

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

**Meeting Date:** May 8, 2025

**Members Present:** Richard Sanvenero, Kelly Long, Paul Passarelli, Charles Wilson

**Members Absent:** Daniel Ernest II, Jerry Campbell, Joseph Pastore, Beth Powanda

**Staff/Guest(s) Present:** Veda Ramirez, Velvet Burris, and Erin Gleason

**Call to Order:** Mr. Sanvenero called the meeting to order at 10:03 a.m.

**Roll Call:** As evidence by the sign in sheet and the verbal roll call, a quorum was not met with four (4) members present.

**Public Comment:** Alexis Pierre with Paces Presentation Partner's.

Ms. Pierre advised the Paces Presentation Partner's plan for "garden-style" rental homes being built in Spring Hill near County Line Road. These rental homes will include 96 units, ranging from one bedroom to four bedrooms. The entire project will be funded through Florida Housing Finance Corporation and they are asking for \$340k to be granted through the SHIP funds as county contribution. Ms Pierre stressed that she wanted to introduce the project to the AHAC and request support for BOCC approval. Rental mix will be available to people with incomes making up to 30% AMI and those not exceeding 80% AMI. A Supportive Housing component is also being requested and allowing individuals with disabilities to have priority place in 10 of the units. Grocery, medical, pharmacy, and school are near this project.

**Approval of Minutes:** Since a quorum was not met, the approval of June 12, 2025, will be set for the next monthly meeting.

**Old Business:** Ms. Ramirez advised the round of applications coming in for the open seats and soon-to-be open seats on the Affordable Housing Advisory Committee. The applications are with Administration at this time and then they will be reviewed by our office prior to being presented to the BOCC. Those who are on the committee at this time and wish to run again can submit a new application if they have completed their two consecutive running terms.

Ms. Ramirez updated the committee on the status of the proposed Inclusionary Housing Incentive plan. Advising that plan is still being reviewed by the Planning department. Once reviewed, Ms. Ramirez will bring the Incentive Strategy before the committee and then BOCC.

**New Business:** Ms. Burris discussed the year-to-date SHIP applications and projects. The Housing Authority is no longer involved with down payment assistance applications or participating in the SHIP program. Hernando County manages all programs of SHIP. Mr. Sanvenero asked about

SHIP's Emergency Repairs and what is the most re-occurring repair happening in the County. Ms. Burris confirmed roofs, HVAC, and drain fields are the most common emergency repairs. Windows has not been a common emergency repair due to the capped amounts awarded for applicants. Ms. Burris confirmed SHIP is income based, and our department does not award applicants who exceed 120% AMI. Ms. Ramirez assured very low- and low-income applicants do have priority for SHIP funds. Mr. Wilson asked about the SHIP application expiration, and Ms. Ramirez confirmed that extensions for applications are available when requested, however the extension must be requested prior to application expiration and additional verifying information may be requested based on situation.

Mr. Passarelli asked about the 15-approved applications pending property inspection in Owner-Occupied Rehab, and why does that number never move. Ms. Burris confirmed the process of the Owner-Occupied Rehab applications that happen in rounds, and Ms. Ramirez added our department keeps 15, or around 15, applications to manage the workflow. Ms. Burris and Ms. Ramirez advised our construction consultant, who is a specialized consultant who works the entire state of Florida and inspects the applicant's property for Owner-Occupied Rehab to confirm needed repairs, anticipated cost, and urgency. This ensures the contractors are not over or under charging and ensures the contractors are staying on task and are not over extended.

**Informational:** Ms. Ramirez advised the committee about additional funding to help with rehabilitation through the Small Cities Community Development Block Grant (CDBG). Our department received the funding from the state. SHIP and CDBG can be combined for certain projects, and 6-7 applications have been submitted for CDBG so far. If someone does not qualify for SHIP, we can and do refer them to CDBG. Our department is optimistic about the funds continuing from the State and HUD. May 14<sup>th</sup> is the last day to apply for the Small Cities Community Development Block Grant.

Ms. Ramirez advised the committee about the cost of living and the number of people that need homes, rental and homeownership options. There was an open discussion regarding the cost of living and employment wages made in the area as more people travel south for a higher paying salary to afford a place to live in Hernando. Ms. Ramirez ended with the focus of our department and the housing program is to continue to encourage development projects, assisting those from very low to moderate income, including those with disabilities with various housing options.

The meeting adjourned at 10:46 a.m.