

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

**Meeting Date:** March 20, 2025

**Members Present:** Jerry Campbell, Daniel Ernest, II, Paul Passarelli, and Kelly Long

**Members Absent:** Richard Sanvenero, Beth Powanda, Wilbur Steven Hickey, Charles Wilson, Joseph Pastore

**Staff/Guest(s) Present:** Veda Ramirez, Velvet Burris, and Barbara Gardner

**Call to Order:** Mr. Passarelli called the meeting to order at 10:06am

**Roll Call:** Four (4) members present. Five (5) members absent. A quorum was not met.

**Approval of Minutes:** Since a quorum met, the approval of February 2025 minutes was set for the next meeting.

**Public Comment:** There were none.

**Old Business:** Ms. Ramirez advised we are working to fill seats currently open and seats that will be open in the next few months. We have some applications and hope to have more by the end of April. Mr. Ernest asked about the term limits. Ms. Ramirez stated there is a two-year term limit, however, if he would like to continue serving on the committee, he could reapply.

Attendance was discussed during the last meeting, and we were able to contact Mr. Hickey. He sent an email resigning his position. Ms. Ramirez advised the minimum number of committee members required is eight members. According to the statute, a minimum of six (6) categories out of the twelve (12) must be represented. Commissioner Campbell is a must and does not represent any specific category. We have also been working on getting a representative from the city of Brooksville.

**Housing Incentive Strategy:**

**Expedited Permitting:** Ms. Ramirez stated we have continuously worked with other departments on the updated expedited permitting policy included in the packet and the building department is moving forward with approval of the updated expedited permitting incentive and posting it on the website as required.

**Inclusionary Housing:** Ms. Ramirez advised that policy is under review by our administrative office, and we are planning to bring this policy before the committee at the next meeting. Affordable housing is defined in the statute and is taken into consideration in our policy. Our policies are geared towards providing affordable housing in all categories.

Mr. Ernest inquired about repaired sink hole eligibility. Ms. Ramirez advised she would check with Florida Housing Finance and have the information at the next meeting. Mr. Passarelli commented repaired sink holes are a potentially bad investment.

Mr. Ernest mentioned manufactured housing is not currently included per policy and inquired who determines inclusion. Ms. Ramirez stated the inclusion of manufactured housing for SHIP Down Payment Assistance is

determined by the county and would need to be brought before the BOCC. Ms. Ramirez also mentioned mobile homes are not considered in the inclusion housing strategy being proposed. Mr. Campbell suggested that staff research what other counties are doing regarding manufactured/mobile homes within the SHIP program and report best practices of other counties in the next meeting. Mr. Ernest feels it would be beneficial to the community to include manufactured homes. Ms. Ramirez stated we have included the repair of manufactured homes built after 1994 in the SHIP Rehab Program, but SHIP guidelines state that no more than 20% of SHIP allocation can be used for manufactured homes and program income

**New Business:** State Housing Initiative Partnership Update – Ms. Burris reported (included in agenda packet)

- 1) Down Payment Assistance
  - 37 apps received since 10/24
  - 2 homes closed February
- 2) Emergency Repair
  - 21 households assisted
  - 15 households pending repair
- 3) Owner Occupied
  - 9 projects completed
  - 11 projects underway
  - 8 more going out to bid
- 4) Disaster Strategy
  - 3 households assisted with repairs
  - Working with 3 additional on repairs
- 5) Accepting applications for all SHIP strategies
- 6) 21/22 Annual Report – getting ready to submit to state

**Informational:** Ms. Ramirez informed the committee Ms. Burris has been very active with the Department of Commerce and Hernando County Emergency Management about the county's disaster effort. Ms. Burris reported on the following programs:

- Elevate Florida – 5000 applications have been received to date
- Disaster Recovery Funding
  - HUD disaster funding will be managed by the state for twenty-two counties
  - Eighteen entitlement counties will receive funding directly, Hernando County did not meet their calculations to receive housing repair funding
  - Infrastructure disaster repair funding – we will need to apply (expecting application process to start in October)

Mr. Ernest inquired what the infrastructure funding would be used for. Mr. Ramirez advised the funding would be for the county's infrastructure damaged by the hurricanes and would also be used for preventative measures for future storms.

There being no further discussion, and no motion could be made, Mr. Passarelli suggested the meeting be adjourned. There were no objections. Meeting adjourned at 11:01am.