and 2012), and Sulfur Dioxide.(1971 and 2010)

** Included in the counts are counties designated for NAAQS and revised NAAQS pollutants. Revoked 1-hour (1979) and 8-hour Ozone (1997) are excluded. Partial counties, those with part of the county designated nonattainment and part attainment, are shown as full counties on the map.



You are here: EPA Home > Green Book > >National Area and County-Level Multi-Pollutant Information >Florida Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Florida Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants

Data is current as of December 31, 2023

Listed by County, NAAQS, Area. The 8-hour Ozone (1997) standard was revoked on April 6, 2015 and the 1-hour Ozone (1979) standard was revoked on June 15, 2005.

* The 1997 Primary Annual PM-2.5 NAAQS (level of 15 µg/m³) is revoked in attainment and maintenance areas for that NAAQS. For additional information see the PM-2.5 NAAQS SIP Requirements Final Rule, effective October 24, 2016. (81 FR 58009)

Change the State:

FLORIDA

Important Notes

Download National Dataset: [dbf](#) | [xls](#) | [Data dictionary \(PDF\)](#)

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
FLORIDA								
Broward County	1-Hour Ozone (1979)-NAAQS revoked	Miami-Fort Lauderdale-W. Palm Beach, FL	929394	04/25/1995	Moderate	Whole	1,748,066	12/011
Duval County	1-Hour Ozone (1979)-NAAQS revoked	Jacksonville, FL	929394	03/06/1995	Section 185A	Whole	864,263	12/031
Hillsborough County	1-Hour Ozone (1979)-NAAQS revoked	Tampa-St. Petersburg-Clearwater, FL	92939495	02/05/1996	Marginal	Whole	1,229,226	12/057
Hillsborough County	Lead (2008)	Tampa, FL	1011121314151617	10/11/2018		Part	4,128	12/057
Hillsborough County	Sulfur Dioxide (2010)	Hillsborough County, FL	131415161718	12/12/2019		Part	17,477	12/057
Hillsborough County	Sulfur Dioxide (2010)	Hillsborough-Polk County, FL	1819	03/23/2020		Part	2,054	12/057
Miami-Dade County	1-Hour Ozone (1979)-NAAQS revoked	Miami-Fort Lauderdale-W. Palm Beach, FL	929394	04/25/1995	Moderate	Whole	2,496,435	12/086

County	NAAQS	Area Name	Nonattainment in Year	Redesignation to Maintenance	Classification	Whole or/ Part County	Population (2010)	State/ County FIPS Codes
Nassau County	Sulfur Dioxide (2010)	Nassau County, FL	131415161718	05/24/2019		Part	6,217	12/089
Palm Beach County	1-Hour Ozone (1979)-NAAQS revoked	Miami-Fort Lauderdale-W. Palm Beach, FL	929394	04/25/1995	Moderate	Whole	1,320,134	12/099
Pinellas County	1-Hour Ozone (1979)-NAAQS revoked	Tampa-St. Petersburg-Clearwater, FL	92939495	02/05/1996	Marginal	Whole	916,542	12/103
Polk County	Sulfur Dioxide (2010)	Hillsborough-Polk County, FL	1819	03/23/2020		Part	137	12/105

Important Notes

Discover.

Connect.

Ask.

Follow.

2023-12-31



March 14, 2024

U.S. Environmental Protection Agency
Environmental Accountability and Compliance
Region 4
Sam Nunn Atlanta Federal Center
61 Forsyth Street, SW
Atlanta, GA 30303-8960

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

Guardian CRM, Inc. is preparing a Tier 1 broad-level environmental review record for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental and/or community impacts.

The Hernando County Single-Family Housing Rehabilitation program may supply Community Development Block Grant (CDBG) funds for the rehabilitation of single-family owner-occupied homes to income eligible residents in unincorporated Hernando County.

The proposed project consists of housing rehabilitation to scattered sites yet to be determined throughout unincorporated Hernando County, however a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal Regulations parts 58.5 and 58.6.

Enclosed you will find applicable maps with the overall area identified. The County seeks to complete an Unspecified Site Strategy Broad-Level Tier 1 review to allow for use of CDBG funding for these activities as needed.

All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

USPS Tracking®

FAQs >

Tracking Number:

7020316000012122047

Remove X

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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
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City, State, ZIP+4® 61 Forsyth St SW Atlanta	

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<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		A. Signature X <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: U.S. Environmental Protection Agency Environmental Accountability and Compliance Region 4 Sam Nunn Atlanta Federal Center 61 Forsyth Street, SW Atlanta, GA 30303		B. Received by (Printed Name) MTJ C. Date of Delivery 3/22/24 D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) 7020 3160 0000 1212 2047		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery	
Barcode: 9590 9402 7325 2028 1674 23		PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

TAB 9
COASTAL ZONE
MANAGEMENT ACT

Following is a map of Florida's Coastal Zone





Date

Florida State Clearinghouse
Department of Environmental Protection
3900 Commonwealth Boulevard, MS 47
Tallahassee, Florida 32399-3000

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

Guardian CRM, Inc. is preparing a Tier 1 broad-level environmental review record for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental and/or community impacts.

The Hernando County Single-Family Housing Rehabilitation program may supply Community Development Block Grant (CDBG) funds for the rehabilitation of single-family owner-occupied homes to income eligible residents in unincorporated Hernando County.

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All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

From: [Microsoft Outlook](#)
To: FEMA-R4EHP@fema.dhs.gov
Subject: Relayed: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
Date: Thursday, March 14, 2024 3:07:28 PM
Attachments: [Request for Comment - Hernando County FL Broad Tier 1 Review - 23DB-H08.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
FEMA-R4EHP@fema.dhs.gov (FEMA-R4EHP@fema.dhs.gov) <mailto:FEMA-R4EHP@fema.dhs.gov>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08

From: [State Clearinghouse](#)
To: [Marina Edwards](#)
Subject: The Florida State Clearinghouse has received your electronic submittal
Date: Thursday, March 14, 2024 3:11:01 PM

The Florida State Clearinghouse has received your electronic submittal.

If you have any questions, please contact the Clearinghouse Coordinator at (850) 717-9076.

Thank you.

Kae Craig
Office of Intergovernmental Programs
Florida Dept. Environmental Protection
ph: 850-717-9045



From: [State Clearinghouse](#)
To: [Marina Edwards](#); [State Clearinghouse](#)
Subject: RE: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
Date: Thursday, March 14, 2024 3:40:50 PM
Attachments: [image001.png](#)

While it is covered by EO 12372, the Florida State Clearinghouse does not select the project for review. You may proceed with your project.

Please send future electronic requests directly to the State of Florida Clearinghouse email address, state.clearinghouse@floridadep.gov

Good Luck.

Chris Stahl

Chris Stahl, Coordinator
Florida State Clearinghouse
Florida Department of Environmental Protection
3900 Commonwealth Blvd., M.S. 47
Tallahassee, FL 32399-2400
ph. (850) 717-9076
State.Clearinghouse@floridadep.gov

From: Marina Edwards <Marina.Edwards@guardiancrm.com>
Sent: Thursday, March 14, 2024 3:08 PM
To: State_Clearinghouse <State.Clearinghouse@dep.state.fl.us>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08

EXTERNAL MESSAGE

This email originated outside of DEP. Please use caution when opening attachments, clicking links, or responding to this email.

Dear Environmental Review Contact,

Guardian CRM, Inc., is preparing an Environmental Assessment for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental or community facility/service impacts.

If you feel there will be any impacts or have questions or comments please contact our office at (352) 437-3902. You may also e-mail J. Corbett Alday, VP, Guardian CRM, Inc., at Corbett.Alday@GuardianCRM.com.

Thank you,

Marina Edwards

Marina Edwards | Program Manager

Guardian CRM, Inc.

15000 Citrus Country Drive Suite 331

Dade City, FL 33523

Phone (352) 437-3902

Fax (863) 583-0357

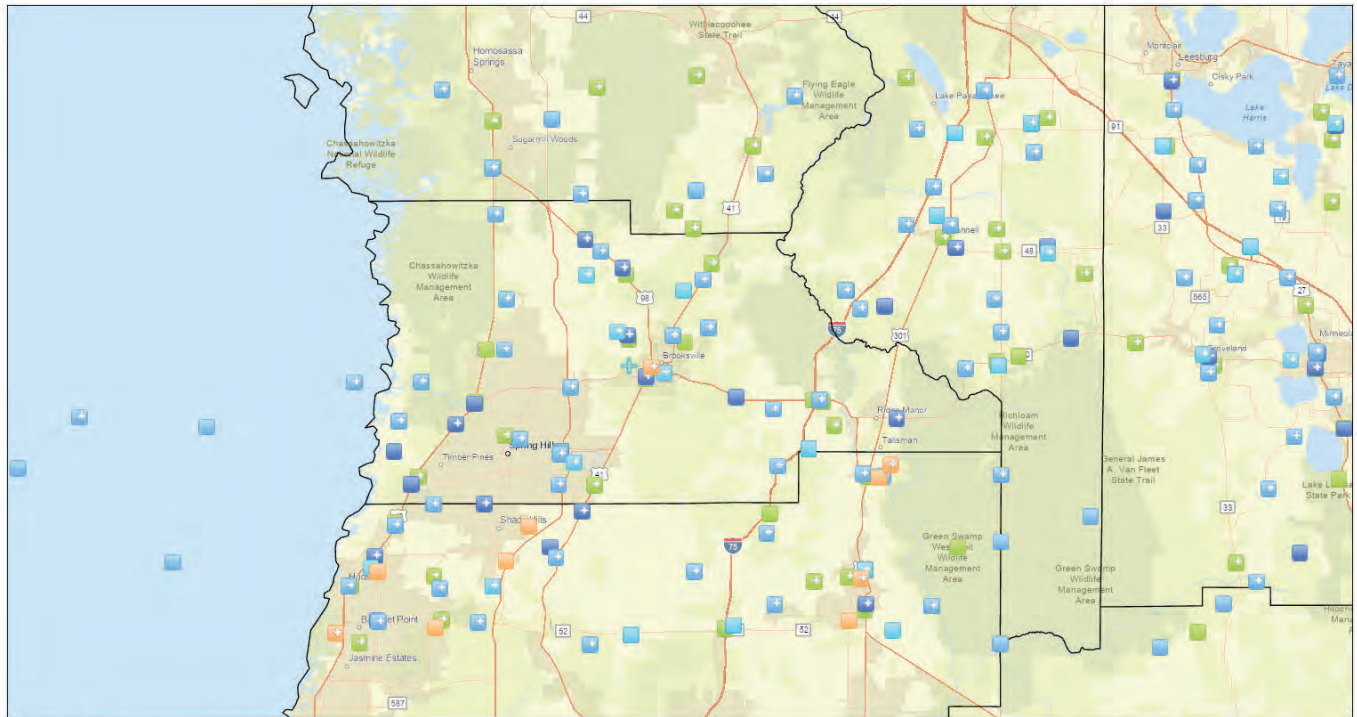
<http://GuardianCRM.com>



TAB 10
HAZARDOUS, TOXIC OR
RADIOACTIVE MATERIALS
AND SUBSTANCES

Map

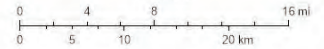
A3 Landscape



January 26, 2024

1:366,900

- Brownfields (ACRES)
- Water Dischargers (IIPDES)
- Hazardous Waste (RCRAInfo)
- Toxic Releases (TRI)
- Air Pollution (ICIS-AIR)
- Search Result (point)
- Counties



FDEP, Esri, TomTom, Garmin, SafeGraph, FAO, METI/ NASA, USGS, EPA, NPS, USFWS, EPA OEI

Geographic coordinates:

POINT (28.552506,-82.419388)
with buffer 0.5 miles

Note: The information in the following reports is based on publicly available databases and web services. The National Report uses nationally available datasets and the State Reports use datasets available through the EPA Regions. Click on the hyperlinked question to view the data source and associated metadata.

National Report

Project Location	28.552506,-82.419388
Within 0.5 miles of an Ozone 1-hr (1979 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of an Ozone 8-hr (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of an Ozone 8-hr (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of an Ozone 8-hr (2015 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Lead (2008 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a SO2 1-hr (2010 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 24hr (2006 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (1997 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM2.5 Annual (2012 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a PM10 (1987 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a CO Annual (1971 standard) Non-Attainment/Maintenance Area?	no

Within 0.5 miles of a NO2 Annual (1971 standard) Non-Attainment/Maintenance Area?	no
Within 0.5 miles of a Federal Land?	no
Within 0.5 miles of an impaired stream?	no
Within 0.5 miles of an impaired waterbody?	no
Within 0.5 miles of a waterbody?	yes
Within 0.5 miles of a stream?	no
Within 0.5 miles of an NWI wetland?	click here May take several minutes
Within 0.5 miles of a Brownfields site?	no
Within 0.5 miles of a Superfund site?	no
Within 0.5 miles of a Toxic Release Inventory (TRI) site?	yes
Within 0.5 miles of a water discharger (NPDES)?	yes
Within 0.5 miles of a hazardous waste (RCRA) facility?	yes
Within 0.5 miles of an air emission facility?	yes
Within 0.5 miles of a school?	yes
Within 0.5 miles of an airport?	no
Within 0.5 miles of a hospital?	no
Within 0.5 miles of a designated sole source aquifer?	no
Within 0.5 miles of a historic property on the National Register of Historic Places?	no
Within 0.5 miles of a Land Cession Boundary?	yes
Within 0.5 miles of a tribal area (lower 48 states)?	no
Within 0.5 miles of the service area of a mitigation or conservation bank?	yes
Within 0.5 miles of the service area of an In-Lieu-Fee Program?	no
Within 0.5 miles of a Public Property Boundary of the Formerly Used Defense Sites?	no
Within 0.5 miles of a Munitions Response Site?	no
Within 0.5 miles of an Essential Fish Habitat (EFH)?	no
Within 0.5 miles of a Habitat Area of Particular Concern (HAPC)?	no
Within 0.5 miles of an EFH Area Protected from Fishing (EFHA)?	no
Within 0.5 miles of a Bureau of Land Management Area of Critical Environmental Concern?	no
Within 0.5 miles of an ESA-designated Critical Habitat Area per U.S. Fish & Wildlife Service?	no
Within 0.5 miles of an ESA-designated Critical Habitat river, stream or water feature per U.S. Fish & Wildlife Service?	no

- [+ Florida Report !\[\]\(aca6fcc8bd95e8255b9ea1b1d08ef300_img.jpg\)](#)
- [+ Demographic Reports !\[\]\(0083087c61cec498ac803a4aec5bb1bd_img.jpg\)](#)
- [+ USFWS IPaC Report !\[\]\(2e94242fda9f31152eb2b29146bfce46_img.jpg\)](#)



March 14, 2024

U.S. Environmental Protection Agency
Environmental Accountability and Compliance
Region 4
Sam Nunn Atlanta Federal Center
61 Forsyth Street, SW
Atlanta, GA 30303-8960

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

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All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

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March 19, 2024, 3:28 pm

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<input type="checkbox"/> Adult Signature Restricted Delivery \$	
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City, State, ZIP+4® 61 Forsyth St SW Atlanta	

Feedback

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<p>1. Article Addressed to:</p> <p style="text-align: center;">U.S. Environmental Protection Agency Environmental Accountability and Compliance Region 4 Sam Nunn Atlanta Federal Center 61 Forsyth Street, SW Atlanta, GA 30303</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery												
<input type="checkbox"/> Collect on Delivery Restricted Delivery													
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7020 3160 0000 1212 2047</p>													
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March 14, 2024

Florida Department of Environmental Protection
Southeast District
3301 Gun Club Road, MSC7210-1
West Palm Beach, FL 33406

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

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Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

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<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
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<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery														
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™														
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
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Street and Apt. No., or PO Box No. *South District, 3301 Gun Club Road*
City, State, ZIP+4® *West Palm Beach, FL 33406*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7020 3160 0000 1212 2054

Feedback

TAB 11
ENDANGERED SPECIES ACT



March 14, 2024

Florida Department of Environmental Protection
Southeast District
3301 Gun Club Road, MSC7210-1
West Palm Beach, FL 33406

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
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Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

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PS Form 3800, April 2015 PSN 7530-02-000-8447 See Reverse for Instructions.	
SENDER: COMPLETE THIS SECTION <ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: <div style="border: 1px solid black; padding: 5px; text-align: center;"> Florida Department of Environmental Protection Southeast District 3301 Gun Club Road, MSC7201-1 West Palm Beach, FL 33406 </div> 2. Article Number (Transfer from service label) <div style="text-align: center; font-size: 1.2em; font-weight: bold;">7020 3160 0000 1212 2054</div>	COMPLETE THIS SECTION ON DELIVERY A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No 3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt	

7020 3160 0000 1212 2054

Feedback



United States Department of the Interior

FISH AND WILDLIFE SERVICE
South Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960



U.S. Fish and Wildlife Service Clearance to Proceed with Federally-Insured Loan and Grant Project Requests

October 25, 2016

Background

The U.S. Fish and Wildlife Service (Service) is the lead Federal agency charged with the protection and conservation of Federal Trust Resources, including threatened and endangered species and migratory birds, in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 et seq.), the Bald and Golden Eagle Protection Act, (16 U.S.C. 668-668d) (Eagle Act), and the Migratory Bird Treaty Act (40 Stat. 755; 16 U.S.C. 701 et seq.).

Recently, many Federal agencies have activated programs that have resulted in an increased consumer demand to initiate projects through federally-backed loans and grants, all of which require those same Federal agencies to comply with Section 7 of the Act. Consequently, we have experienced an increase in the number of requests for review of these government-backed loan and grant projects. These include, but are not limited to:

1. U.S. Department of Housing and Urban Development's (HUD) Neighborhood Stabilization and Community Development Block Grant programs, which may be managed by Florida's Department of Economic Opportunity;
2. U.S. Department of Energy's (DOE) Energy Efficiency and Renewable Energy program;
3. U.S. Department of Agriculture's (USDA) Housing Assistance and Rural Development Loan and Grant Assistance programs;
4. U.S. Federal Aviation Administration (FAA) regulatory airport and runway modifications;
5. U.S. Federal Emergency Management Agency's (FEMA) Hazard Mitigation Assistance program; and
6. U.S. Environmental Protection Agency's (EPA) Clean Water State Revolving Fund, managed by Florida Department of Environmental Protection.

In order to fulfill the Act's statutory obligations in a timely and consistent manner, and to assist Federal agencies, State and local governments, and consultants in addressing Section 7 and National Environmental Policy Act (NEPA) environmental impact review requirements, we provide the following guidance and clearance relative to the criteria stated below for federally-insured loan and grant project requests in all cities and unincorporated areas throughout Florida, with the exception of Monroe County.

Species Lists:

To acquire a species list for the area where the project is proposed, access the Information for Planning and Conservation (IPaC) website (<https://ecos.fws.gov/ipac/>). The “Review Species and Resources” report contains a list of federally listed threatened and endangered species, critical habitats, migratory birds, wildlife refuges, fish hatcheries, and/or wetlands located in the project footprint, and can help identify trust resources in the general area of the subject property.

Description of Projects Covered:

1. Any federally-insured loan or grant request for **existing** commercial, industrial, and residential structures (including multi-family and single-family housing), and various utilities projects (including, but not limited to, demolition, rehabilitation, renovations, and/or rebuilding of water and wastewater treatment facilities, water lines, sewer lines), provided:
 - a. The proposed project can be completed **without** requiring additional clearing of **undeveloped areas** (e.g., native habitat, agricultural areas, pasture, etc.) beyond the original footprint of the existing project in order to complete the action request;
 - b. The proposed project will not significantly alter the present capacity of an existing structure;
 - c. There are no federally endangered or threatened species using the existing structures or within the project area; and
 - d. The project is not within designated critical habitat for any federally listed species (by rule, designated critical habitat does not include already developed parcels).
2. Any Federal loan transfer where the original lending or mortgage institutions for existing projects are no longer holding the loans and the properties are being transferred via federally-backed loans.

Clearance to Proceed - We believe these sorts of activities will generally not affect species protected under the Act, based on the criteria referenced above. Therefore, for ALL projects that meet the criteria described above, NO further coordination with the Service is necessary. Use this letter to document your consideration of endangered species and bald eagles.

Additional Considerations for non-federally listed species:

- **Bald Eagle Nest Issues.** If any of the above-referenced activities (rehabilitation, demolition, or rebuilding) are proposed to occur **within 660 feet** of an active or alternate bald eagle (*Haliaeetus leucocephalus*) nest **during** the nesting season (October 1 through May 15), we recommend the applicant or their designated agent coordinate with **the** Florida Fish and Wildlife Conservation Commission (FWC) at <http://myfwc.com/license/wildlife/protected-wildlife/eagle-permits/>. Guidance will be provided by the FWC regarding monitoring options or other suggestions regarding construction timing relative to the distance the project is located to the bald eagle’s nest and

according to any vegetative buffers that may be present between the nest and the construction activities.

- **Migratory Bird Issues.** If any native birds are using the structures for nesting then actions should be taken so as not to disturb the adults, nests, eggs, or chicks as this could lead to a potential violation of the Migratory Bird Treaty Act. If nests are present or any birds are using the structures regularly for roosting purposes, we recommend the applicant or their designated agent coordinate with the appropriate Service office and FWC (<http://myfwc.com/license/wildlife/protected-wildlife/contacts/>) so that impacts can be avoided and minimized.

For projects that do not meet the criteria specified above, and/or meet any of the following:

1. The project occurs within designated critical habitat;
2. The project involves new construction;
3. The project requires disturbance of undeveloped areas; and
4. The project is in close proximity to federally listed species, bald eagle nests, and/or migratory bird roosts,

please contact the appropriate Service office for additional assistance (see Service Area map at: <http://www.fws.gov/verobeach/AboutUs.html>).

If later modifications are made to the project that do not meet the criteria described above, if additional information involving potential effects to listed species becomes available, or if a new species is listed, reinitiation of consultation may be necessary.

If you have any questions, please contact us at 772-562-3909. Our agency appreciates your cooperation in the protection of federally-listed species in Florida.

Sincerely yours,



Larry Williams
State Supervisor for Ecological Services

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[Biodiversity Matrix Map Server Here](#)

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Element Type

All Elements ▾

Location

Hernando ▾

Only include results with field guides?

No ▾

Include non-tracked species?

No ▾



Plants & Lichens

Invertebrates

Vertebrates

Natural Communities

Metadata

Plants & Lichens

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Tracked?
Plants and Lichens	<i>Adiantum tenerum</i> 🌿	brittle maidenhair fern	G5	S3		E	Y
Plants and Lichens	<i>Agrimonia incisa</i> 🌿	incised groove-bur	G3	S2		T	Y
Plants and Lichens	<i>Asplenium auritum</i> 🌿	auricled spleenwort	G5	S2		E	Y
Plants and Lichens	<i>Asplenium curtissii</i> 🌿	Curtiss' spleenwort	G1	S1		N	Y
Plants and Lichens	<i>Asplenium pumilum</i> 🌿	dwarf spleenwort	G5	S1		E	Y
Plants and Lichens	<i>Asplenium verecundum</i> 🌿	modest spleenwort	G1	S1		E	Y
Plants and Lichens	<i>Blechnum appendiculatum</i> 🌿	hammock fern	G5TNR	S1		E	Y
Plants and Lichens	<i>Carex chapmanii</i> 🌿	Chapman's sedge	G3	S3		T	Y
Plants and Lichens	<i>Centrosema arenicola</i> 🌿	sand butterfly pea	G2Q	S2		E	Y
Plants and Lichens	<i>Clitoria fragrans</i> 🌿	scrub pigeon-wing	G2G3	S2S3	T	E	Y



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Plants and Lichens	Glandularia tampensis	Tampa vervain	G2	S2		E	Y
Plants and Lichens	Goniopteris reptans	creeping star-hair fern	G5	S2		E	Y
Plants and Lichens	Gymnopogon chapmanianus	Chapman's skeletongrass	G3	S3		N	Y
Plants and Lichens	Justicia cooleyi	Cooley's water-willow	G2Q	S2	E	E	Y
Plants and Lichens	Lechea cernua	nodding pinweed	G3	S3		T	Y
Plants and Lichens	Lechea divaricata	pine pinweed	G2	S2		E	Y
Plants and Lichens	Lythrum flagellare	lowland loosestrife	G3	S3	UR	E	Y
Plants and Lichens	Malaxis unifolia	green adder's-mouth orchid	G5	S3		E	Y
Plants and Lichens	Matelea floridana	Florida spiny-pod	G2	S2		E	Y
Plants and Lichens	Mesadenus lucayanus	Florida Keys ladies'-tresses	G4G5	S1S2		E	Y
Plants and Lichens	Mnesithea tuberculosa	Piedmont jointgrass	G3	S3		T	Y
Plants and Lichens	Monotropis reynoldsiae	pygmy pipes	G2	S2		E	Y



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Plants and Lichens	<i>Nolina brittoniana</i> 🌿	Britton's beargrass	G3	S3	E	E	Y
Plants and Lichens	<i>Pecluma dispersa</i> 🌿	widespread polypody	G5	S2		E	Y
Plants and Lichens	<i>Pecluma plumula</i> 🌿	plume polypody	G5	S2		E	Y
Plants and Lichens	<i>Pecluma ptilodon var. bourgeauana</i> 🌿	comb polypody	G5?TNR	S2		E	Y
Plants and Lichens	<i>Peperomia humilis var. humilis</i> 🌿	terrestrial peperomia	G5TNR	S2		E	Y
Plants and Lichens	<i>Protocodon robinsiae</i> 🌿	Brooksville bellflower	G1	S1	E	E	Y
Plants and Lichens	<i>Pycnanthemum floridanum</i> 🌿	Florida mountain-mint	G3	S3		T	Y
Plants and Lichens	<i>Schizachyrium niveum</i> 🌿	scrub bluestem	G1G2	S1S2		E	Y
Plants and Lichens	<i>Spigelia loganioides</i> 🌿	pinkroot	G2	S2		E	Y
Plants and Lichens	<i>Stylisma abdita</i> 🌿	scrub stylisma	G3	S3		E	Y
Plants and Lichens	<i>Triphora amazonica</i> 🌿	broad-leaved nodding-caps	GU	S1		E	Y
Plants and Lichens	<i>Triphora craigheadii</i> 🌿	Craighead's nodding-caps	G1	S1		E	Y



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Tracking List Archives

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2022 Tracking List Element Change Report



Show Report

2023 Complete Tracking List



Show Report



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NATURESERVE
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Scientific Name	Common Name	Where Listed	ESA Listing Status	Lead Region	Lead Office	Group
<i>Rostrhamus sociabilis plumbeus</i>	Everglade snail kite	Wherever found	Endangered		4 Birds	
<i>Rostrhamus sociabilis plumbeus</i>	Everglade snail kite	Wherever found	Endangered		4 Birds	
<i>Danaus plexippus</i>	Monarch butterfly	Wherever found	Candidate		3 Insects	
<i>Procambarus lucifugus</i> ssp. <i>lucifugus</i>	Florida Cave crayfish	Wherever found	Under Review		4 Crustaceans	
<i>Troglocambarus maclanei</i>	Spider Cave crayfish	Wherever found	Under Review		4 Crustaceans	
<i>Procambarus leitheuseri</i>	Coastal Lowland Cave crayfish	Wherever found	Under Review		4 Crustaceans	
<i>Crangonyx hobbsi</i>	Hobb's cave amphipod	Wherever found	Under Review		4 Crustaceans	
<i>Crangonyx grandimanus</i>	Florida cave amphipod	Wherever found	Under Review		4 Crustaceans	
<i>Grus americana</i>	Whooping crane	U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY)	Experimental Population, Non-Essential		2 Birds	
<i>Nolina brittoniana</i>	Britton's beargrass		Endangered		4 Flowering Plants	
<i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i>	Eastern Black rail	Wherever found	Threatened		4 Birds	
<i>Caretta caretta</i>	Loggerhead sea turtle	Northwest Atlantic Ocean DPS - Loggerhead sea turtles originating from the Northwest Atlantic Ocean west of 40 degrees W. Long	Threatened		4 Reptiles	
<i>Perimyotis subflavus</i>	Tricolored bat	Wherever found	Proposed Endangered		5 Mammals	
<i>Crotalus adamanteus</i>	Eastern diamondback rattlesnake	Wherever found	Under Review		4 Reptiles	
<i>Eriocaulon nigrobactreateum</i>	Blackbract pipewort		Under Review		4 Flowering Plants	
<i>Calidris canutus rufa</i>	rufa red knot	Wherever found	Threatened		5 Birds	
<i>Gomphus westfalli</i>	Westfall's clubtail	Wherever found	Under Review		4 Insects	
<i>Gopherus polyphemus</i>	Gopher tortoise	Eastern DPS	Resolved Taxon		4 Reptiles	
<i>Justicia cooleyi</i>	Cooley's water-willow		Endangered		4 Flowering Plants	
<i>Campanula robinsiae</i>	Brooksville bellflower		Endangered		4 Flowering Plants	
<i>Drymarchon couperi</i>	Eastern indigo snake	Wherever found	Threatened		4 Reptiles	
<i>Drymarchon couperi</i>	Eastern indigo snake	Wherever found	Threatened		4 Reptiles	
<i>Aphelocoma coerulescens</i>	Florida scrub-jay	Wherever found	Threatened		4 Birds	
<i>Mycteria americana</i>	Wood stork	U.S.A. (AL, FL, GA, MS, NC, SC)	Threatened		4 Birds	
<i>Picoides borealis</i>	Red-cockaded woodpecker	Wherever found	Endangered		4 Birds	
<i>Trichechus manatus</i>	West Indian Manatee	Wherever found	Threatened		4 Mammals	
<i>Trichechus manatus</i>	West Indian Manatee	Wherever found	Threatened		4 Mammals	

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[Biodiversity Matrix Map Server Here](#)

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Element Type

All Elements ▾

Location

Hernando ▾

Only include results with field guides?

No ▾

Include non-tracked species?

No ▾



Plants & Lichens

Invertebrates

Vertebrates

Natural Communities

Metadata

Invertebrates

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Tracked?
Spiders	<i>Phidippus workmani</i> 🌐	Workman's Jumping Spider	G4	S4		N	Y
Millipedes	<i>Floridobolus floydi</i> 🌐	Floyd's Sandhill Millipede	G1	S1		N	Y
Amphipods	<i>Crangonyx grandimanus</i> 🌐	Florida Cave Amphipod	G2G3	S2S3	UR	N	Y
Amphipods	<i>Crangonyx hobbsi</i> 🌐	Hobbs's Cave Amphipod	G2G3	S2S3	UR	N	Y
Crabs, Crayfishes, and Shrimps	<i>Procambarus leitheuseri</i> 🌐	Coastal Lowland Cave Crayfish	G1G2	S1S2	UR	N	Y
Crabs, Crayfishes, and Shrimps	<i>Procambarus lucifugus</i> 🌐	Light-fleeing Cave Crayfish	G1G2	S1S2	UR	N	Y
Crabs, Crayfishes, and Shrimps	<i>Troglocambarus maclanei</i> 🌐	North Florida Spider Cave Crayfish	G1G2	S1S2	UR	N	Y
Grasshoppers and Allies	<i>Melanoplus withlacoocheensis</i> 🌐	Withlacoochee Melanoplus Grasshopper	G1G3	S1S3		N	Y
Grasshoppers and Allies	<i>Schistocerca ceratiola</i> 🌐	Rosemary Grasshopper	G3	S3		N	Y
Grasshoppers and Allies	<i>Typhloceuthophilus floridanus</i> 🌐	Blind Pocket Gopher Cave Cricket	G2	S2		N	Y
Beetles	<i>Aphodius aegrotus</i> 🌐	Small Pocket Gopher Aphodius Beetle	G3G4	S3?		N	Y



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		Beetle					
Beetles	<i>Copris gopheri</i>	Gopher Tortoise Copris Beetle	G2	S2		N	Y
Beetles	<i>Geopsammodius withlacoochee</i>	Withlacoochee Tiny Sand- loving Scarab	G1	S1		N	Y
Beetles	<i>Hypotruchia spissipes</i>	Florida Hypotruchia Scarab Beetle	G3G4	S3S4		N	Y
Beetles	<i>Micronaspis floridana</i>	Florida Intertidal Firefly	G3?	S3		N	Y
Beetles	<i>Onthophagus polyphemi polyphemi</i>	Punctate Gopher Tortoise Onthophagus Beetle	G2G3T2T3	S2		N	Y
Beetles	<i>Peltotrupes profundus</i>	Florida Deepdigger Scarab Beetle	G3	S3		N	Y
Beetles	<i>Ptomaphagus schwarzi</i>	Schwarz' Pocket Gopher Ptomaphagus Beetle	G3	S3		N	Y
Beetles	<i>Serica pusilla</i>	Pygmy Silky June Beetle	G2G3	S2S3		N	Y
Beetles	<i>Typocerus fulvocinctus</i>	Yellow-banded Typocerus Long-horned Beetle	G2G3	S2S3		N	Y
Butterflies and Moths	<i>Ceratophaga vicinella</i>	Gopher Tortoise Shell Moth	G1G3	S1S2		N	Y
Butterflies and Moths	<i>Euphyes dukesi calhouni</i>	Calhoun's Skipper	G3G4T2T3	S2S3	UR	N	Y



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and Moths

appalachia 🌿

Brown

G5

S2S3

N

Y

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[Explanations and Definitions of Rank and Status](#)

Tracking List Archives

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2023 Complete Tracking List ▾

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Element Type

All Elements ▾

Location

Hernando ▾

Only include results with field guides?

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Include non-tracked species?

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Plants & Lichens

Invertebrates

Vertebrates

Natural Communities

Metadata

Vertebrates

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Tracked?
Amphibians	<i>Ambystoma tigrinum</i>	Eastern Tiger Salamander	G5	S3		N	Y
Amphibians	<i>Amphiuma pholeter</i>	One-toed Amphiuma	G3	S3		N	Y
Amphibians	<i>Lithobates capito</i>	Gopher Frog	G2G3	S3	UR	N	Y
Reptiles	<i>Alligator mississippiensis</i>	American Alligator	G5	S4	SAT	FT(S/A)	Y
Reptiles	<i>Caretta caretta</i>	Loggerhead Sea Turtle	G3	S3	T	FT	Y
Reptiles	<i>Chelonia mydas</i>	Green Sea Turtle	G3	S2S3	T	FT	Y
Reptiles	<i>Crotalus adamanteus</i>	Eastern Diamondback Rattlesnake	G3	S3	UR	N	Y
Reptiles	<i>Dermochelys coriacea</i>	Leatherback Sea Turtle	G2	S2	E	FE	Y
Reptiles	<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S2?	T	FT	Y
Reptiles	<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3		ST	Y
Reptiles	<i>Heterodon simus</i>	Southern Hognose Snake	G2	S2S3		N	Y
Reptiles	<i>Lampropeltis extenuata</i>	Short-tailed Snake	G3	S3	PT	ST	Y
Reptiles	<i>Lampropeltis floridana</i>	Florida Kingsnake	G2	S2		N	Y
Reptiles	<i>Pituophis melanoleucus</i>	Pine Snake	G4	S3	UR	ST	Y



Florida Natural Areas Inventory

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Birds	<i>Athene cunicularia floridana</i> 🌐	Florida Burrowing Owl	G4T3	S3		ST	Y
Birds	<i>Cistothorus palustris marianae</i> 🌐	Marian's Marsh Wren	G5T3	S3		ST	Y
Birds	<i>Dryobates borealis</i> 🌐	Red-cockaded Woodpecker	G3	S2	E, PT	FE	Y
Birds	<i>Egretta caerulea</i> 🌐	Little Blue Heron	G5	S4		ST	Y
Birds	<i>Egretta thula</i> 🌐	Snowy Egret	G5	S3		N	Y
Birds	<i>Egretta tricolor</i> 🌐	Tricolored Heron	G5	S4		ST	Y
Birds	<i>Eudocimus albus</i> 🌐	White Ibis	G5	S4		N	Y
Birds	<i>Falco sparverius paulus</i> 🌐	Southeastern American Kestrel	G5T4	S3		ST	Y
Birds	<i>Haliaeetus leucocephalus</i> 🌐	Bald Eagle	G5	S3		N	Y
Birds	<i>Laterallus jamaicensis</i> 🌐	Black Rail	G3	S2	T	N	Y
Birds	<i>Mycteria americana</i> 🌐	Wood Stork	G4	S2	DL	FT	Y
Birds	<i>Nycticorax nycticorax</i> 🌐	Black-crowned Night-heron	G5	S3		N	Y
Mammals	<i>Mustela frenata peninsulae</i> 🌐	Florida Long- tailed Weasel	G5T3?	S3?		N	Y
Mammals	<i>Neofiber alleni</i> 🌐	Round-tailed Muskrat	G2	S2		N	Y
Mammals	<i>Neovison vison halilimnetes</i> 🌐	Gulf Salt Marsh Mink	G5T2	S2		N	Y
Mammals	<i>Podomys floridanus</i> 🌐	Florida Mouse	G3	S3		N	Y
Mammals	<i>Sciurus niger niger</i> 🌐	Southeastern Fox Squirrel	G5T5	S3		N	Y



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Explanations and Definitions of Rank and Status

Tracking List Archives

A collection of previous Tracking List Element Change Reports and Complete Tracking Lists by year. Select a report year with the boxes and click the "Show Report" button to view the report.

2022 Tracking List Element Change Report ▾

Show Report

2023 Complete Tracking List ▾

Show Report



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FNAI maintains and continues to build the Natural Heritage database for the state of Florida. This database is the single most comprehensive compilation of records documenting the location and ecological status of rare plant and animal species in the state. Staff ecologists, botanists and zoologists, contract staff, volunteers and cooperating agencies, conduct the ongoing research and field inventory work, which populates the database. We derive records from historical reports, herbarium and museum specimens, agency records, in addition to precise field observations.

FNAI scientists "track" (collect information on) approximately 233 vertebrates, 562 invertebrates, and 492 plants representing approximately 13% of the state's vertebrate species, less than 5% of the invertebrates, and about 12% of the plants. For all tracked species, we conduct status assessments following **NatureServe methodology**, and map standardized Occurrences in the **NatureServe Biotics** data management system that houses our database.

Biodiversity Matrix

The Biodiversity Matrix Map Server is a screening tool from FNAI that provides **immediate, free access** to rare species occurrence information statewide. This tool allows you to zoom to your site of interest and create a report listing documented, likely, and potential occurrences of rare species and natural communities.

The FNAI Biodiversity Matrix offers **built-in interpretation** of the likelihood of species occurrence for each 1-square-mile Matrix Unit across the state. The report includes a site map and list of species and natural communities by occurrence status: Documented, Documented-Historic, Likely, and Potential.

[Biodiversity Matrix Map Server Here](#)

Searchable Field Guides & Tracking List

You can search our tracking list or download it as a pdf using the links below. You can obtain our Element Occurrence data by submitting a **data request**. If you have observations of tracked species that you would like to share with us please see our **data submission** page. Search by element type and/or county. Choose "All Elements" and "Statewide" to view the full tracking list.

NOTE: You can access FNAI field guide accounts, which are available for a selection of the species we track, by clicking on the species name in the search results. Field guide pages for a limited number of non-tracked species are available using the "Include non-tracked species" selection.

Element Type

All Elements ▾

Location

Hernando ▾

Only include results with field guides?

No ▾

Include non-tracked species?

No ▾


[Plants & Lichens](#)
[Invertebrates](#)
[Vertebrates](#)
[Natural Communities](#)
[Metadata](#)

Natural Communities

Group	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status	Tracked?
Natural Communities	<i>Aquatic cave</i>		G3	S3		N	Y
Natural Communities	<i>Dome swamp</i>		G4	S4		N	Y
Natural Communities	<i>Hydric hammock</i>		G4	S4		N	Y
Natural Communities	<i>Mesic hammock</i>		G3	S3?		N	Y
Natural Communities	<i>Salt marsh</i>		G5	S4		N	Y
Natural Communities	<i>Sandhill</i>		G3	S2		N	Y
Natural Communities	<i>Scrub</i>		G2	S2		N	Y
Natural Communities	<i>Sinkhole</i>		G2	S2		N	Y
Natural Communities	<i>Upland hardwood forest</i>		G5	S3		N	Y

Download Complete Tracking List

[Printable Complete Tracking List - Current](#)

[Explanations and Definitions of Rank and Status](#)

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A collection of previous Tracking List Element Change Reports and Complete Tracking Lists by year. Select a report year with the boxes and click the "Show Report" button to view the report.



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TAB 12
EXPLOSIVES
AND
FLAMMABLE
HAZARDS

THIS WILL BE DONE AT SITE SPECIFIC
LEVEL IF REQUIRED.

TAB 13
FARMLAND PROTECTION



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those “Partners” (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Farmlands Protection (CEST and EA) - PARTNER

<https://www.hudexchange.info/environmental-review/farmlands-protection>

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes → *Continue to Question 2.*

No

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. Does “important farmland,” including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?

You may use the links below to determine important farmland occurs on the project site:

- Utilize USDA Natural Resources Conservation Service’s (NRCS) Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>
- Check with your city or county’s planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
- Contact NRCS at the local USDA service center <http://offices.sc.egov.usda.gov/locator/app?agency=nrcs> or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

Yes → *Continue to Question 3.*

3. Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.

- Complete form [AD-1006, “Farmland Conversion Impact Rating”](#) and contact the state soil scientist before sending it to the local NRCS District Conservationist.
- Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Work with the RE/HUD to determine how the project will proceed. Document the conclusion:

Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

[Click here to enter text.](#)

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Project will proceed without mitigation.

Explain why mitigation will not be made here:

[Click here to enter text.](#)

→ *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

The project does not include acquisition of land or conversion of land. The project is for single family housing rehabilitation.

Based on the project location and scope we therefore recommend a determination for this project of 'in compliance' with the Farmland Protection Policy Act and 7 CFR Part 658.

The following supporting documents are included within the environmental review record for this project:

1. Project description

TAB 14 HISTORIC
PRESERVATION

People of the American Revolution

National Register of Historic Places



Inside Scoop

Enter Address Ex: 1

State Listings

Historic Districts

Vacant / Not In Use

Florida - Hernando County

Hernando County Florida has 8 places on the National Register of Historic Places including 1 place of Statewide significance. Significant places include Jennings, William Sherman, House, Chinsegut Hill Manor House, Jennings, William Sherman, House, May--Stringer House and Russell, Judge Willis, House.

Several famous people are associated with these Hernando County historic places including William Sherman Jennings, Raymond Robins and Willis M. Russell. Prominent architectural styles found in Hernando County are Queen Anne, Colonial Revival and Bungalow/Craftsman.



Chinsegut Hill Manor House (added 2003 - - #03001171)

Also known as Tiger Tail Hill; Mount Airy, Snow Hill; FMSF# HE00496

22495 Chinsegut Hill Rd. , Brooksville



Ebyabe, CC BY 2.5, via Wikimedia Commons

Historic Significance:

Architecture/Engineering, Person, Event

Architectural Style:

No Style Listed

Historic Person:

Robins, Raymond

Significant Year:

1847, 1852, 1878

Area of Significance:

Architecture, Other, Exploration/Settlement

Period of Significance:

1950-1974, 1925-1949, 1900-1924, 1875-1899, 1850-1874, 1825-1849

Owner:

State

Historic Function:

Domestic

Historic Sub-function:

Secondary Structure, Single Dwelling

Current Function:

Education, Vacant/Not In Use

Current Sub-function:

School

More Information:archives document [↗](#)

R

Jennings, William Sherman, House (added 1998 - - #98001252)

Also known as Jennings, May Mann, House;Jennings-Rogers House;HE00203

48 Olive St. , Brooksville

Ebyabe, CC BY 2.5, via Wikimedia Commons

Historic Significance:

Architecture/Engineering, Person

Architectural Style:

Queen Anne, Colonial Revival

Historic Person:

Jennings, William Sherman

Significant Year:

1930, 1886

Area of Significance:

Conservation, Architecture, Politics/Government

Period of Significance:

1925-1949, 1900-1924, 1875-1899

Owner:

Private

Historic Function:

Domestic

Historic Sub-function:

Single Dwelling

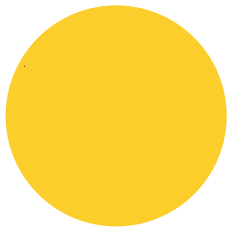
Current Function:

Domestic

Current Sub-function:

Single Dwelling

More Information:



Search Your HOME'S Estimated VALUE

ENTER AN ADDRESS

Search



May--Stringer House (added 1997 - - #97000210)

Also known as 8HE382

601 Museum Crt. , Brooksville

Ebyabe, CC BY 2.5, via Wikimedia Commons

Historic Significance:

Architecture/Engineering

Architectural Style:

Queen Anne

Area of Significance:

Architecture

Period of Significance:

1900-1924, 1875-1899, 1850-1874

Owner:

Local

Historic Function:

Domestic

Historic Sub-function:

Single Dwelling


Current Function:

Recreation And Culture

Current Sub-function:

Museum

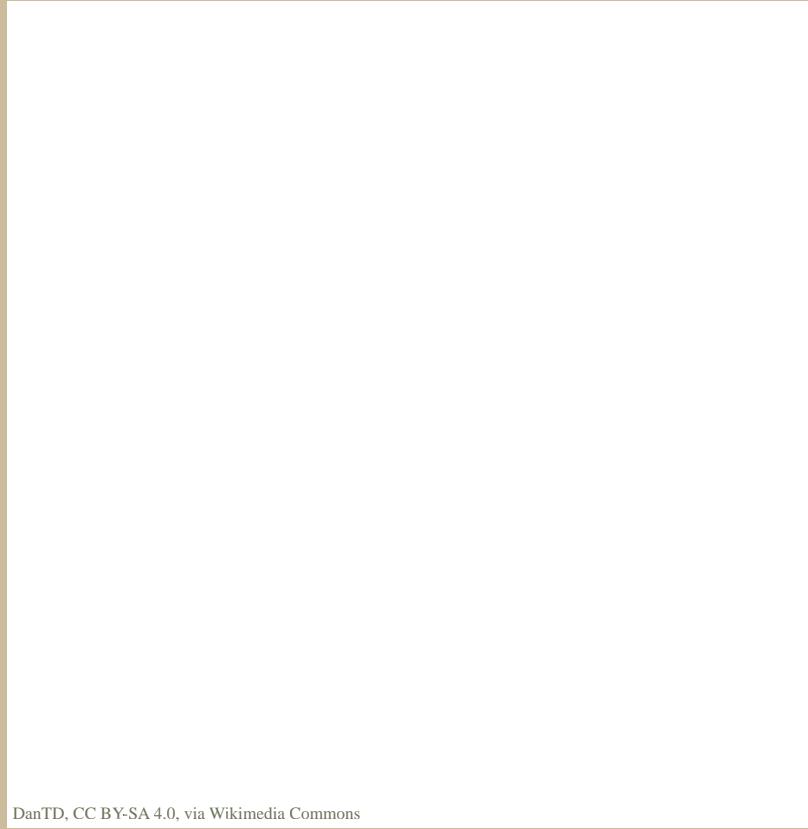
More Information:

archives document 



Richloam General Store and Post Office (added 2017 - - #100001734)

38219 Richloam Clay Sink Road, Webster



DanTD, CC BY-SA 4.0, via Wikimedia Commons

Historic Significance:

Event

Area of Significance:

Commerce, Politics/Government, Exploration/Settlement

Period of Significance:

1928-1936 AD



Russell, Judge Willis, House (added 1999 - - #99000046)

Also known as HE183, Verona House

201 S. Main St. , Brooksville

Ebyabe, CC BY 2.5, via Wikimedia Commons

Historic Significance:

Architecture/Engineering, Person

Architectural Style:

No Style Listed

Historic Person:

Russell, Willis M.

Significant Year:

1925

Area of Significance:

Architecture, Politics/Government

Period of Significance:

1925-1949

Owner:

Private

Historic Function:

Domestic

Historic Sub-function:

Single Dwelling


Current Function:

Domestic

Current Sub-function:

Hotel

More Information:

archives document 



Saxon, Frank, House (added 1998 - - #98001321)

Also known as HE00187

200 Saxon Ave. , Brooksville



Ebyabe, CC BY 2.5, via Wikimedia Commons

Historic Significance:

Architecture/Engineering

Architectural Style:

Other

Area of Significance:

Architecture

Period of Significance:

1875-1899

Owner:

Private

Historic Function:

Domestic

Historic Sub-function:

Single Dwelling

Current Function:

Work In Progress

More Information:

archives document [↗](#)



South Brooksville Avenue Historic District (added 1998 - - #98001203)

Also known as HE0038

Roughly along S. Brooksville Ave., from Liberty St. to Early Ave. , Brooksville

Ebyabe, CC BY 2.5, via Wikimedia Commons

Historic Significance:

Event, Architecture/Engineering

Architectural Style:

Colonial Revival, Queen Anne, Bungalow/Craftsman

Area of Significance:

Community Planning And Development, Architecture

Period of Significance:

1925-1949, 1900-1924

Owner:

Private

Historic Function:

Domestic

Historic Sub-function:

Single Dwelling

Current Function:

Domestic

Current Sub-function:

Single Dwelling

More Information:

archives document [↗](#)



Spring Lake Community Center (added 2009 - - #09000843)
4184 Spring Lake Hwy. , Brooksville

Ebyabe, CC BY-SA 3.0, via Wikimedia Commons

Historic Significance:

Architecture/Engineering, Event

Architectural Style:

Other

Area of Significance:

Architecture, Social History

Period of Significance:

1950-1974, 1925-1949

Owner:

Local

Historic Function:

Education, Education, Social

Historic Sub-function:

Civic, Library, School

Current Function:

Education, Social

Current Sub-function:

Civic, Library

More Information:

archives document 

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15470 FLIGHT PATH DRIVE ♦ BROOKSVILLE, FLORIDA 34604
P 352.754.4002 ♦ F 352.754.4477 ♦ W www.HernandoCounty.us

February 27, 2024

Bureau of Historic Preservation
Florida Department of State
R.A. Gray Building
500 South Bronough Street, Room 423
Tallahassee, FL 32399-0250

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG)
Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

Guardian CRM, Inc. is preparing a Tier 1 broad-level environmental review record for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental and/or community impacts.

The Hernando County Single-Family Housing Rehabilitation program may supply Community Development Block Grant (CDBG) funds for the rehabilitation of single-family owner-occupied homes grants to income eligible residents in unincorporated Hernando County.

The proposed project consists of housing rehabilitation to scattered sites yet to be determined throughout unincorporated Hernando County, however a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal Regulations parts 58.5 and 58.6.

Enclosed you will find applicable maps with the overall area identified. The County seeks to complete an Unspecified Site Strategy Broad-Level Tier 1 review to allow for use of CDBG funding for these activities as needed.

All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact Veda Ramirez, Housing and Supportive Services Director (352) 540-4338 Hernando County Board of County Commissioners, 621 West Jefferson Street, Brooksville, FL 34601 or by email to vramirez@hernandocounty.us. Please also copy J. Corbett Alday, vice President of Guardian CRM, Inc. at Corbett.Alday@GuardianCRM.com.

Sincerely,



Elizabeth Narverud
Chairperson
Hernando County Board of County Commissioners



From: [Microsoft Outlook](#)
To: [Bureau of Historic Preservation \(CompliancePermits@DOS.MyFlorida.com\)](mailto:CompliancePermits@DOS.MyFlorida.com)
Subject: Relayed: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
Date: Thursday, March 14, 2024 3:03:23 PM
Attachments: [Request for Comment - Hernando County FL Broad Tier 1 Review - 23DB-H08.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Bureau of Historic Preservation (CompliancePermits@DOS.MyFlorida.com) (CompliancePermits@DOS.MyFlorida.com)
<mailto:CompliancePermits@DOS.MyFlorida.com>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08

Tribal Name	Last Name	First Name	Title	Street Address	City	State	Zip Code	Work Phone	Fax Number	Email	THPC URL	Last Update Datetime	
Miccosukee Tribe of Indians	Cypress	Talbert	Chairperson	U.S. 41 Mile Marker 70 Tamiami Trail	Miami	FL	33194	(305) 223-8380	(305) 223-1011	marlap@miccosukeetribe.com	N	https://tribe.miccosukee.com/	02-May-2023 09:36:49
Miccosukee Tribe of Indians	Daniel	Jason	Historical Preservation Officer	P.O. Box 440021	Miami	FL	33144	305-223-8380		jasond@miccosukeetribe.com	N	https://tribe.miccosukee.com/	24-Jul-2023 16:29:54
Muscogee (Creek) Nation	Hill	David	Principal Chief	1007 East Eufaula Street	Okmulgee	OK	74447	(800) 482-1979	(918) 756-2911	dhill@mcn-nsn.gov	N	http://www.mcn-nsn.gov	04-May-2023 10:24:12
Muscogee (Creek) Nation	Hunt	Turner	THPO	P.O. Box 580	Okmulgee	OK	74447	918-732-7759	918-758-0649	section106@muscogeenation.com	Y	http://www.mcn-nsn.gov	12-Oct-2023 11:16:06
Muscogee (Creek) Nation	Hunt	Turner	THPO	P.O. Box 580	Okmulgee	OK	74447	918-732-7759	918-758-0649	section106@muscogeenation.com	N	http://www.mcn-nsn.gov	12-Oct-2023 11:16:06



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February 27, 2024

Miccosukee Tribe of Indians
ATTN: Kevin Donaldson – Environmental Specialist
Real Estate Services Department
PO Box 440021 Tamiami Trail
Miami, FL 33144

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG)
Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

Hernando County is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, Hernando County has assumed the environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The Hernando County Single Family Housing Rehabilitation program may supply Community Development Block Grant (CDBG) funds for the rehabilitation of single-family owner-occupied housing to provide a suitable living environment by increasing the supply of safe, decent, affordable owner-occupied housing.

Hernando County will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

To meet project timeframes, if you would like to be a consulting party on this project, please inform us of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note those concerns in your response by contacting Veda Ramirez, Housing and Supportive Services Director, Hernando County Board of County Commissioners, at (352) 540-4338 or by e-mail at vramirez@hernandocounty.us and please copy J. Corbett Alday, Vice President, Guardian CRM, Inc., at (352) 437-3902 or e-mail at Corbett.Alday@GuardianCRM.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "ENarverud", with a large loop at the end.

Elizabeth Narverud
Chairperson
Hernando County Board of County Commissioners



From: [Microsoft Outlook](#)
To: jasond@miccosukeetribe.com
Subject: Relayed: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
Date: Thursday, March 14, 2024 3:13:50 PM
Attachments: [Request for Comment - Hernando County FL Broad Tier 1 Review - 23DB-H08.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
jasond@miccosukeetribe.com (jasond@miccosukeetribe.com) <mailto:jasond@miccosukeetribe.com>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08



BOARD OF COUNTY COMMISSIONERS

15470 FLIGHT PATH DRIVE • BROOKSVILLE, FLORIDA 34604
P 352.754.4002 • F 352.754.4477 • W www.HernandoCounty.us

February 27, 2024

Miccosukee Tribe of Indians
ATTN: Talbert Cypress, Chairperson
US 41 Mile Marker
70 Tamiami Trail
Miami, FL 33194

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG)
Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

Hernando County is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, Hernando County has assumed the environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

The Hernando County Single Family Housing Rehabilitation program may supply Community Development Block Grant (CDBG) funds for the rehabilitation of single-family owner-occupied housing to provide a suitable living environment by increasing the supply of safe, decent, affordable owner-occupied housing.

Hernando County will conduct a review of this project to comply with Section 106 of the National Historic Preservation Act and its implementing regulations 36 CFR Part 800. We would like to invite you to be a consulting party in this review to help identify historic properties in the project area that may have religious and cultural significance to your tribe, and if such properties exist, to help assess how the project might affect them. If the project might have an adverse effect, we would like to discuss possible ways to avoid, minimize or mitigate potential adverse effects.

To meet project timeframes, if you would like to be a consulting party on this project, please inform us of your interest within 30 days. If you have any initial concerns with impacts of the project on religious or cultural properties, please note those concerns in your response by contacting Veda Ramirez, Housing and Supportive Services Director, Hernando County Board of County Commissioners, at (352) 540-4338 or by e-mail at vramirez@co.hernando.fl.us and please copy J. Corbett Alday, Vice President, Guardian CRM, Inc., at (352) 437-3902 or e-mail at Corbett.Alday@GuardianCRM.com.

Sincerely,



Elizabeth Narverud
Chairperson
Hernando County Board of County Commissioners



From: [Microsoft Outlook](#)
To: marlap@miccosukeetribe.com
Subject: Relayed: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
Date: Thursday, March 14, 2024 3:10:06 PM
Attachments: [Request for Comment - Hernando County FL Broad Tier 1 Review - 23DB-H08.msg](#)

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marlap@miccosukeetribe.com (marlap@miccosukeetribe.com) <mailto:marlap@miccosukeetribe.com>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08



BOARD OF COUNTY COMMISSIONERS

15470 FLIGHT PATH DRIVE ♦ BROOKSVILLE, FLORIDA 34604
P 352.754.4002 ♦ F 352.754.4477 ♦ W www.HernandoCounty.us

February 27, 2024

Muscogee (Creek) Nation
Attention: David Hill, Principal Chief
1007 East Eufaula Street
Okmulgee, OK 74447

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG)
Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
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Sincerely,



Elizabeth Narverud
Chairperson
Hernando County Board of County Commissioners



From: [Microsoft Outlook](#)
To: section106@muscogeenation.com
Subject: Relayed: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
Date: Thursday, March 14, 2024 3:03:44 PM
Attachments: [Request for Comment - Hernando County FL Broad Tier 1 Review - 23DB-H08.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
section106@muscogeenation.com (section106@muscogeenation.com) <mailto:section106@muscogeenation.com>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08



BOARD OF COUNTY COMMISSIONERS

15470 FLIGHT PATH DRIVE • BROOKSVILLE, FLORIDA 34604
P 352.754.4002 • F 352.754.4477 • W www.HernandoCounty.us

February 27, 2024

Muscogee (Creek) Nation
Attention: Turner Hunt, THPO
PO Box 580
Okmulgee, OK 74447

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG)
Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

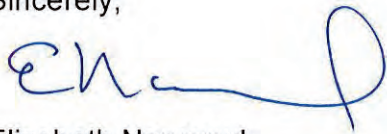
Hernando County is considering funding the project listed above with federal funds from the U.S. Department of Housing and Urban Development (HUD). Under HUD regulation 24 CFR 58.4, Hernando County has assumed the environmental review responsibilities for the project, including tribal consultation related to historic properties. Historic properties include archeological sites, burial grounds, sacred landscapes or features, ceremonial areas, traditional cultural places and landscapes, plant and animal communities, and buildings and structures with significant tribal association.

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Sincerely,



Elizabeth Narverud
Chairperson
Hernando County Board of County Commissioners



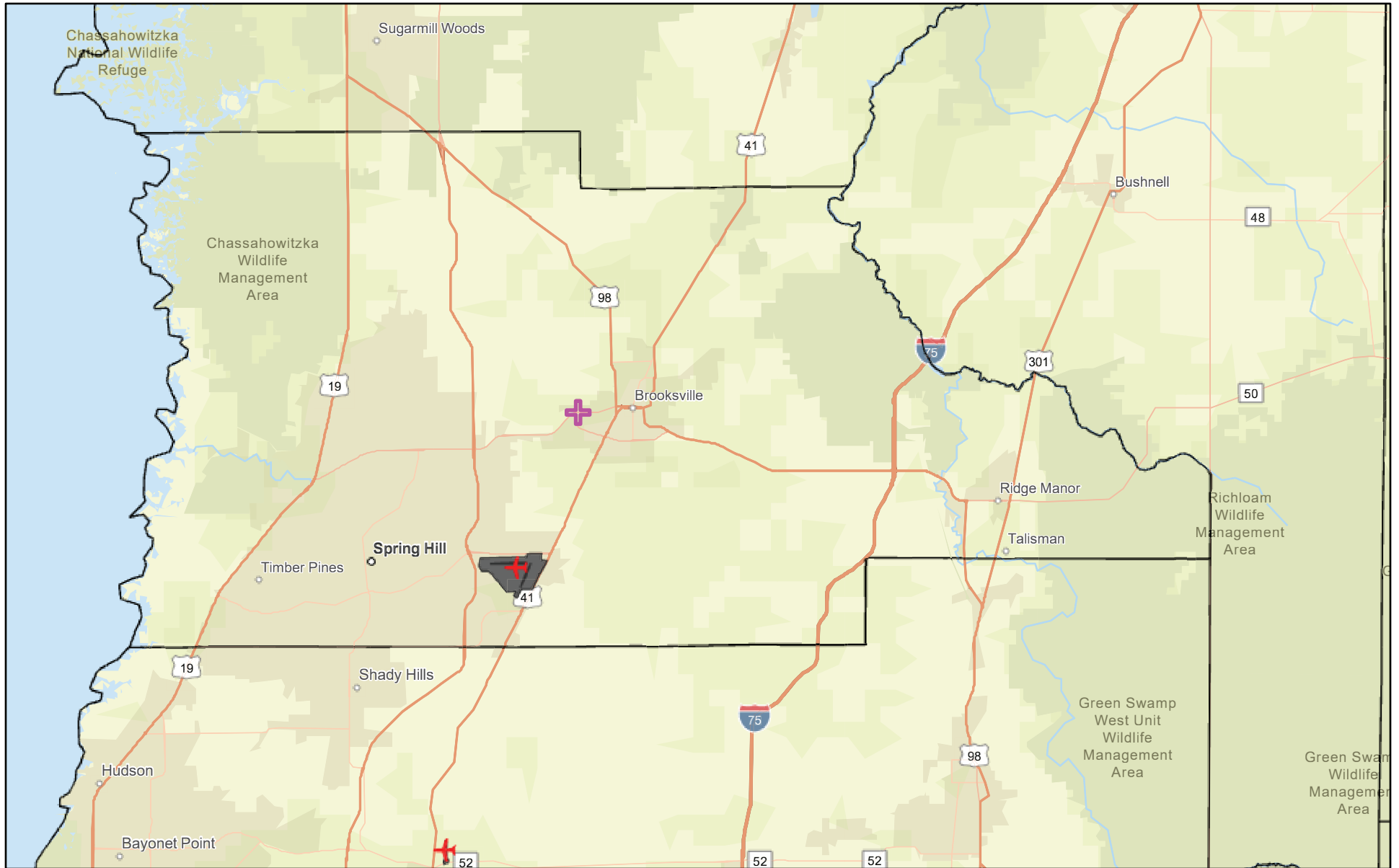
From: [Microsoft Outlook](#)
To: section106@muscogeenation.com
Subject: Relayed: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08
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section106@muscogeenation.com (section106@muscogeenation.com) <mailto:section106@muscogeenation.com>
Subject: Request for Comment - Hernando County, FL Broad Tier 1 Review - 23DB-H08





TAB 15

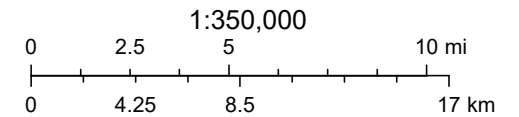
NOISE ABATEMENT AND CONTROL

Airport Locations



January 26, 2024

-  Search Result (point)
-  Airport Points
-  Airport Polygons
-  Counties



FDEP, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, EPA OEI

ARTICLE VIII. - NOISE

Footnotes:

--- (7) ---

Editor's note— Ordinance No. 88-7, adopted March 23, 1988, while intending that its provisions be included in the Code, did not provide for the exact nature of their inclusion; therefore, at the editor's discretion, §§ 1—7 of Ord. No. 88-7 have been included herein as a new Art. VIII, §§ 21-132—21-138, to Ch. 21.

Cross reference— Airport noise zones, § 3-51 et seq.; mining standards, § 19-17.

Sec. 21-132. - Short title.

This article shall be known and may be cited as the "Hernando County Noise Control Ordinance."

(Ord. No. 88-7, § 1, 3-23-88; Ord. No. 93-14, § 1, 6-29-93)

Sec. 21-133. - Definitions.

All technical terminology used in this article not defined below shall be defined according to applicable publications of the American National Standards Institute (ANSI) or its successor body.

A-weighted sound level. The sound pressure level in decibels, as measured on a sound level meter using the A-weighting network. The level so read is designated Db A. The A scale is weighted to match the sensitivities of the human ear which can typically distinguish pitch between 20 hertz and 20,000 hertz. On the A scale, higher tones are given more weight than lower tones.

Agricultural district area. Any property zoned AG or agricultural, as defined by the county zoning ordinance.

Agricultural/residential district area. Any property zoned A/R, A/R-1, A/R-2, or agricultural/residential, as defined by the county zoning ordinance.

Commercial district area. Any property zoned C-1, C-2, C-3, C-4, A-C, OP, R-C, CM-1, CM-2, PDP(NC), PDP(GHC), PDP(OP), or other commercial, as defined by the county zoning ordinance.

Conservation district area. Any property zoned CV or conservation, as defined by the county zoning ordinance.

Decibel (Db). A unit for describing the relative loudness or amplitude of sound. Decibels are measured on a logarithmic scale, so that each 10 Db rise means a tenfold increase in acoustic energy. For example, 60 Db A is ten (10) times stronger than 50 Db A. A decibel is equal to twenty (20) times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals (20 micronewtons per square meter).

Department. The agency designated by the governing body as being responsible for enforcing the provision of this article.

Emergency. Any occurrence or set of circumstances involving actual or imminent physical trauma or property damage which demands immediate action.

Emergency work. Any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.

Industrial district area. Any property zoned I-1, PDP(I), or other industrial districts, as defined in the county zoning ordinance.

Institutional. Nonprofit or quasipublic uses or institutions, such as houses of worship, libraries, public or private schools, hospitals, or municipally owned or operated buildings, structures, or land, used for public purposes.

Institutional, public space, or recreational district area. Any property designated or used as institutional, public space, or recreational, as defined by the county zoning ordinance.

Maximum sound level. The highest "instantaneous" sound pressure level (SPL) recorded during the measuring period.

Mining district area. Any property zoned M or mining, as defined in the county zoning ordinance.

Noise. A sound of any kind that exceeds the levels established by this article.

Person. Any individual, association, partnership, or corporation; and includes any officer, employee, department, agency, or instrumentality of the United States, a state, or any political subdivision of a state.

Public right-of-way. Any street, avenue, boulevard, highway, sidewalk, alley, or similar place normally accessible to the public which is owned or controlled by a governmental entity.

Public space. Any real property or structures thereon normally accessible to the public, which is owned or controlled by a governmental entity.

Real property line. An imaginary line along the ground surface and its vertical plane extension, which separates the real property owned, rented, or leased by one person from that owned, rented, or leased by another person, excluding real property divisions within buildings.

Residential district area. Any property zoned R-1A, R-1B, R-1C, R-2.5, RM, R-2, R-3, R-R, R-1-MH, R/PDP, MF/PDP, MH/PDP or other residential district, as defined in the county zoning ordinance.

RMS sound pressure. The square root of the time-averaged-square of the sound pressure denoted P_{rms} .

Rural district area. Any property zoned rural, as defined in the county zoning ordinance.

Sound. An oscillation in pressure, stress, particle displacement, particle velocity, or other physical parameter, in a medium with internal forces. The description of sound may include any characteristic of such sound, including duration, intensity, and frequency. Sound is any change in atmospheric pressure that the human ear can detect. Sound travel can be affected by temperature inversions, clouds, wind speed and direction, and objects.

Sound level. The weighted sound pressure level obtained by the use of a metering characteristic and weighting A, B, or C as specified in American National Standards Institute Specifications for Sound Level Meters, ANSI S1, 4-1971, or in successor publications. If the weighting employed is not indicated, the A-weighting shall apply.

Sound level meter. An instrument which includes a microphone, amplifier, RMS detector, integrator or time averager, output meter, and weighting networks used to measure sound pressure levels. The output meter reads sound pressure level when properly calibrated, and the instrument is of Type 2 or better, as specified in the American National Standards Institute Publication S1.41972 or its successor publication.

Sound pressure. The instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space, as produced by the presence of sound energy.

Sound pressure level. Twenty (20) times the logarithm to the base 10 of the ratio of the RMS sound pressure to the reference pressure of twenty (20) micropascals ($20 \times 10^{-6} \text{ N/m}^2$). The sound pressure level is denoted L_p or SPL and is expressed in decibels. The SPL is an "instantaneous" reading from a sound level meter.

Spectator games. Competitive sports such as baseball, football, soccer, and similar athletic events involving spectators.

(Ord. No. 88-7, § 2, 3-23-88; Ord. No. 93-14, § 1, 6-29-93), 6-29-93)

Sec. 21-134. - Standards.

- (a) Sources of sound shall conform to the sound level limits by receiving land use as set forth in Table I of section 21-135. The minimum measurement period shall be ten (10) minutes. Sound shall be measured at or within the real property line of the receiving land use. Exceedences accumulating to more than ten (10) percent of the measuring period shall constitute a violation.
- (b) Sources of sound shall also conform to the "instantaneous" maximum sound levels by receiving land use as set forth in Table II of section 21-135. The minimum measurement period shall be ten (10) minutes. Sound shall be measured at or within the real property line of the receiving land use. A single "instantaneous" occurrence above the maximum sound level shall constitute a violation.

(Ord. No. 88-7, § 3, 3-23-88; Ord. No. 93-14, § 1, 6-29-93)

Sec. 21-135. - Sound level limits.

(a) *By receiving land use:*

TABLE I

Receiving Land Use	Time	Sound Level Limit (Db A)
Residential, institutional, public space, or recreational district areas for sound levels measured at the property line Agricultural, agricultural/residential, conservation, or rural district areas for sound levels measured at the residence	7:00 a.m. - 9:00 p.m.	60
	9:00 p.m. - 7:00 a.m.	<u>55</u>
Commercial district areas	7:00 a.m. - 9:00 p.m.	<u>65</u>
	9:00 p.m. - 7:00 a.m.	60
Agricultural, agricultural/residential, conservation, industrial, mining, or rural district areas for sound levels measured at the property line	At all times	75

(For defining receiving land use within the C/PDP (combined) mixed use zoning district, C/PDP will be classified according to the area land use in question—Residential, commercial, industrial, and so forth.)

(b) *Maximum sound level:*

TABLE II

Receiving Land Use	Time	Sound Level Limit (Db A)
Residential, institutional, public space, or recreational district areas for sound levels measured at the property line Agricultural, agricultural/residential, conservation, or rural district areas for sound levels measured at the residence	7:00 a.m. - 9:00 p.m.	<u>70</u>
	9:00 p.m. - 7:00 a.m.	60
Commercial district areas	7:00 a.m. - 9:00 p.m.	75
	9:00 p.m. - 7:00 a.m.	<u>65</u>

Agricultural, agricultural/residential, conservation, industrial, mining, or rural district areas for sound levels measured at the property line	At all times	<u>85</u>
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(Ord. No. 88-7, § 4, 3-23-88; Ord. No. 93-14, § 1, 6-29-93)

Sec. 21-136. - Exceptions to sound level limits.

The following activities or sources are exempt from the requirements of this article:

- (a) The emission of sound for the purpose of alerting persons to the existence of an emergency, or in the performance of emergency work.
- (b) The unamplified human voice.
- (c) Tractors, nonstationary farming equipment, and reasonable operation of other equipment and conduct of activities normal to agricultural communities in areas zoned Agricultural (Ag) and Agricultural/Residential (A/R) including, but not limited to, soil cultivation, lawn and pasture mowing and tree trimming.
- (d) Reasonable operation of unamplified church bells or chimes when used for traditional religious purposes.
- (e) Officially authorized spectator games, approved school activities, and approved holiday events and activities including, but not limited to, parades, community fairs and festivals, and fireworks displays.
- (f) Animal sounds, which shall be regulated as set forth in the Florida Statutes.
- (g) The emergency or routine maintenance of public service utilities.
- (h) The operation of railways and aircraft. Aircraft sound shall be regulated according to the county airport zoning ordinance.
- (i) Approved mosquito fogging operations.
- (j) Refuse collection, except for residential service as regulated by the county waste collection and disposal ordinance.
- (k) **Scheduled road construction and maintenance by city, county or state agencies and their authorized contractors.**
- (l) **Construction activities between 7:00 a.m. and 9:00 p.m.**
- (m) **Operation of domestic power tools between 7:00 a.m. and 9:00 p.m.**
- (n) Properly functioning air conditioning and air-handling equipment for residential purposes.

(Ord. No. 88-7, § 5, 3-23-88; Ord. No. 93-14, § 1, 6-29-93)

Sec. 21-137. - Motor vehicles.

- (a) *Motor vehicles operating on public right-of-way.* Motor vehicles on a public right-of-way are regulated as set forth in the Florida Statutes. (Sound level limits for receiving land use do not apply.)
- (b) *Competitive racing events.* No person shall construct, alter or expand any installation or facility for competitive racing events without first providing documentation and assurance of compliance with this article, and without first receiving written approval from the board of county commissioners. The documentation and assurance above shall include, but not be limited to, the use of sound barriers, use of muffler devices, control of direction and volume of loud speakers, and provisions for monitoring.
- (c) *Operation of radios or other mechanical soundmaking devices or instruments in vehicles; exemptions.*
- (1) It is unlawful for any person operating or occupying a motor vehicle on private property to operate or amplify the sound produced by a radio, tape player, or other mechanical soundmaking device or instrument from within the motor vehicle so that the sound is:
- a. Plainly audible at a distance of one hundred (100) feet or more from the motor vehicle; or
 - b. Louder than necessary for the convenient hearing by persons inside the vehicle in areas adjoining churches, schools, or hospitals.
- (2) The provisions of this subsection shall not apply to any law enforcement motor vehicle equipped with any communication device necessary in the performance of law enforcement duties or to any emergency vehicle equipped with any communication device necessary in the performance of any emergency procedures.
- (3) The provisions of this subsection do not apply to motor vehicles used for business or political purposes, which, in the normal course of conducting such business, use soundmaking devices.
- (4) The provisions of this subsection do not apply to the noise made by a horn or other warning device required or permitted by the Florida Statutes.
- (5) The provisions of this subsection do not apply to vehicles operating on a street or highway.

(Ord. No. 88-7, § 6, 3-23-88; Ord. No. 93-14, § 1, 6-29-93)

Sec. 21-138. - Deviations.

- (a) The board of county commissioners is authorized to grant deviations from any provision of this article, subject to limitations as to area, noise levels, time limits, and other terms and conditions as the county determines are appropriate to protect public health, safety and welfare from the noise emanating therefrom. This section shall in no way negate the duty to obtain any permit or license required by law for such activities.

- (b) Any person seeking a deviation pursuant to this section shall file an application with the designated department. The application shall contain information which demonstrates that bringing the source of sound or activity for which the deviation is sought into compliance with this article would constitute an unreasonable hardship on the applicant, on the community or on other persons. Notice of an application for a deviation shall be published according to procedures outlined by the board of county commissioners. Any individual who claims to be adversely affected by allowance of the deviation may file a statement with the designated department containing any information to support his claim. If, at any time, the county finds that a sufficient cause may exist regarding an application, a public hearing will be held.
- (c) In determining whether to grant or deny the application, the board of county commissioners shall balance the hardship on the applicant, the community and other persons of not granting the deviation, against the adverse impact on the health, safety and welfare of persons affected, the adverse impact of property affected, and any other adverse impacts of granting the deviation. Applicants for deviations and persons contesting deviations may be required to submit any information the board of county commissioners may reasonably require. The granting or denying an application, the board of county commissioners shall keep on public file a copy of the decision and the reasons for denying or granting the deviation.
- (d) Deviations shall be granted by notice to the applicant containing all necessary conditions, including a time limit on the permitted activity. The deviation shall not become effective until all conditions are agreed to by the applicant. Noncompliance with any condition of the deviation shall terminate the deviation and subject the person holding it to those provisions of this article for which the deviation was granted.

(Ord. No. 88-7, § 7, 3-23-88; Ord. No. 93-14, § 1, 6-29-93)

Sec. 21-139. - Enforcement.

The county is empowered to investigate any situation where a person is alleged to be violating this article. The county is authorized to issued a notification of violation and later a citation is the situation is not remedied.

(Ord. No. 93-14, § 1, 6-29-93)

Sec. 21-140. - Penalties.

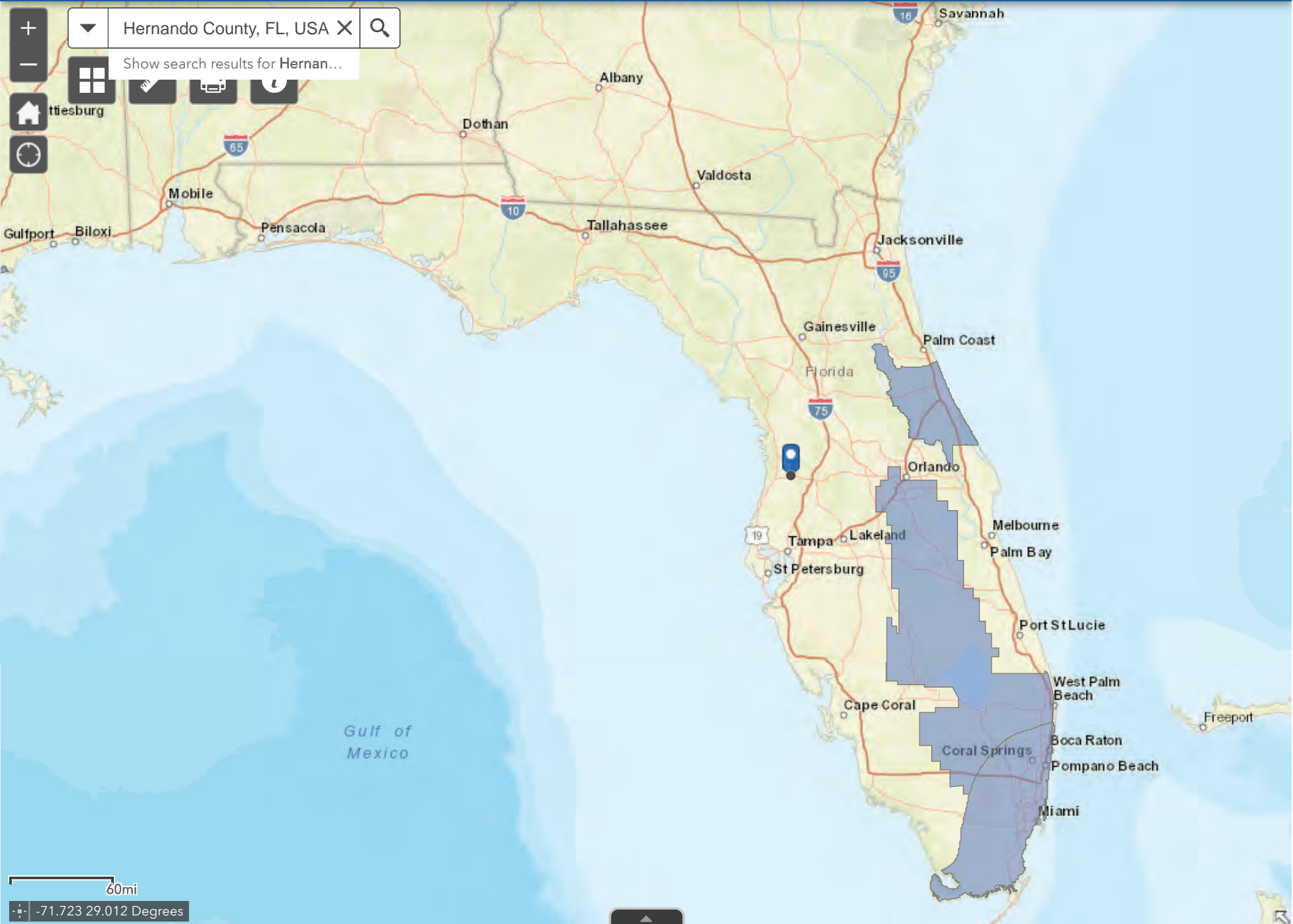
This article may be enforced in accordance with the provisions of section 1-8 or chapter 2, article III, of the County Code of Ordinances, or in accordance with any other applicable provisions of law.

(Ord. No. 93-14, § 1, 6-29-93)

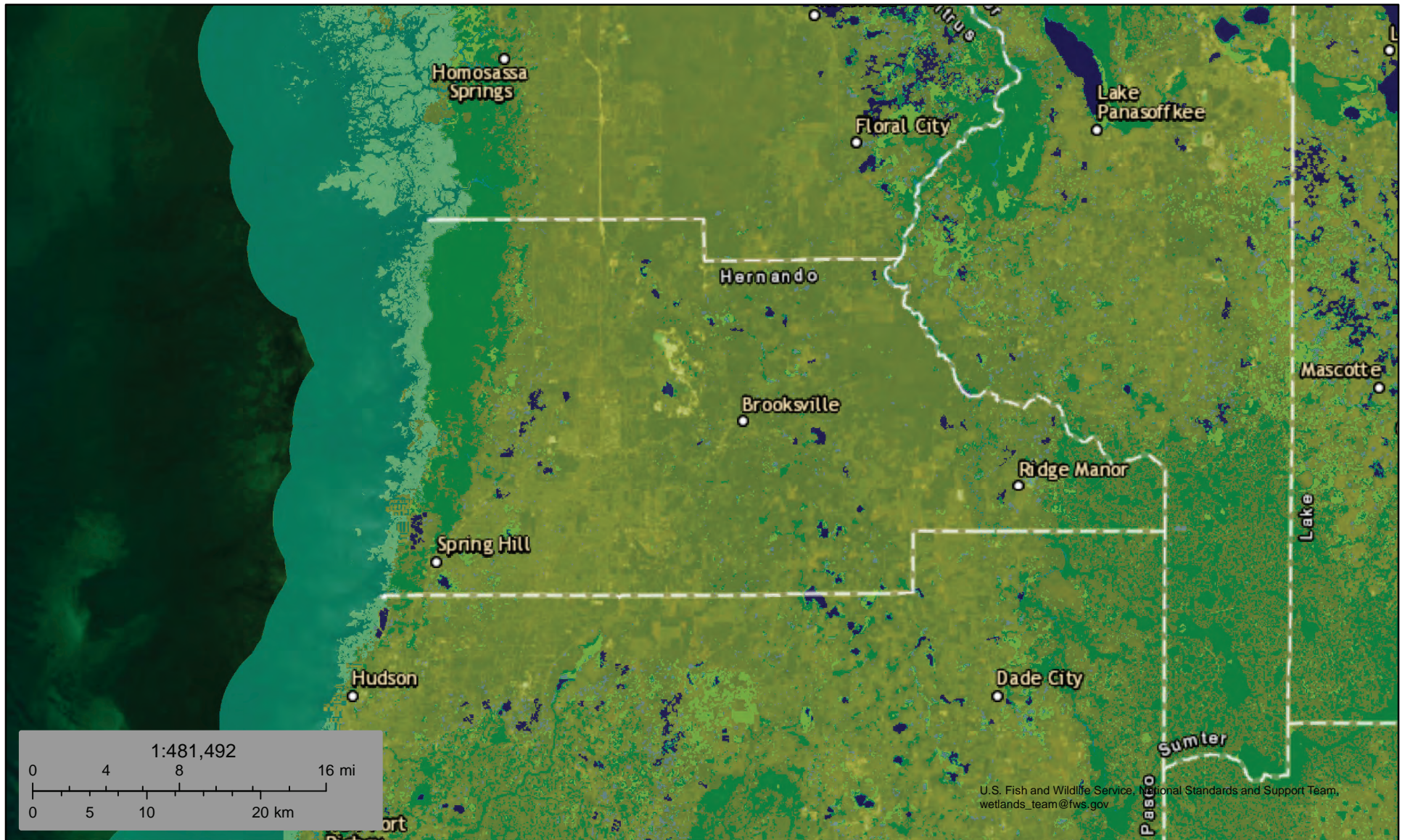
Secs. 21-141—21-149. - Reserved.

TAB 16
SOLE SOURCE AQUIFERS

Sole Source Aquifers



TAB 17
WETLANDS PROTECTION



January 26, 2024

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Forested/Shrub Wetland |  | Other |
|  | Estuarine and Marine Wetland |  | Freshwater Pond |  | Riverine |
|  | Freshwater Emergent Wetland |  | Lake | | |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



March 14, 2024

U.S. Army Corps of Engineers
Jacksonville District
Attention: SAJRD
PO Box 4970
Jacksonville, FL 32232-0019

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

Guardian CRM, Inc. is preparing a Tier 1 broad-level environmental review record for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental and/or community impacts.

The Hernando County Single-Family Housing Rehabilitation program may supply Community Development Block Grant (CDBG) funds for the rehabilitation of single-family owner-occupied homes to income eligible residents in unincorporated Hernando County.

The proposed project consists of housing rehabilitation to scattered sites yet to be determined throughout unincorporated Hernando County, however a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal Regulations parts 58.5 and 58.6.

Enclosed you will find applicable maps with the overall area identified. The County seeks to complete an Unspecified Site Strategy Broad-Level Tier 1 review to allow for use of CDBG funding for these activities as needed.

All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

USPS Tracking®

FAQs >

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7020316000012122023

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 City, State, ZIP+4® **PO Box 4970 Jacksonville**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions.

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Feedback

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

U.S. Army Corps of Engineers
 Jacksonville District
 Attention: SAJRD
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 Jacksonville, FL 32232



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March 14, 2024

U.S. Environmental Protection Agency
Environmental Accountability and Compliance
Region 4
Sam Nunn Atlanta Federal Center
61 Forsyth Street, SW
Atlanta, GA 30303-8960

Subject: Hernando County, Florida
Florida Small Cities Community Development Block Grant (CDBG) Program
Broad-Level Tiered Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Single Family Housing Rehabilitation
CDBG Grant 23DB-H08
Request for Comments

Dear Environmental Review Contact:

Guardian CRM, Inc. is preparing a Tier 1 broad-level environmental review record for the above referenced project. We request your review of this proposed project to determine the potential for any adverse environmental and/or community impacts.

The Hernando County Single-Family Housing Rehabilitation program may supply Community Development Block Grant (CDBG) funds for the rehabilitation of single-family owner-occupied homes to income eligible residents in unincorporated Hernando County.

The proposed project consists of housing rehabilitation to scattered sites yet to be determined throughout unincorporated Hernando County, however a site-specific analysis will be conducted as each site is identified in order to establish compliance with 24 Code of Federal Regulations parts 58.5 and 58.6.

Enclosed you will find applicable maps with the overall area identified. The County seeks to complete an Unspecified Site Strategy Broad-Level Tier 1 review to allow for use of CDBG funding for these activities as needed.

All necessary construction permits will be obtained before notice to proceed. If you feel there will be any other impacts, or have questions or comments please contact our office at 352-437-3902. You may also email me at Corbett.Alday@GuardianCRM.com.

Sincerely,

J. Corbett Alday

J. Corbett Alday
Vice President and COO
Guardian CRM, Inc.

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FAQs >

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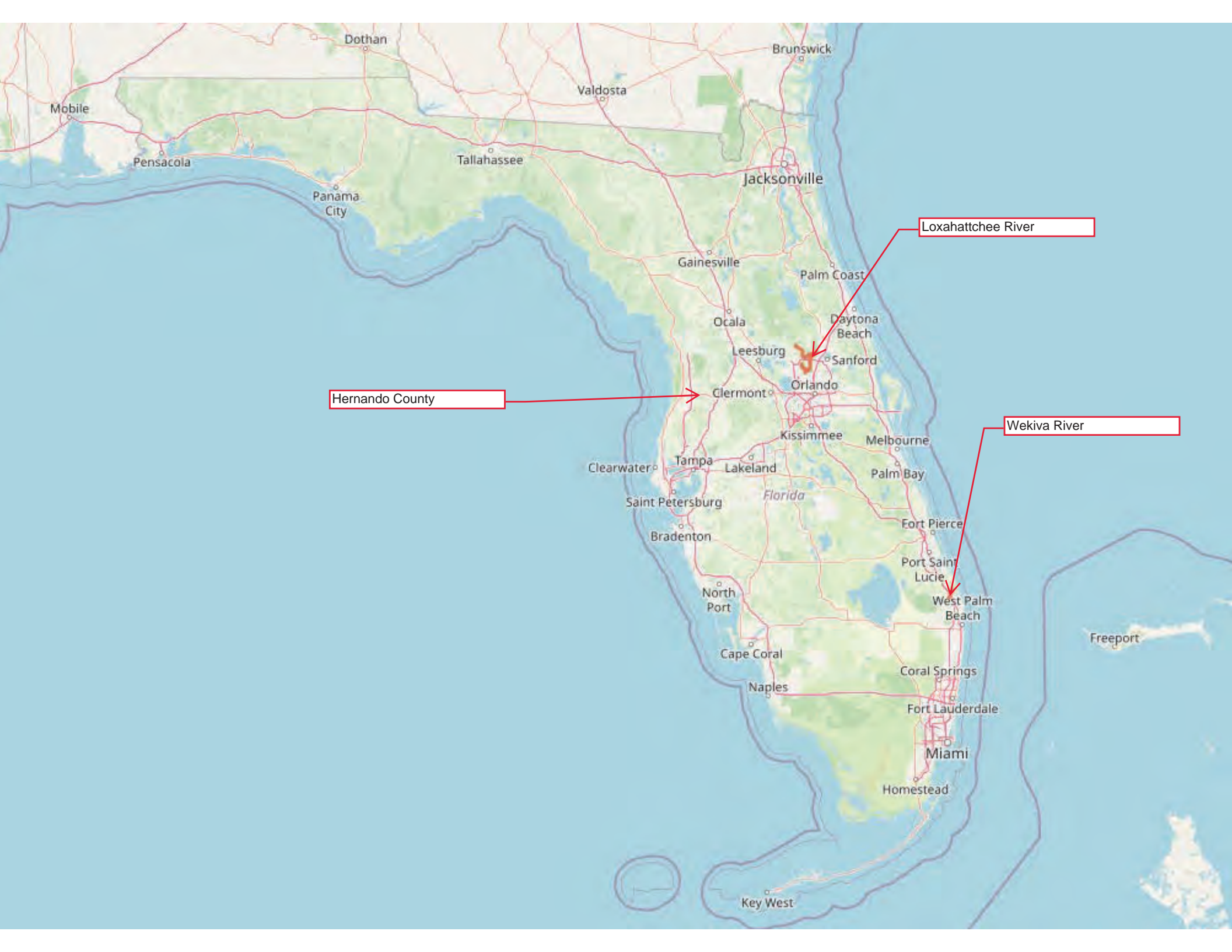
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TAB 18
WILD AND SCENIC
RIVERS ACT



Hernando County

Loxahatchee River

Wekiva River



Rivers

Florida

River	County	Reach	Length (miles)	Description	Potential Classification	ORVs	Watershed (HUC Code 8)	Year Listed/ Updated	Other State
Alafia River	Hillsborough	Confluence with South and North Prongs of Alafia River to Gulf of Mexico	25	Good example of swiftly flowing unspoiled central Florida riverine system.		Fish, Geologic, Recreational, Scenic, Wildlife	Alafia	1982	
Alapaha River	Hamilton	GA State Line to confluence with Suwannee River	23	Relatively unspoiled blackwater stream with minimal encroachment.		Fish, Geologic, Recreational, Scenic, Wildlife	Upper Suwannee	1982	
Apalachicola River	Franklin, Gulf, Liberty, Calhoun, Gadsden, Jackson	Headwaters in Lake Seminole to Apalachicola Bay	109	Blackwater stream characterized by narrow canyons, deep ravines, and 200 foot bluffs.		Fish, Geologic, Historic, Recreational, Scenic, Wildlife	Apalachicola	1982	

Arbuckle Creek	Highlands	Lake Arbuckle to Lake Istokpoga	25	Natural, undeveloped corridor area.	Fish, Historic, Recreational, Scenic, Wildlife	Kissimmee	1982
Aucilla River	Taylor, Jefferson, Madison	GA State Line to Gulf of Mexico	62	Unique "sinkhole" river with limestone banks, deep springs, and rapids.	Fish, Geologic, Historic, Recreational, Scenic, Wildlife	Aucilla	1982
Big Coldwater Creek	Santa Rosa	Confluence with East Fork Big Cold Water Creek to FL 191 bridge	8	Scenic stream with high potential for recreation.	Fish, Recreational, Wildlife	Blackwater	1982
Big Coldwater Creek, East Fork	Santa Rosa	Coldwater Church to Big Coldwater Creek	2	Scenic stream with high potential for recreation.	Fish, Recreational, Wildlife	Blackwater	1982
Big Swamp Creek	Okaloosa, Walton	Confluence with Caney Creek to Confluence with Shoal River	5	Unaltered stream that meanders through most scenic corridor of the Eglin Wildlife Management area.	Fish, Recreational, Scenic, Wildlife	Yellow	1982
Black Creek	Clay	Confluence with South Fork Black Creek to confluence with St. Johns River	13	Meandering canoe trail complemented by presence of alligators and numerous wading birds.	Cultural, Fish, Historic, Recreational, Scenic, Wildlife	Lower St. Johns	1982
Black Creek, South Fork	Clay	FL 16 bridge to confluence with	11	Meandering canoe trail complemented by	Cultural, Fish, Historic,	Lower St. Johns	1982

		Black Creek			presence of alligators and numerous wading birds.	Recreational, Scenic, Wildlife		
Blackwater River	Santa Rosa, Okaloosa	AL State line to above city of Milton	49	Habitat for endangered pine barren tree frog; flows through Blackwater River State Forest and is lined for much of reach with Atlantic white cedar.	Fish, Recreational, Scenic, Wildlife	Blackwater	1982	
Boiling Creek	Santa Rosa	Confluence with Holley Creek to confluence with Yellow River	5	Entire segment within Elgin Air Force Base reservation.	Fish, Recreational, Scenic, Wildlife	Yellow	1982	
Caney Creek	Okaloosa, Walton	Headwaters southeast of Paxton to confluence with Big Swamp Creek	9	Unaltered stream that meanders through most scenic corridor of the Eglin Wildlife Management area.	Fish, Recreational, Scenic, Wildlife	Yellow	1982	
Chassahowitzka River	Citrus, Hernando	Chassahowitzka to mouth at Gulf of Mexico	6	Flows through Chassahowitzka National Wildlife Refuge; one of few remaining "near-virgin" areas in State.	Fish, Recreational, Scenic, Wildlife	Crystal-Pithlachascotee	1982	
Chipola River	Gulf, Calhoun, Jackson	Confluence with Cowarts Creek to confluence with Apalachicola River	93	Limestone stream with clear water, long gentle runs, pools, rocks and rapids with	Fish, Geologic, Recreational,	Apalachicola	1982	

				9,400 feet of shoreline within Florida Caverns State Park.	Scenic, Wildlife		
Choctawhatchee River	Walton, Washington, Holmes	AL State line to mouth at Choctawhatchee Bay	92	Scenic recreational stream with excellent water quality and of ecological significance; Point Washington State Wildlife Management Area adjacent; Morrison Springs.	Fish, Geologic, Recreational, Scenic, Wildlife	Lower Choctawhatchee	1982
Conecuh River	Escambia, Santa Rosa	AL State line to confluence with Escambia River	1	Relatively undisturbed stream.	Cultural, Fish, Historic, Recreational, Scenic	Lower Conecuh	1982
Cowarts Creek	Gulf, Calhoun, Jackson	AL State line to confluence with Chipola River	8	Limestone stream with clear water, long gentle runs, pools, rocks and rapids with 9,400 feet of shoreline within Florida Caverns State Park.	Fish, Geologic, Recreational, Scenic, Wildlife	Chipola	1982
Econfina Creek	Bay, Washington	One mile below US 231/FL 75 bridge to North Bay	37	Excellent float stream lined with Atlantic white cedar; designated State Canoe Trail.	Fish, Geologic, Recreational, Scenic, Wildlife	St. Andrew-St. Joseph Bays	1982

Econfina River	Taylor	US 19/27 and FL 20 bridge to Gulf of Mexico	28	Beautiful spring fed stream.	Fish, Recreational, Scenic, Wildlife	Econfina-Steinhatchee	1982
Econlockhatchee River	Seminole, Orange	Headwaters east of Lake Mary Jane to confluence with St.Johns River	44	Provides scenic wilderness type canoeing; designated State Canoe Trail.	Cultural, Fish, Historic, Recreational, Scenic, Wildlife	Upper St. Johns	1982
Escambia River	Escambia, Santa Rosa	Confluence with Conecuh River to two miles above US 90 bridge	56	Relatively undisturbed stream.	Cultural, Fish, Historic, Recreational, Scenic	Escambia	1982
Estero River	Lee	US 41 and Koreshan State Park to Estero Bay	4	Established canoe and nature trail; flows through mangrove swamp; Koreshan State Historic Site.	Cultural, Fish, Historic, Recreational, Scenic, Wildlife	Big Cypress Swamp	1982
Fisheating Creek	Glades, Highlands	Beginning of channelization to confluence with Lake Okeechobee	55	Remote, meandering canoe stream; botanically rich.	Fish, Recreational, Scenic, Wildlife	Western Okeechobee Inflow	1982
Hendry Creek	Lee	FL 865 and Gladiolus Drive to Estero Bay	5	Diverse estaurine ecosystem.	Fish, Recreational, Scenic, Wildlife	Big Cypress Swamp	1982
Hillsborough River	Hillsborough, Pasco	Headwaters west of Polk County line to FL 582A bridge	37	Highly scenic, crystal clear flat water stream.	Fish, Geologic, Recreational,	Withlacoochee	1982

						Scenic, Wildlife		
Holley Creek	Santa Rosa	Okaloosa County line to confluence with Boiling Creek	4	Entire segment within Elgin Air Force Base reservation.		Fish, Recreational, Scenic, Wildlife	Yellow	1982
Holmes Creek	Washington	Town of Vernon to confluence with Choctawhatchee River	26	Designated State Canoe Trail; extremely clear water.		Fish, Geologic, Recreational, Scenic, Wildlife	Lower Choctawhatchee	1982
Myakka River	Sarasota, Manatee	Headwaters near Hardee County line to north of southern boundary of Myakka State Park	41	Flows through largest state park; beautiful wilderness preserve.		Fish, Geologic, Recreational, Scenic, Wildlife	Myakka	1982
New River	Franklin, Liberty	Forest proclamation boundary (Sec. 24, T.2 S., R.7 W.) to boundary between Sec. 12 and 13, T.3 S., R.7 W.	3	MeandeMeanders tortuously through a virtual tunnel of vegetation which overhangs and cloaks river banks. Unexpected twists and turns of river channel create a chaotic experience for canoeists.	Wild	Recreational, Scenic, Other	New	1982/ 1993
New River	Franklin, Liberty	Boundary between Sec. 12 and 13,	6	MeandeMeanders tortuously through a	Scenic	Recreational, Scenic, Other	New	1982/ 1993

		T.3 S., R.7 W., to bridge on Forest Highway 13 at northern boundary of Mud Swamp-New River Wilderness		virtual tunnel of vegetation which overhangs and cloaks river banks. Unexpected twists and turns of river channel create a chaotic experience for canoeists.				
New River	Franklin, Liberty	Bridge on Forest Highway 13 to point where New River flows out of Mud Swamp-New River Wilderness north of Owens Bridge on Forest Road 120-B	11	MeandeMeanders tortuously through a virtual tunnel of vegetation which overhangs and cloaks river banks. Unexpected twists and turns of river channel create a chaotic experience for canoeists.	Wild	Recreational, Scenic, Other	New	1982/ 1993
New River	Franklin, Liberty	Mud Swamp-New River Wilderness boundary to river mile 4 in Sec. 13, T.7 S., R.5 W., north of Carrabelle	26	MeandeMeanders tortuously through a virtual tunnel of vegetation which overhangs and cloaks river banks. Unexpected twists and turns of river channel create a	Scenic	Recreational, Scenic, Other	New	1982/ 1993

				chaotic experience for canoeists.			
Ochlockonee River	Gadsden	GA State line to one mile above Lake Talquin Reservoir	35	Official State Canoe Trail; flows for 25 miles through Apalachicola National Forest and borders Ochlockonee State Park for over 4,000 feet and St. Marks Wildlife for approximately 20 miles.	Fish, Recreational, Scenic, Wildlife	Lower Ochlockonee	1982
Ochlockonee River	Franklin, Wakulla, Liberty, Leon	Two miles below Lake Talquin Reservoir to Ochlockonee Bay	65	Alternating banks of high pine-shrouded bluffs and dense cypress and hardwoods. Fishing, camping, and canoeing. Abundant wildlife and fish.	Cultural, Fish, Geologic, Historic, Recreational, Scenic, Wildlife	Lower Ochlockonee	1982/ 1993
Ocklawaha River	Marion	Confluence with Silver River to above Rodman Dam	27	Meandering blackwater stream with lush subtropical vegetation providing habitat for several threatened or endangered species.	Fish, Recreational, Scenic, Wildlife	Ocklawaha	1982
Ocklawaha River	Putnam, Marion	Below Rodman Dam to confluence	11	Meandering blackwater stream	Fish, Recreational,	Ocklawaha	1982

		with St.Johns River		with lush subtropical vegetation providing habitat for several threatened or endangered species.	Scenic, Wildlife		
Orange River	Lee	Headwaters near Harns Marsh to confluence with Caloosahatchee River	9	State Endangered Manatee Marine Mammal Sanctuary.	Fish, Recreational, Scenic, Wildlife	Caloosahatchee	1982
Peace River	Charlotte, DeSoto, Hardee, Polk	US 98/FL 700 bridge near FT. Meade to Charlotte Harbor	94	Meandering blackwater stream lined with limestone banks and forested swamplands.	Cultural, Fish, Geologic, Historic, Recreational, Scenic, Wildlife	Peace	1982
Santa Fe River	Gilchrist, Suwanee, Alachua, Columbia, Union, Bradford	Little Santa Fe Lake and headwaters to confluence with Suwanee River	80	Unique resource with diverse vegetation in a relatively natural state that provides habitat for abundant wildlife populations; many beautiful second magnitude springs below Oleno State Park.	Cultural, Fish, Geologic, Historic, Recreational, Scenic, Wildlife	Lower Suwanee	1982
Shell Creek	Charlotte	East of FL 31 bridge to US 17/FL 35 bridge	18	Scenic stream with excellent water quality.	Cultural, Historic, Recreational, Scenic	Peace	1982

Shoal River	Okaloosa, Walton	Confluence with Big Swamp Creek to confluence with Yellow River	44	Unaltered stream that meanders through most scenic corridor of the Eglin Wildlife Management area.		Fish, Recreational, Scenic, Wildlife	Yellow	1982
Silver River	Marion	Headwaters to confluence with Ocklawaha River	6	Meandering blackwater stream with lush subtropical vegetation providing habitat for several threatened or endangered species.		Fish, Recreational, Scenic, Wildlife	Oklawaha	1982
Sopchoppy River	Wakulla	Headwaters to Forest Service property boundary located near center of Sec. 13, T.4 S., R.3 W.	14	Green-canopied tunnels formed by dense overhanging vegetation, high sand bluffs and limestone outcrops. Floatable during high water.	Wild	Recreational, Scenic, Other	Lower Ochlockonee	1982/ 1993
Sopchoppy River	Wakulla	Property boundary near center of Sec. 13, T.4 S., R.3 W. to St. Marks National Wildlife Refuge Boundary, located at division of Sec. 25, T.5 S., R.3 W., and Sec. 30, T.5 S., R.2 W.	17	Green-canopied tunnels formed by dense overhanging vegetation, high sand bluffs and limestone outcrops. Variety of water-oriented recreational activities.	Recreational	Recreational, Scenic, Other	Lower Ochlockonee	1982/ 1993

Sopchoppy River	Wakulla	St. Marks National Wildlife Refuge Boundary to confluence with Ochlockonee Bay in Sec. 4, T.6 S., R.2 W.	8	"Islands" of cypress and swamp tupelo festooned in draperies of spanish moss transition to open marsh "sea of grass". Fishing and boating.	Scenic	Recreational, Scenic, Other	Lower Ochlockonee	1982/ 1993
Sopchoppy River, East Branch	Wakulla	Headwaters on East Branch (Sec. 24, T.2 S., R.4 W.) to confluence with Sopchoppy River	6	Green-canopied tunnels formed by dense overhanging vegetation, high sand bluffs and limestone outcrops. Floatable during high water.	Wild	Recreational, Scenic, Other	Lower Ochlockonee	1982/ 1993
Sopchoppy River, West Branch	Wakulla	Headwaters on West Branch (Sec. 28, T.2 S., R.4 W.) to confluence with Sopchoppy River	8	Green-canopied tunnels formed by dense overhanging vegetation, high sand bluffs and limestone outcrops. Floatable during high water.	Wild	Recreational, Scenic, Other	Lower Ochlockonee	1982/ 1993
St. Johns River	Putnam, Volusia, Lake, Seminole, Orange, Osceola, Brevard	FL 520 bridge and Lake Poinsett to above Lake Harney	44	One of most well known and heavily utilized bass fisheries in Nation with excellent recreational opportunities; abundance and variety of wildlife and		Cultural, Fish, Historic, Recreational, Scenic, Wildlife	Upper St. Johns	1982

				is one of last known nesting areas for dusky seaside sparrow; recorded aboriginal sites; borders Merritt Island Wildlife Refuge.			
St. Lucie, North Fork	Martin, St. Lucie	Confluence with Fivemile and Tenmile Creeks to confluence with St.Lucie River at Stuart	20	Designated aquatic preserve.	Fish, Recreational, Scenic, Wildlife	Florida Southeast Coast	1982
St. Lucie, South Fork	Martin	Headwaters northeast of FL 708 and Florida Turnpike intersection to FL 76 bridge	7	Untouched scenic stream with subtropical flora and fauna.	Fish, Recreational, Scenic, Wildlife	Florida Southeast Coast	1982
St. Marks River	Wakulla, Leon, Jefferson	Headwaters at US 90/FL 10 bridge to Apalachee Bay	39	Flows through St. Marks National Wildlife Refuge.	Cultural, Fish, Geologic, Historic, Recreational, Scenic, Wildlife	Apalachee Bay- St. Marks	1982
St. Sebastian River	Indian River, Brevard	Confluence with south Prong St. Sebastian river to confluence with Indian River	3	Unaltered stream with unique habitat.	Fish, Recreational, Scenic, Wildlife	Vero Beach	1982

St. Sebastian River, South Prong	Indian River, Brevard	Headwaters just north of Wabasso Road Bridge south of FL 512 to confluence with St. Sebastian River	10	Unaltered stream with unique habitat.	Fish, Recreational, Scenic, Wildlife	Vero Beach	1982
Tomoka River	Volusia	I-4 bridge to two miles south of US 1/FL 5 bridge	11	Gentle flowing stream that penetrates extensive salt marsh with a variety of tropical, subtropical and savannah environments.	Cultural, Fish, Historic, Recreational, Scenic, Wildlife	Daytona-St. Augustine	1982
Waccasassa River	Levy	Headwaters below FL 339 bridge to Waccasassa Bay	26	Popular stream with almost impenetrable banks.	Fish, Recreational, Scenic, Wildlife	Waccasassa	1982
Wacissa River	Jefferson	Headwaters northeast of Wacissa to confluence with Aucilla River	13	Spring fed streams flowing over limerock formations; forested banks; noted archaeological and palentological resource; designated State Canoe Trail.	Cultural, Fish, Geologic, Historic, Recreational, Scenic, Wildlife	Aucilla	1982
Wakulla River	Wakulla	FL 61 bridge and Wakulla Springs to Port Leon	10	Crystal clear spring fed stream; major recreational and ecological resource;	Cultural, Fish, Geologic, Historic, Recreational,	Apalachee Bay- St. Marks	1982

				designated State Canoe Trail.	Scenic, Wildlife		
Withlacoochee River	Madison, Hamilton	GA State line to confluence with Suwannee River	28	Crystal clear spring fed stream in primitive wilderness setting.	Fish, Geologic, Recreational, Scenic, Wildlife	Withlacoochee	1982
Withlacoochee River	Citrus, Marion, Sumter, Hernando, Pasco, Polk	Headwaters south of Lake County line to US 41 bridge above Lake Rousseau	118	Highly scenic, relatively clear stream with significant geologic exposures; meanders through dense cypress swamps, sandhills and hardwood forests underlaced with cabbage palms; abundance of wildlife; designated State Canoe Trail; penetrates Withlacoochee State Forest.	Fish, Geologic, Recreational, Scenic, Wildlife	Withlacoochee	1982
Withlacoochee River	Citrus, Levy	Below Lake Rousseau to Gulf of Mexico	12	Highly scenic, relatively clear stream with significant geologic exposures; meanders through dense cypress swamps, sandhills	Cultural, Fish, Geologic, Historic, Recreational, Scenic, Wildlife	Withlacoochee	1982

and hardwood forests
 underlaced with
 cabbage palms;
 abundance of wildlife;
 designated State
 Canoe Trail;
 penetrates
 Withlacoochee State
 Forest.


Yellow River	Santa Rosa, Okaloosa	AL State line to East Bay	68	Designated State Canoe Trail that penetrates hardwood forests and cypress swamps of Elgin State Wildlife Management Area and Yellow River Marsh State Aquatic Preserve.	Fish, Recreational, Scenic, Wildlife	Yellow	1982
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Last updated: November 30, 2016

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