



Hernando County, Florida

2024 Affordable Housing Incentive Strategy Report

Approved by Hernando County Affordable Housing Advisory Committee November 14, 2024

Submitted to Hernando County Board of County Commissioners December 17, 2024

As a recipient of State Housing Initiative Partnership funds, Hernando County established an Affordable Housing Advisory Committee on May 20, 2008 as required by the Florida Statutes, Sec 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of Hernando County housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out by Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the Hernando County Board of County Commissioners, the recommendations are used to amend the Local Housing Assistance Plan, the local Comprehensive Plan, land development regulations, and other policies affecting affordable housing.

COMMITTEE COMPOSITION

Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. Each AHAC must have a local elected official from the county or municipality participating in the SHIP program. The locally elected official must be a County Commissioner. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members, but not more than eleven, with representation from at least six of the following categories:

- A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing
- A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing
- A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- A citizen who is actively engaged as a for-profit provider of affordable housing.
- A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- A citizen who resides within the jurisdiction of the local governing body making the appointments.
- A citizen who represents employers within the jurisdiction.
- A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed AHAC Committee members are included here, along with their category affiliation.

Name	Category Represented	Date Appointed
Jerry Campbell	Elected Official	
Richard Savanero (Chair)	Residential Home Building Ind.	5/23/2023
Paul Passarelli (Vice Chair)	Advocate for Low-Income Persons	5/23/2023
Elizabeth Ann Powanda	Real Estate	2/27/2024
Kelly Long	Non Profit Provider	7/11/2023
Joseph Pastore	Home Building	2/27/2024
Daniel James Ernest II	Banking or Mortgage Lending	6/13/2023
Charles Lee Wilson	Resides within jurisdiction	6/13/2023
Wilbur Steven Hickey	Local Planning Agency	12/12/2023

AFFORDABLE HOUSING RECOMMENDATIONS:

During the 2023 program year, the County’s AHAC met monthly. The AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out at Florida Statutes, Sec 420.9076(4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations to the County Commission that it incorporate into its housing strategy certain changes designed to encourage and facilitate the production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the County Commission, to the Florida Housing Finance Corporation, and the Florida Housing Coalition, as the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program, which details the scope of its work and the resulting recommendations.

From the review and evaluation of the local government documents listed here, the AHAC makes these recommendations to the County Commission that it incorporate into its housing strategy. The AHAC has reviewed, considered, and evaluated the following strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076(4):

EXPEDITED PERMITTING

Synopsis: Expedited Permitting is defined as the processing of approvals of development orders or permits, as defined in s. 163.3164(15) and (16), F.S., for affordable housing projects is expedited to a greater degree than other projects. The AHAC discussed this strategy item during a regularly scheduled meeting.

Existing Strategy: Hernando County currently implements expedited permitting for affordable housing. Hernando County Housing & Supportive Services coordinates with the building department and monitors the permitting process. The incentive was updated February 1, 2017.

AHAC Recommendation is for the Housing staff to continue to assist contractors and builders throughout the permitting and inspection phases and to begin a coding system for affordable housing

projects. County staff exploring options for expediting affordable housing projects throughout the County. An update will be provided to the AHAC in 2025.

FEE WAIVERS FOR AFFORDABLE HOUSING

Synopsis: The modification of impact fee requirements, including a reduction or waiver of fees and alternative methods of fee payments for affordable housing. The AHAC discussed this strategy item during a regularly scheduled meeting.

Existing Strategy: Hernando County currently does not have this incentive.

AHAC Recommendation is to develop an impact fee policy, including options for waivers, reductions, or alternative methods of payment, as part of an overall housing strategy.

Schedule for Implementation is ongoing. Staff will continue to evaluate impact fee reductions and referrals as part of an overall housing strategy and a possible future use of SHIP funds.

FLEXIBLE DENSITIES

Synopsis: The allowance of flexibility in densities for affordable housing. The AHAC discussed this strategy during a regularly scheduled meeting.

Existing Strategy: Hernando County currently has a flexible density ordinance.

AHAC Recommendation: The AHAC reviewed the current adopted County policies from the Comprehensive Plan and the Housing Element and found that the current County policies meet the incentive under consideration.

Schedule for Implementation: In partnership with Florida Housing Coalition; a review of the County's current land development regulations is being completed and policy recommendations will be made for consideration. This will include analyzing the effectiveness of bonus density. Update to be provided in 2025.

RESERVATION OF INFRASTRUCTURE CAPACITY

Synopsis: The reservation of infrastructure capacity for housing very-low-income persons; low-income persons, and moderate-income persons.

Existing Strategy: Hernando County currently does not have this incentive strategy.

AHAC Recommendation: To analyze the effectiveness of a potential infrastructure reservation program for affordable housing.

Schedule for Implementation: County staff will continue to evaluate the reservation of infrastructure capacity.

PARKING AND SETBACK REQUIREMENTS

Synopsis: The reduction of parking and setback requirements for affordable housing. The AHAC discussed this strategy during a regularly scheduled meeting.

Existing Strategy: Hernando County currently has parking and setback requirements, none developed specifically for affordable housing.

AHAC Recommendation: Review of current land development regulations to determine if any improvements can be made to allow for more flexibility in Community Appearance requirements for affordable housing.

Schedule for Implementation: In partnership with Florida Housing Coalition; a review of the County's current land development is being completed and policy recommendations will be made for consideration.

AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Synopsis: The allowance of affordable accessory residential units in residential zoning districts. The AHAC discussed this strategy during a regularly scheduled meeting.

Existing Strategy: Hernando County currently allows for accessory dwelling units.

AHAC Recommendation: No recommendation of change.

Schedule for Implementation: A review of the county's current land development regulations was reviewed and no recommendations for change.

FLEXIBLE LOT CONFIGURATIONS

Synopsis: The allowance of flexible lot configurations including zero-lot-line configurations for affordable housing.

Existing Strategy: Hernando County does not have this strategy.

AHAC Recommendation: No recommendations currently.

Schedule for Implementation: In partnership with Florida Housing Coalition; a review of the county's current land development regulations is being completed and policy recommendations will be made for consideration.

MODIFICATION OF STREET REQUIREMENTS

Synopsis: The modification of street requirements for affordable housing.

Existing Strategy: Hernando County currently has design standards for street requirements in residential districts, none currently focusing on modified requirements for affordable housing.

AHAC Recommendation: No recommendation this year.

Schedule for Implementation: N/A

PROCESS OF ONGOING REVIEW

Synopsis: The establishment of a process by which the local government considers before adoption; policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Existing Strategy: Hernando County currently has this incentive.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: Ongoing review.

PUBLIC LAND INVENTORY

Synopsis: The preparation of a printed inventory of locally owned public lands suitable for affordable housing s. 125.379(1) and F.S.; 420.9076(4)(j), F.S.

Existing Strategy: The Live Local Act requires all Florida cities and counties to identify publicly owned lands that are “appropriate for affordable housing” to be placed on an affordable housing land inventory list.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: The County’s inventory of locally owned land that may be used for affordable housing is maintained by the Hernando County property management staff. The inventory of county-owned land suitable for affordable housing is available to the public on the County website. The County reviews the list on a regular basis, suggesting changes as needed.

SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Synopsis: The support of development near transportation hubs and major employment centers and mixed-use developments.

Existing Strategy: Hernando County does not have this strategy.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation

The AHAC officially adopted the report by affirmative vote of a majority of the membership at a public hearing on November 14, 2024. Notice of the public hearing to adopt the final report was published in the Sun Sentinel and posted on the County’s website. The notice contained a summary of recommendations of the AHAC, and where interested persons could obtain a copy of the final report for review and comment. With the submittal of the report on December 17, 2024; Hernando County BOCC is asked to accept the report to comply with the state-mandated December 31st deadline.