



Hernando County, Florida 2023 Affordable Housing Incentive Plan

Reviewed by
Hernando County Affordable Housing Advisory Committee

Compiled by
Hernando County Housing Authority
621 W. Jefferson Street
Brooksville, Florida 34601

Hernando County Health and Human Services Department
621 W. Jefferson Street
Brooksville, Florida 34601

Approved by AHAC: July 13, 2023
Approved by BOCC: (insert date)

Submitted to FHFC: (insert date)

Board of County Commissioners

John Allocco, Chairman
Steve Champion
Elizabeth Narverud, Vice Chair
Jerry Campbell
Brian Hawkins

Affordable Housing Advisory Committee Members

Chair: Richard Savanero
Vice Chair: Paul Passarelli

Members:
Josh Hofstede
Jonathan Powell
Richard Savanero
Paul Passarelli
David Gonzalez
Daniel Ernest, II
Charles Wilson
Jerry Campbell
Kelly Long

Hernando County Staff Support

Terri M. Beverly, Executive Director, Hernando County Housing Authority
Veda Ramirez, Manager, Health and Human Services Department
Lashaundra Ellison, Housing Coordinator, Health and Human Services Department

Table of Contents

Executive Summary	4
Report Purpose	4
Report.....	4
Florida Statutory Compliance.....	4-5
Summary Recommendation	5-7
Introduction	
SHIP Program.....	7
Current Status.....	7
Current Legislation	9
AHAC Responsibilities.....	10
Housing Data	11-12
Housing Construction Activity.....	12
Affordable Housing.....	12-13
Affordable Housing Advisory Committee’s Approval to BOCC.....	13
Board of County Commissioners Adoption	13-14
Incentive Worksheets for Affordable Housing	14
Expedited Permitting Process	14
Modification of Impact Fee Requirements	14
Allowance of Flexible Densities.....	15
Reservation of Infrastructure Capacity for Very Low Income, Low Income and Moderate-Income Persons	15
Allowance of Affordable Accessory Residential Units in Residential Zoning Districts	15
Reduction of Parking and Setback Requirements	15-16
Allowance of Flexible Lot Configurations, Including Zero Lot Lines.....	16
Modification of Street Requirements	16
Establishment of a Process by which a Local Government Considers Before Adoption, Policies, Procedures, Ordinances, Regulations, or Plan Provisions that Increase the Cost of Housing.....	16
Support of Development Near Transportation Hubs, Major Employment Centers and Mixed-Use Development.....	17
Preparation of a Printed Inventory of Locally Owned Public Lands.....	17
Inclusionary Zoning.....	17

Executive Summary

Report Purpose

This Affordable Housing Incentive Plan profiles specific affordable housing incentives which may be implemented by local jurisdictions to encourage new affordable housing development. The specific incentives from Chapter 420.9076 F.S. include:

- The processing of approvals of development orders or permits, as defined in s. 163.3164(15) and (16), for affordable housing projects is expedited to a greater degree than other projects.
- The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- The allowance of flexibility in densities for affordable housing.
- The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- The allowance of affordable accessory residential units in residential zoning districts.
- The reduction of parking and setback requirements for affordable housing.
- The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- The modification of street requirements for affordable housing.
- The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- The support of development near transportation hubs and major employment centers and mixed-use developments.

Hernando County currently incorporates all eleven (11) affordable housing incentives in existing policies, procedures, ordinances, regulations, or plan provisions.

Report

This report includes recommendations from the County's Affordable Housing Advisory Committee (AHAC) to the Board of County Commissioners (BCC). The AHAC recommendations are outlined below and include suggested items for Board consideration to improve or modify various affordable housing incentives policies, procedures, ordinances, regulations, or plan provisions. The responsible department or agency and implementation schedule are also included.

Compliance with Florida Statutes

Following the acceptance of this report by the Board, the BCC shall adopt, within ninety (90) days, an amendment to its local housing assistance plan to incorporate the local housing incentive strategies it will implement within Hernando County. A copy of the Incentive Plan must be sent to Florida Housing Finance Corporation. Within 24 months after adopting the amended local housing assistance plan, the County will

amend its land development regulations or establish local policies and procedures, as necessary to implement any strategies adopted by the BCC.

Summary Recommendations

Affordable Housing Incentive	Recommended Task	Implementation Schedule Should Incentive be adopted
<p>Expedited processing of approvals of development orders or permits.</p> <p>163.3164 (14) and (15) and 420.9076(4)(a) F.S.</p>	<p>Coordinate with building department to code affordable housing cases and ensure process is monitored and improved as necessary.</p>	<p>2023: Building Department continues development/trial of new software.</p> <p>2024: Begin implementation of coding system with new software program.</p> <p>2025: Evaluate and report on progress to BCC and AHAC</p>
<p>Modification of impact-fee requirements.</p>	<p>Evaluate impact fee reductions and referrals as part of an overall housing strategy and possible use of SHIP Funds</p>	<p>2023:</p> <p>2024: Staff to begin review.</p> <p>2025: Staff presents finding through workshops, public meeting, and BCC</p>
<p>Allowance of flexibility in densities</p>	<p>A review of densities allowed under the current land development regulations and consider density bonuses as in the Affordable Housing Action Plan as critical need of housing</p>	<p>2023: Staff to begin review</p> <p>2024: Findings presented to AHAC and BCC.</p> <p>2025: Implementation begins based on BCC Action</p>
<p>Reservation of infrastructure capacity</p>	<p>Analyze the effectiveness of a potential infrastructure reservation program</p>	<p>2023: Staff to begin review.</p> <p>2024: Findings presented to AHAC and BCC.</p> <p>2025: Implementation begins based on BCC Action</p>
<p>Allowance of affordable accessory residential units</p>	<p>Continue analysis of accessory dwelling units and determine the feasibility of introducing units into the market as an affordable housing option. Analysis of effectiveness.</p>	<p>2023: Continue research and review</p> <p>2024: Findings presented to AHAC</p> <p>2025: Evaluate and report on progress</p>

Reduction of parking and setback requirements	Review of current land development regulations to determine if any improvements can be made to allow for more flexibility in parking and setback requirements for affordable housing.	2023: Staff to continue review. 2024: Findings presented to AHAC and BCC. 2025: Implement improvement based on BCC Action
The allowance of flexible lot configuration, including zero lot line configurations for affordable housing	Review of current land development regulations to determine if any improvements can be made to allow for more flexibility in parking and setback requirements for affordable housing.	2023: Staff to continue review 2024: Findings presented to AHAC and BCC 2025: Implementation of improvement based on BCC action
Affordable Housing Incentive	Recommended Task	Implementation Schedule Should Incentive be adopted
Modification of street requirements	Review of current land development regulations to determine if any improvements can be made to allow for more flexibility in parking and setback requirements for affordable housing.	2023: Staff to begin review. 2024: Findings presented to AHAC and BCC. 2025: Implementation begins based on BCC Action
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	Review the current policy to ensure it is performing as intended, identify which county department would have oversight responsibilities and determining the cost of the proposed change on affordable housing.	2023: Staff continue to review current policy and identify responsible department. 2024: Staff makes recommendations to AHAC and BCC on process improvements 2025: Implementation improvement begins based on BCC action
Preparation of a printed inventory of locally owned public lands suitable for affordable housing	Coordinate with Land Management Coordinator and Contracted realtor to develop a process to designate properties available for affordable housing	2023: Staff to collaborate with Real Property Supervisor in streamlining current policy for designation of available properties 2024: Staff makes recommendations to AHAC and BCC on process improvements 2025: Implementation of improvement begins based on BCC action
	As land becomes available in the future, consider Public/Private partnerships to contribute or add to the inventory of land available for affordable housing	Ongoing as opportunities become evident.
Support of development near transportation hubs, major employment centers and mixed-use developments	No new recommendations by the AHAC	

Inclusionary Zoning	Recommends that the county research as a tool to structure incentives for developers and increase in housing availability.	2023: Staff to continue research and develop as a tool to structure incentives 2024: Make recommendations to AHAC 2025: Implementation based on BCC action
----------------------------	--	--

Hernando County Affordable Housing Incentive Plan

Introduction

State Housing Initiatives Partnership (SHIP) Program

The William E. Sadowski Affordable Housing Act was signed into law on July 7, 1992. This Act created the State Housing Initiatives Partnership (SHIP) Program that provides funding to local governments as an incentive to produce and preserve affordable housing. The SHIP Program transfers a portion of the documentary stamp revenues to local governments for use in implementing local housing partnership programs for the provision of affordable housing for persons of very-low, low, and moderate-income.

In 1993 Section 420.9076(1), Florida Statutes required that for counties to participate in the SHIP program, the Affordable Housing Advisory Committee (AHAC), appointed by the governing body of each local governmental entity participating in SHIP review established policies, procedures, ordinances, and development regulations, and adopt a local comprehensive plan, and recommend specific initiatives to encourage or facilitate affordable housing. The AHAC recommended specific initiatives and the Hernando County Affordable Housing Incentive Plan was adopted by the Hernando County Board of County Commissioners (BOCC) on March 29, 1994, by Resolution Number 94-76. At that time, two incentives were adopted.

- An expedited permitting process for affordable housing units
- A policy to review local policies, ordinances, regulations, and plan provisions that significantly impact the cost of housing

Following the adoption of the Incentive Plan, the AHAC could be dissolved. The Committee was dissolved on November 15, 1994.

Current Status

In April 2023, the BOCC reviewed and approved the Local Housing Assistance Plan (LHAP) and related documents for Hernando County’s continued participation in the SHIP program for State Fiscal Years 2023 through 2026. The purpose of the plan is two-fold; first, to guide and direct Hernando County in its participation in the SHIP program for the fiscal years stated, and second, to assist the County in meeting goals, objectives, and policies (GOPs) as set forth in the Housing Element of the County’s Comprehensive Plan for very low, low, and moderate-income families, individuals, and special needs groups. The LHAP is divided into four sections.

Section One of the LHAP lists and describes the procedures used by the County and required by the State to promote and operate the SHIP program. This includes criteria for awards, advertisement of funds, maximum award schedule, non-discrimination policy, contractual requirements of recipients, provisions of revenues, provision for amendments to the LHAP, income and rental limits, and support services.

Section Two of the LHAP describes the seven proposed strategies:

- Down Payment Assistance Construction/Existing
- Non-Profit Construction
- Owner Occupied Rehabilitation
- Multi-Family Affordable Housing
- Disaster Assistance
- Special Needs Housing
- Emergency Repair Program

Section Three of the LHAP describes the Incentive Strategies designed to ensure affordable housing interests are being served and provided for.

Section Four of the LHAP is supporting exhibits and include an Administrative Budget, Timeline for Encumbrance and Expenditures of Funds, and a Housing Goals Chart for the three years covered by the LHAP.

Current legislation (Chapter 420.9076, F.S.)

420.9076 Adoption of affordable housing incentive strategies; committees. —

(1) Each county or eligible municipality participating in the State Housing Initiatives Partnership Program, including a municipality receiving program funds through the county, or an eligible municipality must, within 12 months after the original adoption of the local housing assistance plan, amend the plan to include local housing incentive strategies as defined in s. [420.9071\(18\)](#).

(2) The governing board of a county or municipality shall appoint the members of the affordable housing advisory committee. Pursuant to the terms of any interlocal agreement, a county and municipality may create and jointly appoint an advisory committee. The local action adopted pursuant to s. [420.9072](#) which creates the advisory committee and appoints the advisory committee members must name at least 8 but not more than 11 committee members and specify their terms. Effective October 1, 2020, the committee must consist of one locally elected official from each county or municipality participating in the State Housing Initiatives Partnership Program and one representative from at least six of the categories below:

- (a) A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- (b) A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing.
- (c) A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing.
- (d) A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- (e) A citizen who is actively engaged as a for-profit provider of affordable housing.
- (f) A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- (g) A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- (h) 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.
- (i) A citizen who resides within the jurisdiction of the local governing body making the appointments.
- (j) A citizen who represents employers within the jurisdiction.
- (k) A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The current AHAC members are listed below with the areas they represent.

- **Banking or Mortgage Industry:** Daniel Ernest, II
- **Advocate for Low-Income Persons:** Paul Passarelli
- **For-profit Provider of Affordable Housing:** Vacant
- **Not-for-profit Provider of Affordable Housing:** Kelly Long
- **Real Estate Professional:** Jonathan Powell
- **Active Local Planning Agency:** Vacant
- **County Resident Representative:** Charles Wilson
- **Employer Representative:** David Gonzalez
- **Essential Services Personnel Representative:** Joshua Hofstede
- **Residential Home Building Industry:** Richard Savanero
- **Labor Representative Engaged in Home Building:** Vacant
- **Elected Official:** Jerry Campbell

Pursuant to State rules, all meetings of the AHAC will be public meetings and all committee records are public records. Staff, administrative, and facility support to AHAC will be provided by the Board of County Commissioners and the Hernando County Housing Authority.

AHAC Responsibilities

The AHAC is charged to review established policies and procedures, ordinances, land development regulations, and adopted local government comprehensive plans and recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate. The recommendations are considered by the BCC in the development of the Hernando County Affordable Housing Incentive Plan and may include the modification or repeal of existing policies, procedures, ordinances, regulations, or plan provisions; the creation of exceptions applicable to affordable housing; or the adoption of new policies, procedures, regulations, ordinances, or plan provisions, including recommendations to amend the comprehensive plan and corresponding regulations, ordinances, and other policies. At a minimum, the committee shall submit a report annually to the BCC that includes recommendations on the implementation of affordable housing incentives in the following areas:

- a) The processing of approvals of development orders or permits, as defined in s. 163.3164(15) and (16), for affordable housing projects is expedited to a greater degree than other projects.
- b) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment for affordable housing.
- c) The allowance of flexibility in densities for affordable housing.
- d) The reservation of infrastructure capacity for housing for very-low-income persons, low-income persons, and moderate-income persons.
- e) The allowance of affordable accessory residential units in residential zoning districts.
- f) The reduction of parking and setback requirements for affordable housing.
- g) The allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing.
- h) The modification of street requirements for affordable housing.
- i) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- j) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.
- k) The support of development near transportation hubs and major employment centers and mixed-use developments.

The advisory committee recommendations may also include other affordable housing incentives identified by the advisory committee. Currently Hernando County incorporates all eleven (11) of the affordable housing incentives in existing policies, procedures, ordinances, regulations, or plan provisions.

Housing Data

Construction Activity – Permits

According to the Hernando County Building Division the following chart illustrates the number of single family, mobile home and multi-family building permits issued for calendar years 2015 through June 2023. The chart reflects a steady increase in permits beginning in 2016. The 2021 calendar year showed a substantial increase in the number of single-family permits. The average value of the single family and mobile home permit activity is also included.

Calendar Year	Number of Single-Family Permits	Number of Mobile Home Permits	Number of Multi-Family Permits	Average Single-Family Home Value	Average Mobile Home Value ¹
2022 thru June 2023	788	76	22	\$316,166 for 2022	
2021	1501	100	11	\$260,622	\$123,853
2020	947	84	24	\$229,400	\$87,614
2019	899	69	20	\$182,708	\$77,104
2018	988	77	5	\$196,564	\$70,624
2017	747	65	3	\$193,705	\$68,840
2016	623	42	10	\$181,135	\$61,476
2015	412	32	0	\$180,619	

Source: Hernando County Building Department

Home Sales

Hernando County Housing Market Characteristics, 2015-2022

Year	# Sales for Year	Average Sales Price	Average Days on Market
2022	3198	\$352,205	27
2021	3715	\$282,922	8
2020	6344	\$238,150	57
2019	4286	\$194,756	59

2018	4523		\$171,000		54
2017	4334		\$156,000		51
2016	3523		\$136,000		72
2015	3712		\$121,000		81

Source: Hernando County Association of Realtors

Affordable Housing

The Income and Rent Limits used in the SHIP program are updated annually from the Department of Housing and Urban Development and distributed by Florida Housing Finance Corporation. As defined in the LHAP, Affordable means that monthly rents or mortgage payments including taxes and insurance do not exceed 30% of that amount which represents the percentage of the median annual gross income for the households as indicated in Sections 420.9071 (20), (21) and (30), F.S. However, it is not the intent to limit an individual household’s ability to devote more than 30% of its income for housing, and housing for which a household devotes more than 30% of its income shall be deemed Affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30% benchmark and in the case of rental housing does not exceed those rental limits adjusted for bedroom size.

Workforce housing is defined by Section (380.0651(1)(h) F.S. to mean housing affordable to natural persons or families who earn less than 120 percent of the area median income, or less than 140 percent of the area median income if located in a county which median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home. Workforce housing is often used in conjunction with essential services personnel, which is defined by statute to mean a person in need of affordable housing who is employed in an occupation or profession in which they are considered essential services personnel defined by each County.

Hernando County defines Essential Service Personnel in the LHAP to include, but not limited to, teachers and educators, other school district, community college, and university employees, police and fire personnel, health care personnel, skilled building trades personnel.

Hernando County is included in the Tampa-St. Petersburg-Clearwater MSA. The four counties included in this MSA are Hernando, Hillsborough, Pasco, and Pinellas. The housing programs administered by Florida Housing Finance Corporation utilize a median household income for the Tampa Bay Area MSA of \$72,700. This is somewhat misleading for Hernando County because the median household income in 2022 for Hernando County was \$55,021, significantly less than the overall MSA median income. However, for purposes of consistency with housing and rental programs, the MSA income figures are utilized. The FHFC 2023 Income Limits Schedule for the Tampa-St. Petersburg-Clearwater MSA is included below.

2023 Florida Housing Finance Corporation SHIP Income Limits (Adjusted for Family Size)

		Number of Persons in Household							
City (County)	Category/%	1	2	3	4	5	6	7	8
Tampa-St. Petersburg-Clearwater MSA (Hernando, Hillsborough, Pasco, Pinellas)	Extremely Low Income: 30%	18,250	20,850	24,860	30,000	35,140	40,280	45,420	50,560
	Very Low Income: 50%	30,450	34,800	39,150	43,450	46,950	50,450	53,900	57,400
	Low Income: 80%	48,650	55,600	62,550	69,500	75,100	80,650	86,200	91,750
	Moderate Income: 120%	73,080	83,520	93,960	104,280	112,680	121,080	129,360	137,760
	Workforce Housing: 140%	85,260	97,440	109,620	121,660	131,460	141,260	150,920	160,720
Median: 72,700									

AHAC’s Approval of Recommendations

The local housing incentive strategy recommendations approved by the AHAC must be made by an affirmative vote of a majority of the membership of the advisory committee at a public hearing. Notice of the time, date, and place of public hearing of the advisory committee to adopt the final local housing incentive strategies recommendations must be published in a newspaper of general paid circulation in the county and must contain a short and concise summary of the local housing incentive strategies recommendations to be considered. The notice must state the public place where a copy of the tentative AHAC recommendation can be obtained by interested persons.

BCC’s Adoption of Affordable Housing Incentive Plan

Pursuant to State rules, within 90 days after the date of receipt of the local housing incentive strategies recommendations from the advisory committee, the BCC shall adopt an amendment to its local housing assistance plan to incorporate the local housing incentive strategies it will implement within Hernando County. The BCC must consider the strategies specified on Pages 5-7. Following adoption of this amendment, a copy of the Incentive Plan must be sent to FHFC. Additionally, within twenty (24) months after adopting the amended local housing assistance plan to incorporate the local housing incentive strategies, the County will amend its land development regulations or establish local policies and procedures, as necessary to implement any strategies adopted by the BCC.

Housing Incentive Plan Workplan and Summary

The Local Housing Incentive Plan includes a three-year work plan to:

- Evaluate existing policies and regulations the County has in place to address affordable housing incentives.
- Determine existing policy and regulation effectiveness.
- If recommendations are made to modify, enhance, or adopt policies or regulations, then the County's capacity to implement those recommendations must be evaluated, both operationally and fiscally.
- If the recommended improvement will be a cost burden to the County, that financial analysis must be completely disclosed to the Affordable Housing Advisory Committee during its review and to the Board of County Commissioners as it considers the proposed recommendations.
- What are the partner agencies (private, not for profit, governmental) that can be engaged to implement the incentive?

HOUSING INCENTIVE PLAN WORKSHEETS

Affordable Housing Advisory Committee Incentive Plan Recommendation Worksheet

Incentive Under Consideration:

Review the current expedited policy on the processing of approvals of development orders or permits, as defined in s. 163.3164(15) and (16), for affordable housing projects s. 420.9076(4) (a), F.S.)

Current Status:

Hernando County does currently have a limited expedited permitting process.

Review of Advisory Committee:

The Advisory Committee reviewed the Development Services Department's Affordable Housing Permits Standard Operating Procedures and was provided a presentation Hernando County Building Department staff.

Recommendation of Advisory Committee:

Coordinate with Building department to code affordable housing cases and ensure process is monitored and improved as necessary.

Incentive Under Consideration:

The modification of impact fee requirements, including reduction of waiver of fees and alternative methods of fee payments for affordable housing.

Current Status:

Hernando County currently does not have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the current adopted County policies from the Comprehensive Plan, Housing Element, and impact fee ordinance.

Recommendation of Advisory Committee:

Develop impact fee policy, including options for waivers, reductions, or alternative methods of payment, as part of an overall housing strategy.

Incentive Under Consideration:

The allowances of flexibility in densities for affordable housing.

Current Status:

Hernando County does currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the current adopted County policies from the Comprehensive Plan and the Housing Element and found the current county policies meet the incentive under consideration.

Recommendation of Advisory Committee:

Review densities allowed under the current land development regulations and consider density bonuses as referenced in the Affordable Housing Action Plan as critical need of housing.

Incentive Under Consideration:

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

Current Status:

Hernando County does not currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the current adopted County policies from the Comprehensive Plan and Hernando County's Code of Ordinances.

Recommendation of Advisory Committee:

Analyze the effectiveness of a potential infrastructure reservation program for affordable housing.

Incentive Under Consideration:

The allowance of affordable accessory residential units in residential zoning districts.

Current Status:

Hernando County does currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the current adopted County policies, Comprehensive Plan and Hernando County Code of Ordinances.

Recommendation of Advisory Committee:

Complete analysis of accessory dwelling units and determine the feasibility of introducing them into market as affordable housing option

Incentive Under Consideration:

The reduction of parking and setback requirements for affordable housing.

Current Status:

Hernando County does currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the current adopted County policies, the Comprehensive Plan and Hernando County Code of Ordinances.

Recommendation of Advisory Committee:

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.

Incentive Under Consideration:

The allowance of flexible lot configuration, including zero lot line configurations for affordable housing.

Current Status:

Hernando County does currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the current adopted County policies, the Comprehensive Plan and Hernando County Code of Ordinances.

Recommendation of Advisory Committee:

Review of current land development regulations to determine if any improvements can be made to allow for more flexibility in lot configuration for affordable housing.

Incentive Under Consideration:

The modification of street requirements for affordable housing.

Current Status:

Hernando County does currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the current adopted County policies, the Comprehensive Plan and Hernando County Code of Ordinances.

Recommendation of Advisory Committee:

Review of current land development regulations to determine if any improvements can be made to allow for modification of street requirements for affordable housing.

Incentive Under Consideration:

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 (420.9076(4)(i), F.S.).

Current Status:

Hernando County does currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the currently adopted policy, Affordable Housing Policy No. 27-1.

Recommendation of Advisory Committee:

Review the current policy to ensure it is performing as intended, identify which county department would have oversight responsibilities and determining the cost of the proposed change on affordable housing.

Incentive Under Consideration:

Support of development near transportation hubs, major employment centers and mixed-use developments.

Current Status:

Hernando County does currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the current adopted County policies from the Comprehensive Plan and Hernando County Code of Ordinances and found the current policies meet the incentive under consideration.

Recommendation of Advisory Committee:

No changes were recommended.

Incentive Under Consideration:

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.

Current Status:

Hernando County does currently have this incentive.

Review of Advisory Committee:

The Advisory Committee reviewed the most recently updated list of County owned properties.

Recommendation of Advisory Committee:

Coordinate with Land Management Coordinator and contracted realtor to develop a process to designate properties available for affordable housing. Designate a reasonable percentage of the net proceeds from sales of County-owned surplus properties to an Affordable Housing Fund for payment of future impact fees for affordable housing development.

Incentive Under Consideration:

Inclusionary Zoning

Current Status:

The County does not currently have an inclusionary zoning policy.

Review of Advisory Committee:

The Committee reviewed regulations and best practices for implementing an inclusionary zoning policy.

Recommendation of Advisory Committee:

Use inclusionary zoning as a tool to structure incentives for developers and increase in housing availability