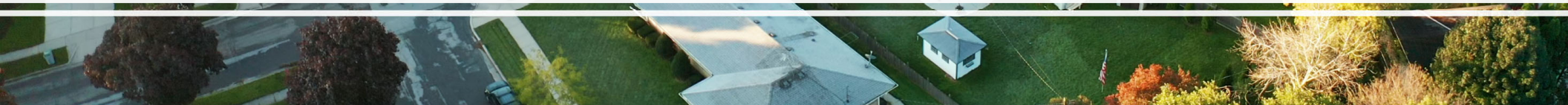




Creating Housing Options for All





Purpose

Funds are provided to local government as an incentive to create partnerships that **produce** and preserve affordable homeownership and multifamily housing.

Funds



*State Housing Initiative
Partnership Program*



*HOME Investment
Partnership Program*



*Community Development
Block Grants*

Population Trend and Projection

Source	Shimberg Center for Housing Studies								
Year	2010	2020	2022	2025	2030	2035	2040	2045	2050
Population	172,778	194,515	199,207	206,802	217,498	226,397	233,499	239,299	244,498

Hernando County's Inventory



Property Type	Number	%
1-unit detached structure	66,514	74%
1-unit, attached structure	2,274	2.5%
2-4 units	2,120	2.5%
5-19 units	2,650	3%
20 or more units	1,645	2%
Mobile Home, boat, RV, van, etc	14,432	16%
Total	89,635	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2018-2022 ACS, Table B25024

Assisted Housing Units by Funder

Shimberg Center for Housing Studies

Total Assisted Properties	31
Total Assisted Units	2096
Properties with FI Housing Finance Funding	24
Properties with HUD Multifamily Funding	2
Properties with USDA Rural Development Funding	6
Properties with HUD Public Housing Funding	1

Who Benefits from Housing Creation






Hernando
County &
Residents

Business

Developers

Hernando, Hillsborough, Pasco and Pinellas Counties

Median wage job: **\$47,860** per year, or **56%** AMI for a household of 3.

					
	Annual income limit and hourly wage for household of 3	Rent limit (2 bedroom)	Renter households	Job examples, 1-worker household	Job examples, 2-worker household
50% AMI	\$43,000/yr \$20.67/hr	\$1,075/mo	154,312 hh (0-50% AMI)	Customer Service Rep Office Clerk Secretary	1 full-time worker and 1 part-time worker
60% AMI	\$51,600 \$24.81	\$1,290	30,004 (50-60% AMI)	Bookkeeper Heavy Truck Driver Retail Supervisor	1 full-time worker and 1 part-time worker 2 minimum wage workers
80% AMI	\$68,800 \$33.08	\$1,720	64,866 (60-80% AMI)	Office Supervisor Manufacturing Sales Rep HR Specialist	2 Retail Salespersons Janitor & Laborer Office Clerk & Hand Packer
120% AMI	\$103,200 \$49.62	\$2,580	86,035 (80-120% AMI)	Business Analyst Project Manager Construction Manager	2 Bookkeepers Retail Salesperson & Manufacturing Sales Rep HR Specialist & Janitor

Sources: Florida Housing Finance Corporation, 2024 Income and Rent Limits; Florida Department of Commerce, 2023 Occupational Employment and Wage Statistics (median wage by occupation in 2024 dollars); Shimberg Center for Housing Studies, Rental Market Study. Renter household counts exclude non-family, student-headed households.



Employers

Small Businesses

Manufacturing/Production

- Barrett, Sparton Electronic

Construction

- DAB, Goodwin, Vulcon, Builders, Roofers

Medical and Health Care Support

- Tampa General/OakHill/BayCare/ALF/Nursing Homes

Office and Administrative Support

Installation, Maintenance, and Repair

Government

- State and local

Sales and Related Occupations

- Cabot Farms, Walmart/Publix/Winn Dixie/Home Depot/Lowes/Amazon

Housing Creation

Private
Investment

Community
Partnerships

Government
Programs



Inclusionary Housing Incentive Initiative

What is Inclusionary Housing



Inclusionary housing refers to several local policies that encourages the developers or investors to supplement their housing development to include housing for individuals of various income levels by using zoning, local land use regulation and other policies and incentives.



Encourages the private sector to provide housing in exchange for favorable incentives



Can be used for homeownership and rentals



Depends on the need of local government: Local land use system, housing needs, market trends

Purpose

Incentivize	Incentivize developers to construct affordable, workforce or attainable housing units as part of the market rate housing development
Assist in	Assist in making housing available for business that are or will be within Hernando County
Maintain	Maintain balanced housing opportunities in the county to provided housing to individuals of all income levels.
Assist in	Assist in implementing affordable, workforce, and or attainable housing in Hernando County

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Plan

Any new or existing developments, whether for sale or rent proposing to modify or deviate from present zoning will be reviewed for voluntary participation in County's Incentive Program. Eligibility review and incentives are determined by the County's review team consisting of various departments.

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Plan

Flexibility - Case by Case Negotiation

Staff works with developer to negotiate favorable incentives in exchange for our housing needs. Affordable, Workforce, Attainable

- Coverage: Negotiated
- Unit Threshold: Negotiated
- Incentives: Negotiated
- Terms of Affordability: Years - 30, 50, 99, Perpetuity
- Compliance: Monitored by staff

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Incentives

- Expedited Permitting
- Ongoing Regulatory Review Process
- Impact Fee Modifications, waiver, deferral, or reimbursements –(Alternate Payment) (*Construction Cost*)
- Flexibility in Density (*Density Bonus*)
- Reservation of Infrastructure Capacity
- Accessory Dwelling Units
- Reduction of Parking and Setback Requirements
- Flexible Lot Configurations
- Modification of Street Requirements
- Surplus Land
- Transportation Hubs and Transit-Oriented Development



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Construction

Design. Inclusionary units may be included in a residential development by the developer, or the developer may contract or sale various lots in the development to a nonprofit organization to develop. The inclusionary unit must be comparable in construction quality and exterior design to the market rate units constructed as part of the development. Inclusionary units may be smaller in aggregate size and may have different interior finishes and features than market rate units so long as the interior features are of good quality and consistent with contemporary standards for new housing. Must incorporate Green Building and energy efficient products & processes

- At least ten (10) percent of the inclusionary units shall incorporate Uniform Federal Accessibility Standards (i.e. be ADA compliant) – (Negotiable)

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Construction

Size of Units. The unit mix (bedroom count per unit) of the inclusionary units must be proportional to the unit mix (bedroom count per unit) of the overall project. When measurements determining the unit mix of inclusionary units result in any decimal fraction less than 0.5, it shall be rounded down to the nearest whole number, and any decimal fraction of 0.5 or more shall be rounded up to the nearest whole number.

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Construction

- *Timing of Construction.* A certificate of occupancy for inclusionary units must be issued concurrently with or prior to the certificate of occupancy of market rate units of development. In phased developments, inclusionary units may be constructed and occupied in proportion to the number of units in each phase of the residential development.

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Alternative Compliance

local nonprofit organization to build inclusionary units

- Donation of funding sufficient to develop the required inclusionary units, or the rehabilitation of existing residential units. To exercise this provision, a proposal in the form of a developer's agreement must be submitted to the County administrator or his designee for review and recommendation to the Board.
- Where compliance with the ordinance is impractical, the applicant may petition, through a developer's agreement process explaining why the applicant cannot meet the requirements of the ordinance and how they intend to mitigate. The Board of County Commissioners shall be empowered to make a quasi-judicial determination that substantial evidence exists to grant relief from the provision.



Qualifications

- Must be a first-time homebuyer if purchasing a unit.
- Purchase - at least one (1) adult member of the eligible household must be employed in the County of Hernando or a Hernando County resident for one year and have been employed for at least one (1) full year prior to any application under the designated affordable housing program.
- Rental program - at least one (1) adult member of the eligible household must be employed in Hernando County or be a resident of Hernando County for 6 months.
- Income must meet the income criteria for either very low income, low income or moderate income as defined in the affordability requirement.
- Assets of the eligible household must not exceed \$25,000.00
- Eligible household must occupy the unit within unincorporated Hernando County.

Other Housing Options

Townhomes: Included housing type that funds can be used for homeownership or rental housing

Modular Homes: Include gold or silver ticker that confirms Construction to the Florida Code Eligible for SHIP Assistance.

Co-Living Spaces: Shared living spaces with private bedrooms. Often used to address special needs housing, student housing, young adult

Adaptive Reuse: Transforming or repurposing underutilized or vacant building while preserving historical and culture aspects (mixed use developments, lofts: abandoned schools, hotels, etc.)

Manufactured Homes: No more than 20% funds on units built after June 1994.





Questions

Housing and Supportive
Services

621 W Jefferson Street

Brooksville, FL 34601

352-540-4338

<https://www.hernandocounty.us/departments/housing-and-supportive-services>