

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

County of Hernando

* b. Employer/Taxpayer Identification Number (EIN/TIN):

591155275

* c. UEI:

MWKBKNTZ9SW7

d. Address:

* Street1:

15470 Flight Path Drive

Street2:

* City:

Brooksville

County/Parish:

Hernando County

* State:

FL: Florida

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

34604-6823

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Casey

Middle Name:

* Last Name:

Stepp

Suffix:

Title:

Grant Writer

Organizational Affiliation:

* Telephone Number:

3527544020

Fax Number:

* Email:

clstepp16@gmail.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Department of Housing and Urban Development

11. Assistance Listing Number:

14.506

Assistance Listing Title:

General Research and Technology Activity

* 12. Funding Opportunity Number:

PDR-2600-DC-0290

* Title:

Automated Permitting Systems Demonstration NOFO

13. Competition Identification Number:

PDR-2600-DC-0290

Title:

Automated Permitting Systems Demonstration NOFO

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

The Complete System: Finishing America's Most Advanced Automated Local Government Permitting Ecosystem, Stress-Tested for Disaster Recovery

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	423,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	423,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed:

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Applicant/Recipient Information

* UEI Number:

MWKBKNTZ9SW7

* Report Type:

INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name: County of Hernando

* Street1: 15470 Flight Path Drive

Street2:

* City: Brooksville

County: Hernando County

* State: FL: Florida

* Zip Code: 34604-6823

* Country: USA: UNITED STATES

* Phone: 3527544020

2. Employer ID Number (do not include individual social security numbers):

591155275

* 3. HUD Program Name:

General Research and Technology Activity

* 4. Amount of HUD Assistance Requested/Received:

\$ 423,000.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: The Complete System

* Street1: 15470 Flight Path Drive

Street2:

* City: Brooksville

County: Hernando

* State: FL: Florida

* Zip Code: 34604

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. 4.3.

☒ Yes

☐ No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR 4.9.

☐ Yes

☒ No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for assistance or in the planning, development, or implementation of the project or activity.

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)

* Unique Entity ID

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

			\$		%
			\$		%
			\$		%
			\$		%
			\$		%

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)

City of Residence

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

			\$		%
			\$		%
			\$		%
			\$		%
			\$		%

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Certification:

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy)

Completed Upon Submission to Grants.gov

Completed Upon Submission
to Grants.gov

Instructions

Overview.

A. Coverage. You must complete this report if:

- (1) You are applying for assistance from HUD for a specific project or activity **and** you have received, or expect to receive, assistance from HUD in excess of \$200,000 during the fiscal year;
- (2) You are updating a prior report as discussed below; or
- (3) You are submitting an application for assistance to an entity other than HUD, a State or local government if the application is required by statute or regulation to be submitted to HUD for approval or for any other purpose.

B. Update reports (filed by "Recipients" of HUD Assistance): General. All recipients of covered assistance must submit update reports to the Department to reflect substantial changes to the initial applicant disclosure reports.

Line-by-Line Instructions.

Applicant/Recipient Information.

All applicants for HUD competitive assistance, must complete the information required in blocks 1-5 of form HUD-2880:

1. Enter the full name, address, city, State, zip code, and telephone number (including area code) of the applicant/recipient. Where the applicant/recipient is an individual, the last name, first name, and middle initial must be entered.
2. Entry of the applicant/recipient's EIN, as appropriate, is optional. Individuals must not include social security numbers on this form.
3. Applicants enter the HUD program name under which the assistance is being requested.
4. Applicants enter the amount of HUD assistance that is being requested. Recipients enter the amount of HUD assistance that has been provided and to which the update report relates. The amounts are those stated in the application or award documentation. NOTE: In the case of assistance that is provided pursuant to contract over a period of time (such as project-based assistance under section 8 of the United States Housing Act of 1937), the amount of assistance to be reported includes all amounts that are to be provided over the term of the contract, irrespective of when they are to be received.
5. Applicants enter the name and full address of the project or activity for which the HUD assistance is sought. Recipients enter the name and full address of the HUD-assisted project or activity to which the update report relates. The most appropriate government identifying number must be used (e.g., RFP No.; IFB No.; grant announcement No.; or contract, grant, or loan No.) Include prefixes.

Part I. Threshold Determinations - Applicants Only

Part I contains information to help the applicant determine whether the remainder of the form must be completed. Recipients filing Update Reports should not complete this Part.

If the answer to **either** questions 1 or 2 is No, the applicant need not complete Parts II and III of the report but must sign the certification at the end of the form.

Part II. Other Government Assistance and Expected Sources and Uses of Funds.

A. Other Government Assistance. This Part is to be completed by both applicants and recipients for assistance and recipients filing update reports. Applicants and recipients must report any other government assistance involved in the project or activity for which assistance is sought. Applicants and recipients must report any other government assistance involved in the project or activity. Other government assistance is defined in note 4 on the last page. For purposes of this definition, other government assistance is expected to be made available if, based on an assessment of all the circumstances involved, there are reasonable grounds to anticipate that the assistance will be forthcoming.

Both applicant and recipient disclosures must include all other government assistance involved with the HUD assistance, as well as any other government assistance that was made available before the request, but that has continuing vitality at the time of the request. Examples of this latter category include tax credits that provide for a number of years of tax benefits, and grant assistance that continues to benefit the project at the time of the assistance request.

The following information must be provided:

1. Enter the name and address, city, State, and zip code of the government agency making the assistance available.
2. State the type of other government assistance (e.g., loan, grant, loan insurance).
3. Enter the dollar amount of the other government assistance that is, or is expected to be, made available with respect to the project or activities for which the HUD assistance is sought (applicants) or has been provided (recipients).
4. Uses of funds. Each reportable use of funds must clearly identify the purpose to which they are to be put. Reasonable aggregations may be used, such as "total structure" to include a number of structural costs, such as roof, elevators, exterior masonry, etc.

B. Non-Government Assistance. Note that the applicant and recipient disclosure report must specify all expected sources and uses of funds - both from HUD and any other source - that have been or are to be, made available for the project or activity. Non-government sources of Form HUD-2880 funds typically include (but are not limited to) foundations and private contributors.

Part III. Interested Parties.

This Part is to be completed by both applicants and recipients filing update reports. Applicants must provide information on:

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower). Note: A financial interest means any financial involvement in the project or activity, including (but not limited to) situations in which an individual or entity has an equity interest in the project or activity, shares in any profit on resale or any distribution of surplus cash or other assets of the project or activity, or receives compensation for any goods or services provided in connection with the project or activity. Residency of an individual in housing for which assistance is being sought is not, by itself, considered a covered financial interest.

The information required below must be provided.

1. Enter the full names and addresses. If the person is an entity, the listing must include the full name and address of the entity as well as the CEO. Please list all names alphabetically.
2. Entry of the Unique Entity Identifier (UEI), for non-individuals, or city of residence, for individuals, for each organization and person listed is **optional**.
3. Enter the type of participation in the project or activity for each person listed: i.e., the person's specific role in the project (e.g., contractor, consultant, planner, investor).
4. Enter the financial interest in the project or activity for each person listed. The interest must be expressed both as a dollar amount and as a percentage of the amount of the HUD assistance involved.

Note that if any of the source/use information required by this report has been provided elsewhere in this application package, the applicant need not repeat the information, but need only refer to the form and location to incorporate it into this report. (It is likely that some of the information required by this report has been provided on SF 424A, or on various budget forms accompanying the application.) If this report requires information beyond that provided elsewhere in the application package, the applicant must include in this report all the additional

information required. Recipients must submit an update report for any change in previously disclosed sources and uses of funds as provided in Section I.D.5., above.

Notes:

1. All citations are to 24 CFR Part 4, which was published in the Federal Register. [April 1, 1996, at 63 Fed. Reg. 14448.]
2. Assistance means any contract, grant, loan, cooperative agreement, or other form of assistance, including the insurance or guarantee of a loan or mortgage, that is provided with respect to a specific project or activity under a program administered by the Department. The term does not include contracts, such as procurements contracts, that are subject to the Fed. Acquisition Regulation (FAR) (48 CFR Chapter 1).
3. See 24 CFR §4.9 for detailed guidance on how the threshold is calculated.

4. "Other government assistance" is defined to include any loan, grant, guarantee, insurance, payment, rebate, subsidy, credit, tax benefit, or any other form of direct or indirect assistance from the Federal government (other than that requested from HUD in the application), a State, or a unit of general local government, or any agency or instrumentality thereof, that is, or is expected to be made, available with respect to the project or activities for which the assistance is sought.

5. For the purpose of this form and 24 CFR Part 4, "person" means an individual (including a consultant, lobbyist, or lawyer); corporation; company; association; authority; firm; partnership; society; State, unit of general local government, or other government entity, or agency thereof (including a public housing agency); Indian tribe; and any other organization or group of people.

Applicant and Recipient Assurances and Certifications

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044
Expiration Date: 02/28/2027

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: *First Name:
Middle Name:
*Last Name:
Suffix:

*Title:

*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

***Signature:**

Completed Upon Submission to Grants.gov

***Date:**

Completed Upon Submission to
Grants.gov

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* APPLICANT'S ORGANIZATION			
County of Hernando			
* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE			
Prefix:		* First Name:	Casey
		Middle Name:	
* Last Name:	Stepp	Suffix:	
* Title:	Grant Writer		
* SIGNATURE:		Completed on submission to Grants.gov	* DATE:
			Completed on submission to Grants.gov

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	HUD-50070 - Signed.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	HUD-424CBW_Hernando Final.pdf	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	Budget Narrative.pdf	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	HUD-APS-Narrative & Appendice	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5		Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6		Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7		Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8		Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9		Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10		Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11		Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12		Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0044

Expiration Date: 2/28/2027

Public reporting burden. Public reporting burden for this collection of information is estimated to average 0.25 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed forms to this address. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected will provide proposed budget data for multiple programs. HUD will use this information in the selection of applicants. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Hernando County, Florida

Applicant Name

Automated Permitting Systems Demonstration (PDR-2600-DC-0290)

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official

Carla Rossiter-Smith

Title

Director of Procurement & Strategic Initiatives

Signature



Date

07/07/2026

X

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Sites for Work Performance (HUD-50070 Attachment)

Applicant: Hernando County, Florida

Program/Activity: Automated Permitting Systems Demonstration (PDR-2600-DC-029O)

Site of work performance:

Hernando County Government Center

20 N. Main Street, Brooksville, Hernando County, FL 34601

[County: confirm the administrative address before signature]

Grant Application					OMB Number 2501-0044						
Applicant Name: Applicant Address:	County of Hernando										
	15470 Flight Path Drive, Brooksville, FL 34604										
Category					DRAFT prepared for County review. 24-month period of performance (10/1/2026-9/30/2028).						
1. Personnel (Direct Labor)	Estimated Hours	Rate per Hour	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Total Direct Labor Cost			\$0	\$0							
2. Fringe Benefits	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Total Fringe Benefits Cost			\$0	\$0							
3. Travel											
3a. Transportation - Local Private Vehicle	Mileage	Rate per Mile	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Trans - Local			\$0	\$0							
3b. Transportation - Airfare (show destination)	Trips	Fare	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
HUD briefings and cross-	4	\$600.00	\$2,400	\$2,400							
Subtotal - Transportation -			\$2 400	\$2 400							
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Ground transportation	1	\$1,000.00	\$1,000	\$1,000							
Subtotal - Transportation -			\$1 000	\$1 000							
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Per diem, HUD briefings	12	\$300.00	\$3,600	\$3,600							

Subtotal - Per Diem or			\$3 600	\$3 600							
Total Travel Cost			\$7,000	\$7,000							
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Total Equipment Cost			\$0	\$0							
5. Supplies and Materials (Items under \$5,000)											
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Project materials	1	\$2,000.00	\$2,000	\$2,000							
Subtotal - Consumable			\$2,000	\$2,000							
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Non-			\$0	\$0							
Total Supplies and			\$2 000	\$2 000							
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Total Consultants Cost			\$0	\$0							
7. Contracts and Sub-Grantees (List individually)											
Contracts	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
SwiftGov (Quantum	1	\$380,000.00	\$380,000	\$380,000							
Subtotal - Contracts			\$380,000	\$380,000							
7b. Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Sub-Grantees			\$0	\$0							
Total Contracts and Sub-			\$380 000	\$380 000							
8. Construction Costs											

8a. Administrative and legal expenses	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Administrative			\$0	\$0							
8b. Land, structures, rights-of way, appraisal, etc	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Land,			\$0	\$0							
8c. Relocation expenses and payments	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Relocation			\$0	\$0							
8d. Architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD	Other Federal	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Architectural and			\$0	\$0							
8e. Other architectural and engineering fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Other			\$0	\$0							
8f. Project inspection fees	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Project			\$0	\$0							
8g. Site work	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Site work			\$0	\$0							
8h. Demolition and removal	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Demolition and			\$0	\$0							

8i. Construction	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Construction			\$0	\$0							
8j. Equipment	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Equipment			\$0	\$0							
8k. Contingencies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Contingencies			\$0	\$0							
8l. Miscellaneous	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Subtotal - Miscellaneous			\$0	\$0							
Total Construction Costs			\$0	\$0							
9. Other Direct Costs	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Evaluation support and	1	20000	\$20,000	\$20,000							
Disaster-surge exercise	1	8000	\$8,000	\$8,000							
Dissemination and public	1	6000	\$6,000	\$6,000							
Total Other Direct Costs			\$34,000	\$34,000							
Subtotal of Direct Costs			\$423,000	\$423,000							
10. Indirect Costs	Rate	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Trib al Share	Other	Program Income
Type											
Total Indirect Costs			\$0	\$0							
Total Estimated Costs			\$ 423,000	\$ 423,000							

Previous versions of HUD-424-CBW are obsolete.

Budget Narrative

County of Hernando | Automated Permitting Systems Demonstration (PDR-2600-DC-0290)

The request is \$423,000 over 24 months, below the program's implied average award, against approximately \$1.75 million in committed local investment (the Board's \$1,650,000 contract and the Clerk's \$95,000 GIS engagement), roughly 3.6 local dollars per federal dollar; the award funds only the net-new ecosystem completion and its evaluation.

Travel, \$7,000: for Hernando County staff to attend HUD briefings and cross-site peer learning to include \$2,400 in airfare, \$1,000 in ground transportation and an estimated \$3,600 in per diem.

Supplies, \$2,000: project materials.

Contractual, \$380,000: SwiftGov, procured as described in Rating Factor 2.B: the build stage, spatial grounding, residential building-code production deployment, repair/alteration/rebuild rulesets, and the disaster-surge protocol with SI/SD screening support (\$185,000); full-lifecycle operations, measurement, and the surge exercise (\$145,000); and the evaluation including the retrospective study, final report, playbooks, and briefings (\$50,000). Priced at the Board-approved contract rates (\$62,500 and \$37,500 monthly fees), the County's contemporaneous, publicly approved benchmark for price reasonableness procured per 2 CFR 200.317-.327.

Other direct, \$34,000: evaluation support at \$20,000, the surge exercise at \$8,000, dissemination, and public reporting at \$6,000.

Equipment, Construction, Indirect: \$0; the platform is a cloud subscription (zero percent capital; the 40 percent cap is not implicated) and no indirect is claimed.

Every category maps to a stage: build (Months 1–6), operate and measure (Months 6–21), closeout (Months 22–24).

Total Request: \$423,000

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013
Expiration Date: 06/30/2028

1. * Type of Federal Action: ☐ a. contract ☒ b. grant ☐ c. cooperative agreement ☐ d. loan ☐ e. loan guarantee ☐ f. loan insurance	2. * Status of Federal Action: ☐ a. bid/offer/application ☒ b. initial award ☐ c. post-award	3. * Report Type: ☒ a. initial filing ☐ b. material change
4. Name and Address of Reporting Entity: ☒ Prime☐ SubAwardee * Name County of Hernando * Street 1 15470 Flight Path Drive Street 2 * City Brooksville State FL: Florida Zip 34604 Congressional District, if known: FL-015		

Cover Sheet
HUD Automated Permitting Systems Demonstration
NOFO No. PDR-2600-DC-0290 | Assistance Listing 14.506

Project Title: The Complete System: Finishing America's Most Advanced Automated Permitting Ecosystem, Stress-Tested for Disaster Recovery

Applicant: Hernando County, Florida, a political subdivision of the State of Florida (Board of County Commissioners). UEI MWKBKNT29SW7; SAM.gov registration active through November 20, 2026; 15470 Flight Path Drive, Brooksville, FL 34604.

Project Director: Toni Brady, Deputy County Administrator.

Operational lead: Omar DePablo, Development Services Director.

Technology partner (anticipated): SwiftGov (Quantum Partners, LLC d/b/a SwiftGov), the County's deployed AI review provider under the Strategic AI Modernization and Optimization Initiative (Contract No. 25-TSS0230, as amended), subject to the compliant procurement described in Rating Factor 2.

Federal request: \$423,000. No cost share is required; local investment of approximately \$1.75 million (the Board's \$1,650,000 three-year contract and the Clerk of Circuit Court's \$95,000 GIS modernization engagement) proceeds independently and is not charged to this award.

Period of performance: 24 months (Oct. 1, 2026 – Sep. 30, 2028).

Congressional district: FL-15.

Prior PD&R funding: Hernando County has not previously been a recipient of HUD Policy Development and Research funding.

Project Abstract

One jurisdiction can show HUD what finished looks like. Most demonstration sites will test a promising piece of automated permitting. Hernando County, Florida, is positioned to complete the whole machine: the first end-to-end automated permitting ecosystem in the United States, spanning every stage from pre-application screening through issuance and every residential class from new construction through post-disaster repair and rebuild, evaluated under both normal load and surge conditions. The county starts from a foundation no other applicant can claim, built with local dollars across two independent constitutional bodies: the Board of County Commissioners' \$1.65 million Strategic AI Modernization and Optimization Initiative, whose executed Year 2 is titled "Optimization and Continued Expansion," and the Clerk of Circuit Court's GIS modernization engagement, which normalized county geospatial data, reclassified parcel layers through 2025, and built the API connections that prepare spatial data to work in sync with AI review. The program's recovery work, AI-native permitting acceleration after hurricane impacts, moving 760 storm-recovery applications from submission to review in roughly seven business days each, earned the 2025 APA County Planning Division / National Association of County Planners Award of Excellence (award letter attached).

Three layers already in place. Hernando enters the demonstration with (1) an AI-ready geospatial foundation: normalized parcel, flood, easement, and utility data connected to the permitting environment through custom APIs; (2) digitized code: county ordinances and standard operating procedures encoded as machine-readable rule-sets under the Board's contract; and (3) a production AI review portal with multi-year operating data across planning, zoning, engineering, and utilities review. Every other applicant will describe building one of these layers. Hernando finished all three with local funds; the federal award buys only the final components and the rigorous evidence.

What the grant funds, all of it net-new. Four components complete the ecosystem: production deployment of residential building-code review (currently prototyped in live testing outside the contracted scope, at no cost to the County); extension of automated review to the repair, alteration, and rebuild permit classes, the workload that defines disaster recovery and is absent from the contract's enumerated review types; a codified disaster-surge protocol, including automated screening support for substantial improvement and substantial damage determinations under the FEMA 50 percent rule, drawing valuation context from property appraiser records, with County officials making every determination; and full-lifecycle instrumentation with a HUD-grade evaluation. County staff retain final decision authority on every permit throughout, consistent with the human-in-the-loop obligations already executed in the County's contract and Section 282.802, Florida Statutes.

Why this matters for housing. Hernando County is the affordability release valve of the Tampa Bay metro: population up roughly 30 percent since 2010 and nearly 9 percent from 2020 to 2023, one of the region's most affordable markets, where roughly a third of homes selling in the attainable \$300,000 to \$400,000 band are new construction. The permitting pipeline is, literally, the affordable supply pipeline for a major metropolitan workforce, serving inbound young families and a large retiree population at once. And the county's storm history makes the second housing stake concrete: after a disaster, permitting speed determines how long displaced families wait to come home. Hernando's recovery worked by extraordinary effort; this demonstration converts that experience into a measured, transferable system.

Evaluation and evidence. The evaluation, run in partnership with HUD, offers three studies for one grant: a prospective pre/post and comparison-group evaluation of the newly automated classes under pre-specified accuracy thresholds published in the application itself;

a retrospective study of what is, to the County's knowledge, the longest-running production AI permitting deployment in the country, using the multi-year performance data the portal already tracks; and a surge-readiness validation exercising the disaster protocol against the county's documented storm episode. All six HUD core metrics are captured natively, plus a lifecycle coverage share measuring how much of the end-to-end process is automated, override and error rates, cost per permit, and applicant experience.

Team and ask. Project Director Toni Brady, Deputy County Administrator, leads, reflecting the demonstration's enterprise scope across Development Services, Building, Utilities, and Public Works, with Development Services Director Omar DePablo as operational lead and two SwiftGov principals as key personnel: Sabrina Dugan, Project Lead, named personally in the attached national award letter, and John Mirkin, Regulatory, Technical, and Data Lead, a Florida-licensed attorney and the platform's architect. The request is \$423,000 over 24 months, below the program's implied average award, against approximately \$1.75 million in committed local investment: roughly 3.6 local dollars for every federal dollar, so HUD's money buys completion and evidence, not construction of the base.

Narrative

Project Overview.

Hernando County requests funding through the HUD Automated Permitting Systems Demonstration Program to complete implementation of its countywide automated residential permitting ecosystem and evaluate its performance under full operational conditions. Rather than supporting initial system development, this project will demonstrate the capabilities and outcomes of a mature, end-to-end automated permitting platform across all residential permit types while maintaining County staff as the final decision-makers for every permit.

The demonstration will generate evidence to address three critical implementation questions relevant to jurisdictions nationwide. First, it will evaluate the benefits of a fully integrated automated permitting process by measuring efficiency, processing times, and operational performance across every stage of the residential permitting workflow, compared with the incremental improvements documented through partial automation. Second, it will assess the system's ability to maintain performance during periods of significantly increased permitting demand, including disaster recovery, using Hernando County's documented experience processing more than 760 storm-recovery applications in roughly seven days each. Finally, the project will evaluate the long-term operational and financial sustainability of a fully deployed automated permitting system by analyzing multi-year production data to establish reliable operating costs, resource requirements, and performance metrics under steady-state conditions.

The resulting findings will provide HUD and local governments with practical, evidence-based information on the implementation, scalability, resilience, and long-term operational impacts of comprehensive automated permitting systems, supporting broader adoption of technology solutions that improve permitting efficiency while preserving local authority over permit review and approval.

Rating Factor 1: Contribution of the Proposed Project

1.A The Current Permitting Workflow and the Data the County Already Collects

Residential permitting runs through Hernando County Development Services and the Building Division, with engineering, utilities, and public works review coordinated through the County's permitting environment. Uniquely among applicants, much of this workflow is already AI-assisted in production: under the Board's Strategic AI Modernization and Optimization Initiative, single-family planning, zoning, engineering, and utilities reviews (up to 2,000 per year) and subdivision, plat, commercial, and construction drawing reviews (up to 60 each per year) receive automated analysis with human decision authority, on contractual 24-to-48-business-hour turnarounds. The County's permitting records span its legacy BLDSYS system and Tyler, the system of record since March 2026, a transition the Task 1 data dictionary reconciles. The data position is equally unusual: the production portal already tracks review performance and timelines in real time as a contractual deliverable, the Clerk's GIS engagement normalized and reclassified parcel data through 2025, and Florida law compels the annual Building Permit and Inspection Utilization Report under Fla. Stat. 553.80(7). This county does not need to build evaluation infrastructure; it has been operating it.

Baseline metric	Value	Source	Measurement during demonstration
Annual residential permit applications (all residential types)	16,265	BLDSYS permit list, 12 months ending June 2026	Same source and Tyler, monthly export; by-class split instrumented from Month 1
Median days to first review comments	Instrumented from Month 1	Not extractable from legacy BLDSYS	Pre/post vs. baseline and comparison group
Processing time, application to issuance	Approx. 10–15 days	County records (BLDSYS; Tyler from March 2026)	Pre/post vs. baseline and comparison group
Average review cycles per permit; resubmission rate	Instrumented from Month 1	Not extractable from legacy BLDSYS	Pre/post on treated classes vs. comparison group
Approval rate, by class	Instrumented from Month 1	Not extractable from legacy BLDSYS	Pre/post; integrity check
Staff touchpoints per permit	Instrumented from Month 1	Workflow action logs (Tyler and portal)	Pre/post on treated classes
Permitting personnel	Roster provided	County permitting personnel roster (supporting materials); role-based rates in RF4	Staff-time and cost-savings estimate
Storm-recovery surge volume and turnaround	760 applications; $\approx$ 7 business days to review	County storm application lists (BLDSYS and Tyler)	Surge-protocol validation benchmark
Multi-year AI-assisted review performance	[COUNTY/SwiftGov]	Production portal analytics	Retrospective study input

Where the legacy system cannot produce a metric (review cycles, approval rates, staff touchpoints), the demonstration instruments it from Month 1 under the Task 1 data dictionary and reconstruct a matched comparison where feasible. That measurement gap is itself part of the case: a complete ecosystem includes complete measurement, and closing it is a deliverable, not an assumption.

1.B Shortcomings of the Current System and the Justification of Need

Shortcoming One – Incomplete Automation of the Residential Permitting Workflow

Hernando County has implemented automated permit review for selected planning, zoning, engineering, and utilities review functions associated with defined residential permit types. While these capabilities have significantly improved permitting efficiency, the current production system does not include two critical components of the residential permitting

process that are essential to a comprehensive end-to-end automated workflow. Specifically, the existing implementation does not provide automated residential building code plan review—the highest-volume technical review function performed by the Building Division—or automated review for residential repair, alteration, and reconstruction permit types that support the preservation, rehabilitation, and post-disaster restoration of the existing housing stock.

The proposed demonstration project is limited to completing automation of these remaining residential permitting functions and evaluating their performance within the County's existing permitting environment. The project does not expand automation to commercial permitting or other regulatory functions beyond the residential permitting workflow described in this application.

Automated residential building code plan review has been successfully prototyped and tested in a non-production environment outside the scope of the County's existing implementation contract, demonstrating technical feasibility. However, production deployment, development of governed review rules for residential repair, alteration, and reconstruction permit types, system validation, and formal evaluation have not been funded. HUD assistance is requested to complete these remaining implementation activities and generate evidence on the operational performance, scalability, and effectiveness of a fully deployed automated residential permitting system.

Shortcoming Two – Limited Surge Capacity for Disaster Recovery Permitting

Hernando County has demonstrated the effectiveness of automated permitting technologies in supporting post-disaster recovery. Following recent hurricane impacts, the County processed approximately 760 storm-related permit applications, advancing applications from submission to technical reviews in an average of approximately seven business days. This effort was recognized through the 2025 APA CPD/NACP Award of Excellence for the use of artificial intelligence to accelerate post-hurricane permitting and recovery operations.

While this performance demonstrates the potential of automated permitting to support disaster recovery, it was achieved through intensive operational coordination and expedited procedures developed in response to the immediate event rather than through a standardized, repeatable process. The County has not yet implemented a formal, scalable protocol for managing sustained surges in permitting demand following major disasters.

Key capabilities remain outside the current production environment, including automated workflows for residential repair, reconstruction, and restoration permit types and automated decision-support tools to assist with substantial improvement and substantial damage determinations required under the National Flood Insurance Program (NFIP). These determinations rely on the integration of geospatial information, property valuation data, and applicable floodplain management requirements and frequently become a critical bottleneck during post-disaster permitting and rebuilding efforts.

The proposed demonstration will address these limitations by developing, implementing, and evaluating standardized surge-response workflows that can support high-volume post-disaster permitting while maintaining review quality and regulatory compliance. The resulting framework will provide HUD and local jurisdictions with transferable practices for strengthening permitting resilience, improving housing recovery following disasters, and reducing delays in the restoration of residential housing.

Shortcoming Three – Growing Residential Permitting Demand and Evolving Regulatory Requirements

Hernando County continues to experience sustained population growth and increasing demand for residential development and reinvestment. According to the U.S. Census Bureau, the County's population has increased by approximately 30 percent since 2010, with continued growth during the current decade, reflecting its role within the greater Tampa Bay regional housing market. This growth, combined with continued residential construction, rehabilitation, and aging-in-place modifications, has increased the volume and complexity of residential permitting activity. During the 12-month period ending June 2026, the County processed 16,265 residential permit applications across new construction, additions, alterations, repairs, and other residential permit categories.

Effective July 1, 2026, Florida House Bill 803 establishes accelerated review timeframes for residential permit applications, further emphasizing the need for permitting processes that are both timely and consistent while maintaining compliance with applicable building codes and regulations. Hernando County has demonstrated, through prior locally funded investments, that automated permitting technologies can significantly improve review efficiency. However, the current implementation does not yet encompass the remaining residential permitting functions that account for a substantial share of permitting volume and complexity. Completion of these capabilities through the proposed demonstration will enable the County to evaluate the performance of a fully integrated automated residential permitting system and produce implementation guidance that can benefit jurisdictions facing similar growth, housing demand, and statutory review requirements.

1.C The Questions the Project Answers, With Hypotheses and Targets

The NOFO invites applicants to address one or more of five implementation and performance questions. This demonstration answers all five, with targets anchored in the county's own record: the deployment documented a 93 percent reduction in zoning review time, and the Board's executed contract already sets measurable operational goals. The demonstration adds the discipline of causal measurement.

HUD question	Hypothesis	Primary measure and target
1. Processing timelines and workflow efficiency	Completing the ecosystem compounds gains: automated building-code and repair-class review cuts cycle times on the classes that gate housing supply and recovery	Median application-to-issuance days on treated classes; target at least 50% reduction vs. baseline (the deployment documented 93% in zoning review). Review cycles per permit; target at least 30% reduction
2. Staff roles, workload, oversight	Reviewers concentrate on judgment, exceptions, and SI/SD determinations; throughput per reviewer rises without integrity loss	Staff touchpoints per permit; permits per reviewer-month; override and error rates by check type
3. Costs, data, governance	A complete system's mature-state economics are favorable and documentable, answered with multi-year production data no other site holds	Full implementation and steady-state cost ledger; retrospective cost-per-permit series; governance artifacts published

4. Applicant experience	Homeowners, contractors, and rebuilding families experience faster, clearer, more predictable review across the whole lifecycle	First-submission completeness (target at least 25-point improvement on treated classes); structured applicant surveys, stratified for owner-builders and retirees
5. Costs and savings	Cost and staff hours per permit fall materially, and surge readiness avoids the recovery-period cost spike	Dollar and percentage change in cost and staff hours per permit; days saved converted to housing units accelerated and, distinctly, to rebuild-time saved per storm scenario

Contribution to the Field

This demonstration project will generate implementation guidance and performance evidence intended to support HUD and jurisdictions nationwide in the adoption of automated permitting technologies. Building upon an operational permitting platform, Hernando County will produce three primary deliverables designed to address current gaps in implementation knowledge and inform future investments in permitting modernization.

First, the project will evaluate the operational impacts of a fully implemented, end-to-end automated residential permitting system by measuring performance across the complete permitting lifecycle. The evaluation will include metrics that quantify the extent of workflow automation and assess the relationship between comprehensive system implementation and permitting outcomes, providing evidence that distinguishes the benefits of complete deployment from those achieved through partial automation.

Second, the project will document the long-term operational and financial characteristics of a mature automated permitting system through analysis of multi-year production data. This evaluation will provide information on operating costs, resource requirements, system performance, and sustainability under routine operating conditions, offering practical guidance for jurisdictions planning similar investments.

Third, the project will develop and validate a scalable framework for maintaining permitting operations during periods of elevated demand associated with disaster recovery. Drawing on Hernando County's documented experience processing a substantial volume of post-disaster permit applications, the project will identify implementation practices and operational strategies that can be adapted by other jurisdictions to improve permitting continuity and resilience following major events.

Project findings will be documented in a comprehensive final report and implementation guide that summarizes project methodology, evaluation results, lessons learned, and recommended practices. These deliverables are intended to support replication by state and local governments and advance federal efforts to improve permitting efficiency, strengthen operational resilience, and reduce barriers to residential housing development.

Rating Factor 2: Soundness of Approach

2.A The Technology: Completing the Ecosystem on a Three-Layer Foundation

The demonstration is built on three layers already operating with local funds. Layer one, AI-ready geospatial data: the Clerk of Circuit Court's GIS modernization engagement normalized county geospatial data, reclassified parcel layers for 2023 through 2025, and delivered custom API connections between the permitting environment and the authoritative GIS base map, expressly preparing spatial data to work in sync with AI review. Layer two,

digitized code: county ordinances and standard operating procedures encoded as machine-readable rulesets under the Board's contract, validated by county subject-matter experts. Layer three, production AI review: a portal in daily use across planning, zoning, engineering, and utilities review, with client-facing Smart Precheck intake validation and real-time performance analytics as executed contractual deliverables.

The four grant-funded components. (1) Residential building-code review in governed production: the live-tested prototype is hardened, validated check-by-check with County reviewers against pre-specified accuracy thresholds and deployed with full audit trails. (2) Repair, alteration, and rebuild rulesets: automated review for the permit classes that preserve existing housing and drive disaster recovery, including damage-repair submittal patterns. (3) The surge protocol: a codified disaster mode the County can activate, pre-staging repair-class automation, prioritization logic, and, most consequentially, automated screening support for substantial improvement and substantial damage determinations under the FEMA 50 percent rule, drawing parcel geometry and flood zones from the normalized GIS layer and valuation context from property appraiser records. SI/SD determinations are made by County officials in every case; the system assembles the evidence file and drafts the analysis, converting the choke point of post-storm permitting from a research task into a review task. (4) Full-lifecycle instrumentation: spatially grounded review across the completed ecosystem, with every stage measured for the evaluation. A worked example of spatial grounding: a rebuild application on a flood-zone parcel arrives with its parcel geometry, flood designation, easements, and utility territories already validated against authoritative county GIS through the API layer, so the automated analysis checks the plan against ground truth rather than against the drawing alone.

2.B Readiness, Procurement, Supplanting, and Risk

Readiness

The predicates that consume most demonstrations' first year are finished here: a production platform in daily use; code digitization delivered under the Board's contract; the geospatial foundation delivered under the Clerk's engagement; building-code review already live in informal testing, meaning the validation run has effectively begun; a governance framework (human-in-the-loop validation, decision trails with code citations, immutable logs, AES-256 encryption, county data sovereignty) that exists as executed contract language, not aspiration; and institutional commitment demonstrated by two independent constitutional bodies, the Board and the Clerk, separately investing in the same ecosystem, under a contract whose own Year 2 title is "Optimization and Continued Expansion." Go-live of the completed classes at Month 6 extends a running system. Support spans every component the demonstration touches: the governing board (contract and amendment approvals), County Administration (the Project Director), the permitting and building departments, information technology (integration points already delivered), budget and finance (separate federal cost tracking), purchasing and the County Attorney (the procurement memo), and the floodplain administrator (the SI/SD protocol). No staffing reductions are contemplated: automation multiplies the County's existing reviewers, and role changes are addressed through in-scope training.

Procurement

Grant funds will be obligated only after award and only through a method the County determines compliant with 2 CFR 200.317–.327. The County anticipates a noncompetitive procurement under 2 CFR 200.320(c), supported by a written single-source justification prepared by County purchasing staff, completion of the County's deployed, County-configured ecosystem is available only from the provider that operates it, since the platform

is integrated with County systems and the County's GIS through delivered APIs, configured to the County's digitized ordinances, and governed under executed County obligations, and a substitute could not complete it without rebuilding the deployment from the start. The justification rests on the uniqueness of the deployed integration, not on any claim of general superiority. Price reasonableness is documented against the Board-approved contract pricing (\$62,500 and \$37,500 monthly fees), a contemporaneous, publicly approved benchmark. If the County determines a different method is required, it will use another compliant method.

The supplanting wall

Federal funds pay only for the four net-new components and the evaluation. The Board-funded contract scope (the enumerated planning, zoning, engineering, and utilities reviews, Smart Precheck intake, code digitization, staff tools) and the Clerk-funded GIS engagement proceed independently on local dollars and are never charged to, reimbursed by, or substituted with this award. The application is precise about boundaries in both directions: Smart Precheck public intake is already in the paid scope and is not claimed as net-new, and the building-code prototype was tested at no cost to the County, so the grant funds its production deployment, validation, and evaluation, not work already delivered. The scopes are separately invoiced, tracked, and reported.

Risk	Why it is limited here	Mitigation
Building-code model accuracy	Prototype already live in informal testing; rule-sets validated with County reviewers	Pre-specified thresholds gate production; life-safety checks always human-verified
SI/SD sensitivity	System assembles evidence and drafts analysis only	County officials make every determination; full decision trails; protocol reviewed by floodplain administrator
No surge event during the period	Validation does not depend on a live disaster	Protocol exercised against the county's documented storm-recovery records and a structured simulation
Data fragmentation	GIS engagement already normalized spatial data; portal analytics run in production	Data dictionary in Task 1; baseline off the critical path
Staff adoption	Staff use the platform daily; award-recognized program	Training in scope; reviewer feedback loop; reversible deployment
Procurement delay	Anticipated method documented pre-award; Board precedent (sole-source history)	Justification memo drafted; fallback to any compliant method

2.C Evaluation Design, Thresholds, and the Six Core Metrics

Three studies, one grant. **Prospective:** pre/post on the newly automated classes (residential building-code review; repair, alteration, and rebuild) against a matched prior-year baseline, plus a concurrent comparison group of permit categories remaining under manual review and not subject to automation plus a phased go-live in which the informal building-

code testing is formalized into a documented validation run before production.

Retrospective: a multi-year study of the production deployment using the portal’s performance data, the county’s permitting records, and the utilization reports, producing the field’s first mature-state evidence. **Surge validation:** the disaster protocol exercised against the county’s documented storm-recovery records (760 applications at roughly seven business days each) and a structured simulation scaled to larger events, benchmarking automated surge capacity against the documented manual experience.

Pre-specified production thresholds

No check type enters automated production until it sustains at least 95 percent agreement with human determinations over a rolling window of at least 100 determinations in the validation run; false negatives on life-safety checks are disqualifying, and life-safety and SI/SD determinations are human-verified in every case regardless of accuracy. Overrides, false positives, and false negatives are logged per action and reported quarterly. Publishing the thresholds in the application converts “automated” from a marketing word into a falsifiable, auditable protocol. All core metrics are computed per the NOFO Appendix program definitions (total processing time in calendar days from submission to final disposition; staff touchpoints as logged staff actions), and the design follows Gold Standard Science tenets consistent with Executive Order 14303: pre-specified protocols and thresholds, a public data dictionary, reproducible computations, and reporting of all results, favorable or not.

HUD core metric	How it is captured	Analysis
Permit volume	System of record, monthly export	Trend and composition, treated vs. comparison; surge scenarios
Permit type	Native permit-class coding	Stratification of all results, incl. repair/rebuild classes
Processing times	Timestamps: application, first comments, issuance; portal analytics	Median and mean, pre/post, vs. comparison, and retrospective series
Approval rates	Status records	Integrity check that speed does not distort outcomes
Resubmission rates	Review-cycle logs; Smart Precheck analytics	Cycle reduction; completeness effect
Staff touchpoints	Workflow action logs	Touchpoints per permit; throughput per reviewer
Lifecycle coverage share (demonstration metric)	Per-stage, per-class automation logging	Share of the end-to-end process automated; the completeness curve against outcomes

Independence and candor

No metric rests on vendor-held data alone: portal analytics are reconciled against the County’s independent permitting system of record, the data dictionary makes every computation auditable, and the County will deliver the de-identified permit-level dataset to HUD at closeout. The design is also candid about its one structural limitation: because so

much of the county’s workflow is already automated, the concurrent comparison group necessarily draws from smaller manual categories. The evaluation therefore does not lean on it alone; the matched seasonal baseline, the multi-year retrospective series, and a dose-response analysis relating the lifecycle coverage share to outcomes carry the causal weight together.

A data dictionary delivered in the first stage fixes, for every metric, the field sources, computation formulas, baseline period (the 12 months preceding go-live), post period (Months 6 to 21), retrospective period, and a named quality-assurance owner, making all three studies replicable by HUD and by other jurisdictions. Findings convert to days saved per permit, housing units accelerated, dollars saved, and, distinctly, projected rebuild-time saved per surge scenario, reported quarterly to HUD and summarized publicly.

2.D Governance, Human Oversight, and State Law

The governance framework is not proposed; it is executed contract language the demonstration inherits: human-in-the-loop subject-matter-expert validation before any final permit decision, clear code citations for all findings, rule-sets validated by county experts before deployment, immutable logs of outputs and overrides, AES-256 encryption, and county data sovereignty, in compliance with Section 282.802, Florida Statutes, and Florida public records law. The demonstration extends the same framework to the new classes: the system issues no permits, replaces no licensed or code-authorized reviewers, and makes no final code determination; life-safety and SI/SD determinations are human-verified in every case; and every approval is recorded in the County’s system with a human decision-maker of record. Applicant equity is monitored and stratified so HUD can verify the benefit reaches owner-builders, retirees on fixed incomes, and rebuilding families, not only volume builders.

Rating Factor 3: Capacity of the Applicant and Relevant Organizational Staff

3.A Management Plan, Milestones, and Deliverables

The County leads at the enterprise level the scope requires. Project Director Toni Brady, Deputy County Administrator, holds authority across the departments the completed ecosystem spans, Development Services, Building, Utilities, and Public Works, and has been the program’s executive steward through its award-recognized recovery work. She chairs a monthly steering meeting, is HUD’s primary point of contact, and is backed by Development Services Director Omar DePablo as operational lead and data owner, with a named deputy for continuity. Mr. DePablo will continue contributing approximately 10 percent of his time and effort to the project as the operational lead and data owner, those costs will not be expensed to the grant. SwiftGov provides the delivery, configuration, and data leads who run the demonstration day to day. Sustainability is contractual rather than aspirational: the Board’s existing agreement runs through the entire period of performance, and continued operation of the completed ecosystem is structured as a priced, County-funded option, so what HUD’s investment finishes does not end when the award does.

Months	Milestones	Deliverables to HUD
1	Award, kickoff, steering cadence set	Management and Work Plan (within 30 days)
1–5	Data dictionary; retrospective data assembly; building-code validation run formalized; repair-class rule-sets; spatial grounding	Quality Control Plan; data dictionary; evaluation protocol with production thresholds

4–6	Validation run gates production; County acceptance	Validation accuracy report
6	Production go-live: building-code and repair/rebuild classes	Go-live notification
6–21	Full-lifecycle operations and measurement; surge protocol built, then exercised against storm-episode records and simulation	Quarterly progress, financial, and metric reports; Year 1 interim briefing; surge-exercise report
22–24	Analysis across the three studies; closeout	Final publishable report (HUD PD&R standards); implementation and surge playbooks; HUD briefing; data delivery

Staffing allocation, total person hours by year by task, aligned to the HUD-424-CBW:

Hernando County will continue contributing substantial staff resources to this project, including executive oversight, operational leadership, data management, quality assurance, and grant administration. Although County personnel are dedicating significant time to project implementation, no HUD funds are requested to support these staff costs. These personnel contributions represent direct local investment and strong institutional commitment to successfully implementing and sustaining the proposed automated permitting system.

Staff and role	Primary tasks	Year 1 hours	Year 2 hours
Toni Brady, Project Director (Hernando County)	Oversight, steering, HUD reporting (all tasks); closeout (Task 6)	100	100
Omar DePablo, Operational Lead (Hernando County)	Reviewer validation, data provision, operations (Tasks 1–5)	100	100
County Data Lead (Hernando County)	Baseline extraction, monthly exports, QA (Tasks 1, 5, 6)	250	150
Sabrina Dugan, Project Lead (SwiftGov)	All tasks; methodology, County relationship, delivery direction	416	416
John Mirkin, Regulatory, Technical, and Data Lead (SwiftGov)	Protocols, architecture, surge and SI/SD design, evaluation (Tasks 1, 2, 4, 6)	312	312
SwiftGov delivery, configuration, and data staff (aggregate)	Build, validation, operations, measurement (Tasks 2–5)	1,700	1,300

Quality Assurance and Cooperative Agreement Management

Hernando County will implement a comprehensive Quality Assurance Plan that establishes standardized review procedures, clearly defined roles and responsibilities, and documented approval processes for all project deliverables. Quality assurance activities will be integrated throughout project implementation to ensure the accuracy, reliability, and integrity of project data, system performance, and evaluation results.

Enhanced quality assurance measures will be applied at two critical project milestones due to their significance to project outcomes. The first occurs during the initial implementation phase, when baseline data are extracted, reconciled, and validated to establish the performance measures that will support all subsequent analyses, evaluation activities, and HUD reporting. Because these data serve as the foundation for project performance measurement, any discrepancies identified during this phase will be resolved before downstream activities proceed. The second milestone occurs immediately prior to full operational deployment, when system validation testing will confirm that performance, accuracy, functionality, and operational readiness meet established acceptance criteria before implementation in the production environment. Each milestone will require documented review and approval by both the County's designated data lead and the SwiftGov technical lead before dependent project activities are authorized to proceed. These review and approval requirements will be documented in the Quality Assurance Plan and available to HUD for oversight throughout the project period.

As this award will be administered as a cooperative agreement, Hernando County anticipates active collaboration with HUD throughout project implementation. The County will coordinate regularly with HUD's Governmental Technical Representative (GTR), provide project data and performance information in accordance with HUD reporting requirements and established reporting schedules, participate in technical assistance and peer-learning activities, and share implementation lessons and evaluation findings with other demonstration participants. The County's experience operating an automated permitting platform, together with its longitudinal operational data and documented experience managing elevated permitting demand following major storm events, provides a unique opportunity to contribute practical implementation guidance, operational performance data, and disaster recovery best practices that can inform HUD's evaluation of automated permitting systems and support replication by jurisdictions nationwide.

3.B Key Personnel

Consistent with the requirements of the HUD Automated Permitting Systems Demonstration Program Notice of Funding Opportunity (NOFO), the County has identified three key personnel responsible for project leadership and implementation. Additional project leadership roles, lines of responsibility, and staffing assignments are provided in the accompanying organizational chart and staffing plan.

Toni Brady, Deputy County Administrator, Hernando County Board of County Commissioners, Project Director serves as the enterprise authority across the departments the demonstration spans; executive steward of the County's AI modernization program through its award-recognized recovery work; owns County data provision and HUD reporting.

Omar DePablo, Development Services Director, Hernando County Board of County Administrators, Operational Leadership provides oversight of permitting operations, coordinate reviewer validation activities, oversee the provision and integrity of project data, and serve as the primary operational lead and data owner throughout the demonstration. To ensure continuity of project operations, a designated deputy will assume these responsibilities, as needed, during periods of absence. Provides executive oversight of operational implementation, data management, and coordination with project partners.

Sabrina Dugan, Co-Founder, SwiftGov, Project Lead (approximately 20 percent effort). Leads the demonstration end to end; owns the planning and code-compliance methodology behind the deployment; named personally in the attached 2025 APA CPD/NACP Award of Excellence letter for the program's post-hurricane recovery work;

earlier university research produced patented innovations in automated compliance (University of Florida).

John Mirkin, Co-Founder and Managing Partner, SwiftGov, Regulatory, Technical, and Data Lead (approximately 15 percent effort). Florida-licensed attorney with a Tax LLM and architect of the SwiftGov platform; leads the regulatory and compliance approach (Section 282.802, FEMA substantial improvement/substantial damage framework, and federal grant compliance), the technical architecture, the spatial-grounding and surge-protocol design, the production threshold protocol, and the evaluation methodology; speaks and delivers continuing legal education lectures on responsible AI adoption in the public sector.

Organizational capacity

Hernando County has established comprehensive administrative and financial management systems to effectively administer federal grant awards, including budgeting, procurement, financial management, regulatory compliance, performance monitoring, and reporting. The County has extensive experience managing state and federal funding and has implemented internal controls and oversight processes that promote accountability, transparency, and compliance with applicable grant requirements. The County's Fiscal Year 2025 Single Audit reported no material weaknesses, no significant deficiencies in internal controls, and no findings related to federal awards, demonstrating the effectiveness of its financial management and grant administration practices.

The proposed project is supported by experienced operational departments, established permitting data systems, and demonstrated institutional commitment to permitting modernization. The County has invested significant local resources in the development and implementation of its automated permitting program, with coordinated support from multiple constitutional offices that have independently committed resources to advancing the initiative.

SwiftGov, the County's implementation partner, provides an established automated permitting platform and an experienced technical delivery team with a demonstrated record of successful deployments for Florida local governments. The firm's experience includes implementation of Hernando County's automated zoning review system, which documented a 93 percent reduction in zoning review processing time, as well as automated permitting solutions for other Florida jurisdictions. This combination of County operational expertise and technical implementation experience positions the project to successfully complete the proposed demonstration and generate transferable best practices for other jurisdictions considering automated permitting systems.

Rating Factor 4: Budget and Timeline

The request is \$423,000 over 24 months, below the program's implied average award, against approximately \$1.75 million in committed local investment (the Board's \$1,650,000 contract and the Clerk's \$95,000 GIS engagement): roughly 3.6 local dollars for every federal dollar. HUD is not buying a platform; it is buying the completion of one and three studies' worth of evidence, including a retrospective dataset that could not be purchased fresh at any price, because it requires years of production operation that only this county has already run. Zero percent of the budget is capital (cloud subscription; the 40 percent cap is not implicated) and no indirect costs are claimed.

Category	Amount	Basis
Personnel	\$0	None expensed to the grant
Fringe	\$0	None expensed to the grant
Travel	\$7,000	County Staff to attend HUD briefings and cross-site peer learning
Equipment	\$0	None; cloud subscription
Supplies	\$2,000	Project materials
Contractual (SwiftGov)	\$380,000	Build: spatial grounding, building-code production, repair/rebuild rule-sets, surge protocol (\$185,000); operations and measurement (\$145,000); evaluation incl. retrospective study, reports, playbooks (\$50,000); priced at Board-approved contract rates
Construction	\$0	Not applicable
Other direct	\$34,000	Evaluation support, surge exercise, dissemination, public reporting
Indirect	\$0	None claimed
Total	\$423,000	24 months

Cost-effectiveness

Measured against the residential volume flowing through a 16-month production window plus the multi-year retrospective series, at roughly 16,000 residential applications per year, the federal cost works out to about \$22 per permit across the 16-month production window alone, and the retrospective series multiplies the observation window several times beyond that, a fraction of what any cold-start site can offer. **Costs map to stages:** build (Months 1–6), operate and measure including the surge exercise (Months 6–21), closeout (Months 22–24). **Timeline realism:** 24 months suffices because go-live at Month 6 extends a running production system, the building-code validation run has informally begun, and the retrospective study depends on data that already exists, leaving slack throughout. **Price reasonableness:** documented against Board-approved contract pricing, with the County’s written cost/price analysis in the procurement file.

Additionality

Absent this award, the County continues operating its current contracted scope, and the net-new components and the evaluation do not occur in this window: local dollars fund operations, not research, and no county budget carries a retrospective study, a codified surge protocol, or a falsifiable evaluation protocol. The federal investment purchases are precisely what local investment does not.

Project Summary

Hernando County has demonstrated a sustained institutional commitment to permitting modernization through coordinated leadership, significant local investment, and successful implementation of an operational automated permitting platform. This project represents the

final phase needed to complete a comprehensive, countywide automated residential permitting ecosystem and evaluate its performance under full-scale operational conditions.

HUD's investment will enable the County to generate evidence that extends beyond local implementation by documenting the performance of a fully deployed automated permitting system, evaluating its long-term operational and financial sustainability, and developing transferable practices for maintaining permitting capacity during disaster recovery. The resulting data, evaluation findings, and implementation guidance will provide HUD and jurisdictions nationwide with practical, evidence-based resources to support future permitting modernization efforts, strengthen community resilience, and reduce barriers to timely residential development.

Appendices:

- Key Personnel Resumes
 - Project Director
 - SwiftGov Project Lead
 - SwiftGov, Regulatory, Technical, and Data Lead
- Supporting Materials
 - Organizational Chart
 - Code of Conduct
 - Letters of Commitment

TONI BRADY

TBrady@co.hernando.fl.us

352-754-4020

I am a facilitator helping others accomplish goals by holding team members accountable for their goals and actions while maintaining respect and integrity within the organization.

EXPERIENCE

OCT 2023 – CURRENT

DEPUTY COUNTY ADMINISTRATOR, HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

- Assists the County Administrator in making major financial, administrative, and policy recommendations to the Board of County Commissioners.
- Functions as the Chief of Staff for the County Administrator.
- Exercises independent authority to direct line and staff managers.
- Provides administrative leadership, strategic planning, and personnel management for County departments.
- Ensures County operations are efficient, effective, and responsive to citizen needs.
- Leading and coordinating County departments and major initiatives.
- Developing and implementing organizational goals, policies, and strategic plans. Advising the County Administrator and Board of County Commissioners on complex operational and policy issues.
- Overseeing departmental performance and accountability.
- Managing large-scale projects and organizational change.
- Directing budget development and financial planning activities.
- Working with constitutional officers, elected officials, community organizations, and state agencies.
- Coordinating emergency management and disaster response activities when assigned.
- Representing the County Administrator in meetings and public functions.
- Supervising department directors and senior leadership staff.

DEC 2020 - OCT 2023

BUDGET DIRECTOR, HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS

- Directs preparation of the County's annual budget including the Truth in Millage (TRIM) process.
- Provides leadership and supervises the functions of the Office of Management & Budget team, including procurement, planning, providing technical assistance and development of staff.
- Assesses financial impact of major policy, financial and operational issues; identifies reserve requirements for funds and assures that the annual budget is balanced and in compliance with accounting standards, Florida statutes, County ordinance and resolutions.

- ✚ Directs the development, monitoring and reporting of the county's five-year capital improvement program including identification of funding options and impacts on the operating budget, and identified funding for capital needs.
- ✚ Reviews and advises department directors, Deputy County Administrator and County Administrator on financial issues and impacts.
- ✚ Advises, explains, and confers with County Administration and County Commissioners on matters concerning proposed budget and financial status of the County.
- ✚ Interacts with elected officials, community leaders, citizens, businesses and organizations to provide information.
- ✚ Establishes performance standards, goals, performance measurements, standard operating procedures, staffing, training, conducting performance reviews, and fostering employee growth and development.
- ✚ Provides advice, guidance, and recommendations with regards to the fiscal effect on projected policy and program development.
- ✚ Assists in the formulation, review, and recommendation of proposed budgetary policy and organizational changes in departments.
- ✚ Make recommendations to County Administration and the Board on cost reductions and on augmentation of existing revenue sources.

JUNE 2016 – DEC 2020

FINANCIAL OPERATIONS SUPERVISOR, HERNANDO COUNTY CLERK

- ✚ Supervise the training of personnel, authorized leave, work assignments and employment performance evaluations within the division to ensure effectiveness and productivity.
- ✚ Recommend and implement procedures to improve the efficiency and productivity of the division.
- ✚ Interpret and implement laws, rules and regulations to ensure compliance on a timely basis regarding functions of the division.
- ✚ Supervise the pre-audit function of processing cash receipts and of processing invoices to ensure compliance with statutes, laws, ordinances, contractual obligations, and policies of the Hernando County Board of County Commissioners.
- ✚ Supervise department activities relating to Tourist Development Tax.
- ✚ Coordinate procedures between outside agencies and inter-office divisions/departments, including developing positive working relationships with Board employees.
- ✚ Compile data, complete schedules for the annual audit, and assist in the preparation of the annual financial report.

JULY 2002 – JUNE 2016

CONTROLLER, INTERNATIONAL FINANCIAL SERVICES GROUP

- ✚ Maintain accounting records for all trusts, life policies and annuities.
- ✚ Compile financial reports and tax returns for all the above.
- ✚ Assist auditor with audits for insurance and trust companies.
- ✚ Assist financial advisors with brokerage and investment strategies.

EDUCATION

MAY 2006 MASTER OF BUSINESS ADMINISTRATION – SAINT LEO UNIVERSITY - FL

JUNE 2000 BACHELOR OF SCIENCE: ACCOUNTING – SAINT LEO UNIVERSITY – FL

CERTIFICATIONS

- Certified Public Manager 2020
- Certified Government Finance Officer 2023

Sabrina Dugan

Co-Founder and Managing Partner, SwiftGov (Quantum Partners, LLC d/b/a SwiftGov) | Project Lead, approximately 20 percent effort

Relevance to this project: Designed and personally leads the methodology already operating in Hernando County: the AI-assisted zoning, planning, engineering, and utilities review program under Board of County Commissioners Contract 25-TSS0230, recognized with the 2026 APA/NACP National Award of Excellence. Under her leadership, average first feedback to Hernando applicants fell from roughly thirty days to two, with reported first-round, error-free submission rates near ninety percent, up from a prior norm of three to four resubmittal rounds. This demonstration completes and stress-tests the system she built here; its Project Lead requires no learning curve.

Background: AI executive and inventor focused on applying artificial intelligence to government permitting, code compliance, and the built environment. Named inventor on multiple patents and patent applications from earlier university research at the University of Florida, including early innovations in the automated review of CAD and BIM files for code compliance, work that places her among the first researchers in the world to apply AI to permit review and regulatory workflows in the public sector. Prior experience in local government development services, with a background spanning planning, sustainability, and software.

Selected deployments: Hernando County, FL (flagship): countywide AI-assisted review across zoning, planning, engineering, and utilities, deployed amid post-Hurricane Helene recovery demand; national award; results covered by national trade and broadcast press with County confirmation. Walton County, FL: delivery under the County's MSA and Addendum No. 1, including support for the countywide Land Development Code rewrite and design and delivery of the County's five-district community roundtable series. City of Jacksonville, FL: production AI plan review for civil infrastructure under the JaxEPICS program (via CDM Smith). City of Titusville, FL: multi-department deployment spanning planning, zoning, landscaping, and engineering review, with more than 160 applications processed against roughly 250 digitized rules. Pasco County, FL: right-of-way permitting pilot. SwiftGov is Google Cloud's only permitting independent software vendor.

Recognition and speaking: 2026 APA/NACP National Award of Excellence (Hernando County program methodology); national trade press (HousingWire) and broadcast coverage (WBZ NewsRadio Boston; Tampa Bay 28) of AI-assisted permitting in Florida local government.

Education: University of Florida, College of Design, Construction and Planning.

John Mirkin

Co-Founder and Managing Partner, SwiftGov (Quantum Partners, LLC d/b/a SwiftGov) | Regulatory, Technical, and Data Lead, approximately 15 percent effort

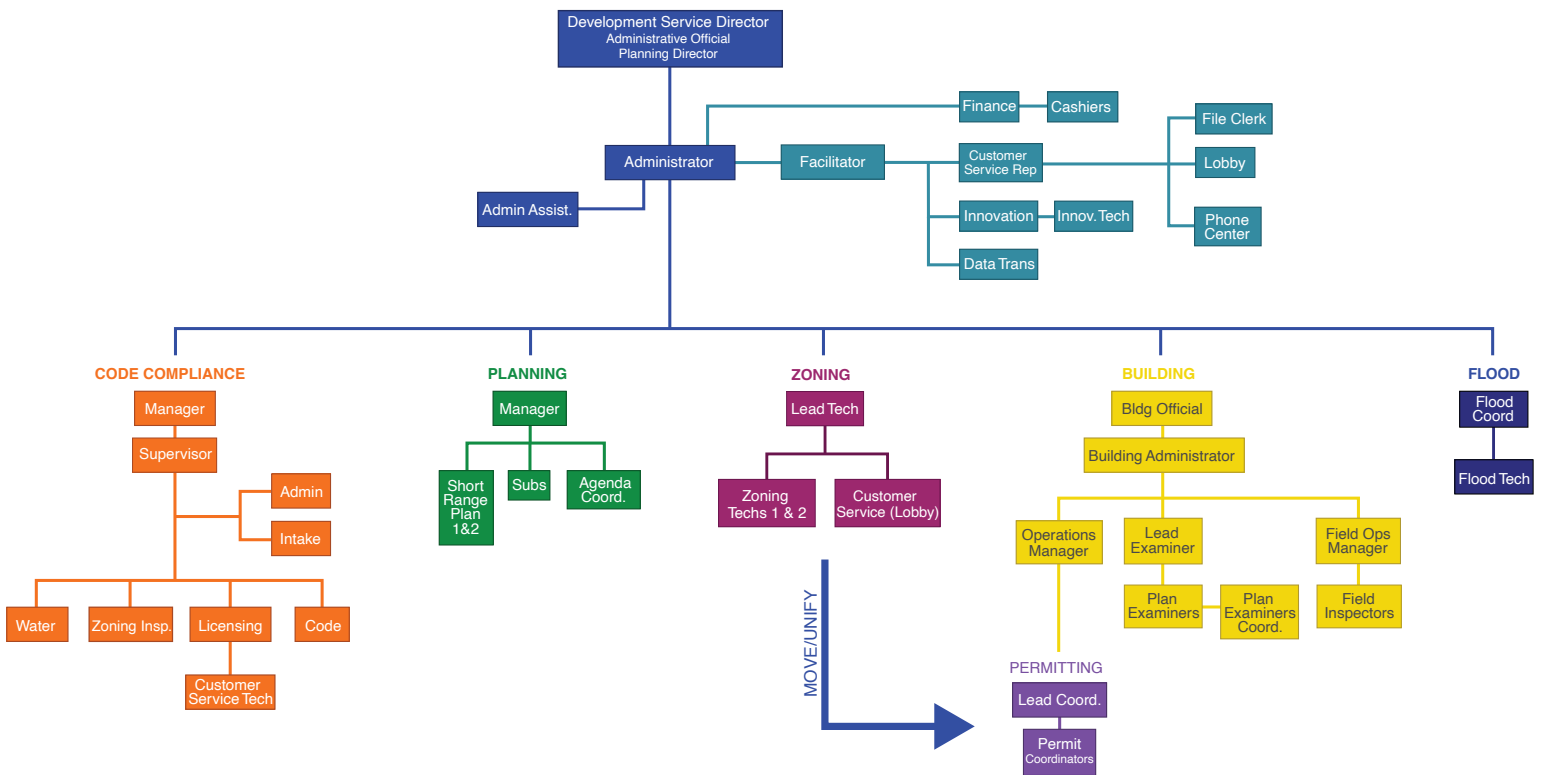
Relevance to this project: Architect of the SwiftGov platform and of the governance framework already executed in Hernando County's contract: check-by-check automation, documented parallel-run accuracy gates, reversibility, and County decision authority on every permit. For this demonstration he designed the accuracy-threshold protocol (95 percent agreement across a minimum of 100 reviews per check type), the disaster-surge protocol's legal architecture in which the County makes every substantial improvement and substantial damage determination, and the evaluation methodology, and he leads compliance with Section 282.802, Florida Statutes, and 2 CFR Part 200 across the engagement.

Background: Florida-licensed attorney and platform architect working across the legal, business, policy, and technical layers of public-sector AI. Prior government legal experience with the Massachusetts and Florida Offices of the Attorney General, followed by private practice. Speaks at continuing legal education programs and guest-lectures at law schools on the responsible, outcome-driven implementation of AI in government.

Selected experience: Designed and operates the governance and compliance architecture across SwiftGov's Florida government deployments in Hernando, Walton, Jacksonville, Titusville, and Pasco, including executed AI-governance obligations under county agreements; leads federal grant compliance, data-rights and records posture, and procurement-integrity practices for SwiftGov's public-sector work; technical architect of the platform's cloud infrastructure and data instrumentation, including the measurement design supporting this demonstration's three-study evaluation.

Education: J.D. and LL.M. in Taxation, University of Florida Levin College of Law; Isenberg School of Management, University of Massachusetts Amherst.

DEVELOPMENT SERVICES





**HERNANDO COUNTY
BOARD OF COUNTY COMMISSIONERS**

Employee Handbook Policies and Procedures Manual

Effective June 13, 2023

*Replaces previous versions of human resources policies and procedures documents.

9.010

GENERAL POLICY AND EMPLOYEE RESPONSIBILITIES

Policy Statement

Hernando County expects all employees to conduct themselves in a manner that exemplifies excellence in public service and in accordance with Florida Statutes, Chapter 112. All employees are responsible for becoming aware of and familiar with the policies and procedures which govern their employment with the Hernando County Board of County Commissioners.

- Employees are prohibited from promoting or conducting personal or private business for gain or personal benefit within any County building or property, or while on County time.
- It is the responsibility of the employee to conduct themselves in a professional manner and to adhere to established policies and procedures.

General Statement of Conduct:

A. Service to the citizens is the central mission of government.

B. Employees are expected to represent Hernando County to the public in a professional manner that is courteous, efficient, and helpful. Employees must maintain a clean and neat appearance appropriate to their work assignments.

C. Employees will not act in any manner that may discredit Hernando County Government, its public officials, fellow employees, or themselves.

D. Employees will avoid conduct and speech which may undermine the efficiency and/or reputation of fellow employees and County departments, divisions, offices, policies, programs, and actions; or that interferes with the reasonable supervision or proper discipline of the County.

E. Among Hernando County's expectations are basic tact and courtesy towards the public and fellow employees including adherence to policies, procedures, safety rules, and safe work practices; compliance with directions from supervisors; preserving and protecting Hernando County's equipment, grounds, facilities, and resources; and providing orderly and cost-effective services to its citizens.

F. No employee shall engage in criminal, dishonest, immoral, or other conduct injurious or prejudicial to the County.

G. Use of alcoholic beverages on county premises, during working hours or prior to or during the use of a county vehicle is strictly prohibited. Use of illegal drugs or alcohol on the job, during working hours or while officially representing the County, including county claimed travel time which could jeopardize the safety of other employees, the public or County facilities/equipment is prohibited



BOARD OF COUNTY COMMISSIONERS

15470 FLIGHT PATH DRIVE ♦ BROOKSVILLE, FLORIDA 34604
P 352.754.4002 ♦ F 352.754.4477 ♦ W www.HernandoCounty.us

July 9, 2026

U.S. Department of Housing and Urban Development
Office of Policy Development and Research
RE: Automated Permitting Systems Demonstration (PRD-2600-DC-0290)
Application of County of Hernando, Florida.

Dear Review Committee:

On behalf of the Hernando County Board of County Commissioners, I am pleased to support Hernando County's application for the HUD Automated Permitting Systems Demonstration Program. This application builds on investments the Board has already made. Through our Strategic AI Modernization and Optimization Initiative, the County has modernized its permitting operations and established a strong foundation for the work proposed in this application. That effort was recognized with the **2025 APA County Planning Division/National Association of County Planners Award of Excellence** for advancing permitting during post-hurricane recovery.

Hernando County plays an important role in meeting the housing needs of the Tampa Bay region. Since 2010, our population has grown by approximately 30 percent as more families have chosen our community because it offers opportunities for homeownership that are increasingly difficult to find elsewhere in the region. As our community continues to grow, we must ensure that our permitting processes keep pace with demand while maintaining the standards that protect public safety.

HUD's demonstration would allow the County to complete the next phase of our permitting modernization by expanding automated review to residential building, repair, alteration, and reconstruction permits. It would also allow us to evaluate the results of a fully integrated permitting system and share those findings with HUD and other local governments.

The Board is committed to the success of this project. Hernando County will provide the staff, operational support, data, and executive oversight described in the application. Deputy County Administrator **Toni Brady** will serve as Project Director and will oversee implementation and coordination with HUD and our project partners.

The County has already demonstrated its commitment through substantial local investment, which will continue regardless of the outcome of this grant. HUD's support would allow us to complete this work more quickly and produce information that can help other communities modernize their permitting systems.

Thank you for your consideration of Hernando County's application. We appreciate HUD's commitment to improving the permitting process and increasing the supply of housing nationwide.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeff Rogers", written in a cursive style.

Jeffrey W. Rogers, P.E.
Hernando County Administrator





DEPARTMENT OF PUBLIC SAFETY

EMERGENCY MANAGEMENT DIVISION

18900 CORTEZ BOULEVARD • BROOKSVILLE, FLORIDA 34601
P 352.754.4083 • F 352.754.4090 • W www.HernandoCounty.us/EM



U.S. Department of Housing and Urban Development
Office of Policy Development and Research
RE: Automated Permitting Systems Demonstration (PRD-2600-DC-0290)
Application of County of Hernando, Florida.

Dear Review Committee:

I am writing in support of Hernando County's application for the HUD Automated Permitting Systems Demonstration Program from the perspective of emergency management.

After recent hurricanes, our Building Division and Development Services Department processed more than 6,000 recovery-related permit applications. Those permits represented families repairing homes, contractors returning to work, and neighborhoods beginning the recovery process. Every day a repair or rebuilding permit is delayed is another day residents remain displaced.

Our staff met that demand through extraordinary effort. They worked long hours, adapted to changing conditions, and kept the permitting process moving during one of the busiest periods the County has experienced. While that work was successful, it also demonstrated the need for systems designed to handle the surge that follows a major disaster.

The project proposed in this application addresses that need. It would establish a disaster permitting protocol that allows the County to prepare for increased demand before a storm, automate review of common repair and rebuilding permits, and support consistent screening for substantial improvement and substantial damage determinations. These capabilities would allow staff to focus their attention on the applications that require the greatest level of technical review while maintaining timely service for residents trying to recover.

The benefits extend beyond Hernando County. Many coastal and inland communities face the same challenges after hurricanes and other natural disasters. By documenting the implementation and performance of this approach, the County can provide a practical model that other jurisdictions can adapt to their own recovery operations.

Emergency Management is committed to participating in this project. Our office will assist in developing the disaster-surge protocols, participate in planning and exercises, and work with Development Services to ensure the system supports emergency response and long-term recovery.

Thank you for your consideration of Hernando County's application.
Sincerely,

Emergency Management Director
Hernando County, Florida



PROCUREMENT DEPARTMENT

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Project: *The Complete System: Finishing America's Most Advanced Automated Permitting Ecosystem, Stress-Tested for Disaster Recovery*

Applicant: County of Hernando

Federal Program: HUD Automated Permitting Systems Demonstration

Anticipated Technology Partner: SwiftGov (Quantum Partners, LLC d/b/a SwiftGov)

Purpose

This memorandum documents Hernando County's determination regarding the anticipated procurement approach for technology services necessary to complete the automated permitting ecosystem described in the County's HUD Automated Permitting Systems Demonstration application.

Existing Deployment

Hernando County has already implemented an enterprise artificial intelligence permitting platform through its Strategic AI Modernization and Optimization Initiative under County Contract No. 25-TSS0230, as amended.

The existing deployment includes substantial implementation work specific to Hernando County, including:

- AI-assisted building plan review;
- integrations with County permitting systems;
- application programming interfaces (APIs) connecting County business systems;
- integration with the County's Geographic Information System (GIS);
- digitization and implementation of County development regulations, permitting procedures, and review logic;
- production workflows supporting Development Services operations;
- governance, audit logging, security, and operational controls; and
- configuration for ongoing production use by County staff.

The proposed HUD project is intended to complete and expand this existing operational deployment rather than replace it with a different technology platform.

Required Scope of Work

The HUD project requires completion of the County's automated permitting ecosystem, including:

- expansion of automated review capabilities beyond initial residential permit types;
- implementation of repair, alteration, rehabilitation, reconstruction, and post-disaster rebuilding permit workflows;
- deployment of disaster-response permitting protocols capable of supporting surge operations following hurricanes and other federally declared disasters;
- completion of end-to-end automated permitting workflows, including application intake, plan review, correction cycles, approvals, permit issuance, inspections support, reporting, and audit functions;
- enhancement of integrations among County permitting, GIS, and related operational systems; and



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- continued refinement of AI review models based upon the County's adopted codes, ordinances, and business practices.

These activities represent completion of an existing production environment rather than acquisition of a new software implementation.

Basis for Anticipated Noncompetitive Procurement

Subject to HUD approval and compliance with all applicable procurement requirements, Hernando County anticipates determining that this procurement satisfies the noncompetitive procurement provisions of **2 CFR § 200.320(c)** because the required services are available only from a single source. The County's determination is based upon the unique characteristics of the existing deployed implementation.

SwiftGov is the developer and operator of the County's deployed AI permitting platform and possesses the technical knowledge, implementation authority, system architecture, configuration history, operational integrations, and proprietary deployment necessary to complete the existing production environment.

The County has determined that another vendor could not complete the deployed ecosystem without first substantially recreating the implementation already performed, including redevelopment of system architecture, reconstruction of integrations, reconfiguration of ordinance logic, redevelopment of APIs, retesting production workflows, migration activities, and revalidation of operational performance. Such an approach would duplicate previously completed implementation work, materially delay project delivery, increase project costs, introduce operational risk, and jeopardize completion of the federally funded scope within the grant period of performance.

Accordingly, the anticipated justification is based on the uniqueness of the County's existing operational deployment and the need to complete that deployment. It is not based on any determination that SwiftGov's products or services are generally superior to those offered by other firms.

Cost Reasonableness

If HUD awards funding, the County will conduct and document a cost and price analysis consistent with **2 CFR § 200.324** before obligating federal funds.

Documentation supporting this determination will be maintained in the procurement file.

Federal Procurement Compliance

Hernando County will administer all procurement activities associated with this project in accordance with:

- 2 CFR Part 200;
- HUD grant requirements;
- applicable provisions of 2 CFR Part 200, Appendix II;
- Florida law; and
- Hernando County procurement policies and procedures.

Specifically:

- No federal funds will be obligated prior to grant award and completion of all required procurement actions.



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- The County will prepare and retain all documentation required to support any noncompetitive procurement determination.
- Any federally funded agreement will incorporate all applicable federal contract clauses.
- The County will work with the funding authority to make all procurement decisions and will maintain responsibility for contract administration and grant compliance.

Determination

For purposes of this grant application, Hernando County anticipates that completion of its existing automated permitting ecosystem may be procured through a noncompetitive procurement pursuant to **2 CFR § 200.320(c)** because the required services are uniquely available from the current operator of the deployed production environment.

If HUD awards funding, the County will complete all required procurement reviews, prepare final procurement documentation, and make independent determination regarding the appropriate procurement method before entering into any federally funded agreement.

A handwritten signature in black ink, appearing to read "Catherine Rose".

Director of Procurement & Strategic Initiatives
Hernando County Board of County Commissioners
Date: 7/7/26

7/10/2026

Office of Policy Development and Research
U.S. Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410

RE: Letter of Commitment, Hernando County, Florida, Application under NOFO PDR-2600-DC-0290, Automated Permitting Systems Demonstration

Dear Review Panel:

SwiftGov (Quantum Partners, LLC d/b/a SwiftGov) commits its platform, its delivery team, and its named key personnel to Hernando County, Florida's Automated Permitting Systems Demonstration for the full period of performance, subject to the County's compliant post-award procurement. SwiftGov has operated the County's AI-assisted zoning, planning, engineering, and utilities review program under Board of County Commissioners Contract 25-TSS0230 since 2025; that deployed, award-recognized program is the foundation this demonstration completes and stress-tests.

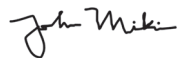
SwiftGov commits Sabrina Dugan as Project Lead (approximately 20 percent effort) and John Mirkin as Regulatory, Technical, and Data Lead (approximately 15 percent effort) for the full period of performance; this letter serves as the required commitment letter for both named SwiftGov key personnel. SwiftGov further commits the data instrumentation required for HUD's six core metrics and the demonstration's additional measures, operated under the pre-specified accuracy thresholds in the evaluation protocol (95 percent agreement across a minimum of 100 reviews per check type before any production reliance), reconciled monthly to the County's system of record, with a de-identified evaluation dataset delivered at closeout. For this demonstration, SwiftGov commits delivery of the net-new scope: residential building-code review brought to governed production, repair, alteration, and rebuild permit classes, the disaster-surge protocol with substantial improvement and substantial damage screening in which the County makes every determination, and full-lifecycle instrumentation supporting the three-study evaluation. Life-safety checks and substantial improvement and substantial damage screening remain human-verified at every stage.

On every permit, the County's staff hold final decision authority. The platform issues no permits, replaces no licensed or code-authorized reviewer, and makes no final code determination, consistent with Section 282.802, Florida Statutes, and the County's AI governance framework. Nothing already within the County's paid contract scope is claimed or billed as new work under this award.

SwiftGov's role in preparing this application was application support at the County's request. SwiftGov has not drafted and will not draft any County solicitation, specification, or statement of work for a post-award procurement.

We are proud of what this partnership has already produced and stand fully behind what this demonstration will measure and share.

Sincerely,



John Mirkin

Co-Founder and Managing Partner, SwiftGov
Quantum Partners, LLC d/b/a SwiftGov