



# Hernando County Housing Authority

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## MEMORANDUM

**DATE:** July 14, 2023

**TO:** The Honorable Chairman and  
Members of the Board of County Commissioners

**VIA:** Jeffery Rogers  
County Administrator

**FROM:** Terri M. Beverly, Executive Director  
Hernando County Housing Authority

**SUBJECT:** Adoption of Local Housing Incentive Plan (LHIP) for use in the State  
Housing Initiatives Partnership (SHIP) Program.

### **OVERVIEW:**

Attached for the Board's review and approval is a copy of the Local Housing Incentive Plan (LHIP) for Hernando County's participation in the State Housing Initiatives Partnership (SHIP) Program.

#### Local Housing Incentive Plan (LHIP):

The Local 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(14) and (15), 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.

**BUDGET IMPACT:**

N/A

**LEGAL IMPACT:**

The Board may take action per Florida Statutes Chapter. 420.907.

**RECOMMENDED ACTION:**

Staff recommends that the Board of County Commissioners:

1. Review and consider the adoption of the Hernando County Affordable Housing Incentive Plan.