

**Hernando County**  
**Affordable Housing Advisory Committee**  
**20 North Main St., Room 160**  
**Brooksville, FL 34601**

**Meeting Date:** September 11, 2025

**Members Present: 8** – Jerry Campbell, Joseph Pastore, Beth Powanda, Charles Wilson, Yvonne Woods, Whitney Dinu, Terry Beverly and Lashaundra Ellison,

**Members Absent: 1** – Kelly Long

**Staff Present:** Veda Ramirez, Velvet Burris, and Barbara Gardner

**Guests Present:** Penny Reynolds and Clotilde DeJesus

**Call to Order:** Mr. Wilson called the meeting to order at 10:01am

**Roll Call:** As evidenced by the sign in sheet and the verbal roll call, a quorum was met with eight (8) members present.

**Public Comment:** Ms. Reynolds introduced herself as 45-yr resident of Florida. She is here to listen and would like to see more residents of Hernando County in attendance. Mr. Campbell thanked her for attending stating public input is valuable as we serve at the will of the people.

**Approval of Minutes:** Mr. Wilson requested approval of minutes for the August 15, 2025, meeting. Ms. Woods moved to approve, and Ms. Powanda seconded the motion. The motion carried.

**Old Business:** Ms. Ramirez advised that the remaining two (2) committee seats we are advertising to fill were a representative from the Banking Mortgage Lending Industry and Essential Services, however, we are at capacity and have enough members as statutorily required.

**New Business:** Ms. Ramirez introduced the new committee members. Ms. Whitney now represents Affordable Housing Residential Homeowners, which opened the Banking Mortgage Lending Industry seat, introduced Lashaundra Ellison, representing a member of the local planning agency, and Terri Beverly, serving as an employer within the jurisdiction and that Ms Beverly's agency also provides administrative services and functions for Brooksville Housing Authority.

Ms. Burris updated the committee with the following update on SHIP program:

- SHIP annual report 2021-2022 close-out will go before the BOCC at the next regular meeting.
- Looking to close-out 2022-2023 Annual report by the end of the year.
- Most of our emergency repair applications are for septic, roof replacement and HVAC.
- No pending Disaster Strategy applications, but still accepting applications
- Non-Profit Construction Contract with You Thrive Florida for new construction at 16077 Melbourne St. for an approved SHIP Down Payment Assistance applicant.
- Accepting applications for all strategies.

Mr. Campbell advised that a year after Helene and Milton struck, the county itself has many disaster cases still open. We have 50 donated travel trailers that we are trying to place people in with nowhere to go. Other agencies are helping to facilitate the cost of electricity, water, and sewer connections. Emergency Management, along with other county departments, are still assisting with recovery.

Ms. Ramirez reviewed Incentive Strategies provided in the August meeting packet in detail and requested input and feedback. Informed the committee that Expedited Permitting and Process of Ongoing Review are two strategies required to be adopted.

- Expedited Permitting - Updated February 2025 and placed on website for the public

Expedited Permitting is currently process includes an application being filed with the Building Department stating the project is for affordable housing and the project is confirmed as such by Housing and Supportive Services. The project is then expedited to a greater degree than other projects. Mr. Wilson asked if there is a report showing how many affordable housing projects have been expedited. Ms. Ramirez stated no such report is in place currently, however we can request that information and report to the committee. Mr. Campbell stated the county has been working with the Building and Planning Departments to make the records more accessible to the public and they will be able to see all open projects and where they are in the process. This is an ongoing process with upgrades to software.

- Process of Ongoing Review current, establishes how process or consider information and plans for approval for policies procedures around housing and housing cost, such as bringing information before the committee for review and recommendations prior to presenting to the BOCC.
- Fee Waiver/Modification – Available under the Voluntary Inclusionary Housing Incentive Program on a case-by-case basis.

Mr. Wilson asked if developers have used this incentive. Ms. Ramirez stated not at this time, but for-profit builders/developers are reaching out, indicating their interest. Mr. Campbell explained some of the challenges with legislation from the state, such as the Live Local incentive.

Mr. Wilson inquired about the grouping of Hernando with Tampa area for income levels. Ms. Ramirez explained the MSA is federally determined. Several formulas are used in the determination, one of which is a commute factor/trend. Mr. Wilson asked what department oversees the determination. Ms. Ramirez will get the information and provide it to the committee via email.

Ms. Ramirez advised there are a total of about twelve incentives to cover. Mr. Wilson suggested bullet pointing the incentives:

- Flexibility Density- Allowed under the Voluntary Inclusionary Housing Incentive Program on a case-by-case basis
- Reservation of Infrastructure Capacity – none currently
- Parking and Set Back Requirements – Allowed under the Voluntary Inclusionary Housing Incentive Program on a case-by-case basis
- Affordable Accessory Residential Units – Allowed currently with breezeway. Mr. Campbell advised Planning and Zoning is currently working on this, looking at utilizing tiny homes in some areas of the county. The committee will be updated on progress.

- Flexible Lot Configurations – Allowed under the Voluntary Inclusionary Housing Incentive Program on a case-by-case basis
- Modifications of Street Requirements – Allowed under the Voluntary Inclusionary Housing Incentive Program on a case-by-case basis
- Surplus Land – Ms. Ramirez advised the listing of land appropriate for affordable housing is on our website
- Support of Development Near Transportation Hubs – Ms. Ramirez stated our housing element encourages development near transportation hubs. Mr. Wilson stated public transportation has expanded greatly and is expected to continue to grow.

There were no suggested recommendations for any of the Incentive Strategies listed besides those stated at each bullet review.

Ms. Dinu requested clarification on the process for approval on the Incentive Strategies. Ms. Ramirez stated they will go before AHAC committee, BOCC and then to Florida Housing Finance Corporation, respectively.

Mr. Wilson acknowledged the arrival of a second member of the public. Ms. DeJesus said she is a resident of Hernando County it was her first time to this meeting.

There being no further business, Mr. Wilson requested a motion to adjourn. Mr. Campbell moved to adjourn, and Ms. Beverly seconded the motion. The motion carried.