

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

Meeting Date: November 13, 2025

Members Present: 8 – Jerry Campbell, Kelly Long, Charles Wilson, Yvonne Woods, Whitney Dinu, Beth Powanda, and Lashaundra Ellison

Members Absent: 1 –Terri Beverly, Joseph Pastore

Staff Present: Veda Ramirez, Velvet Burris, and Erin Gleason

Guests Present: None.

Call to Order: Ms. Long called the meeting to order at 10:00am

Roll Call: As evidenced by the sign in sheet and the verbal roll call, a quorum was met with seven (7) members present.

Public Comment: No public comment.

Approval of Minutes: Ms. Long requested approval of the minutes for the October 2025 meeting. Ms. Long moved to approve, and Mr. Wilson and Ms. Dinu seconded the motion. The motion carried.

Old Business: Ms. Ramirez advised of the Community Resource Block Party coming up this weekend, November 15th. She advised there are going to be resources available to the community and a housing workshop

Mr. Campbell asked about how the Hernando County Housing Harvest went. Ms. Ramirez, Ms. Burris, and Ms. Gleason explained it was a great success. HHS had approximately 150 people attending, including vendors, citizens, and County staff. Ms. Burris stated this was the first Housing Harvest, and we received positive feedback in addition to vendors excited to come back for the next Housing Harvest.

New Business: Ms. Powanda asked about the October 2025 minutes, and the amount of SHIP funds being encumbered. Ms. Burris stated the SHIP funds for 22/23 are all used at this time but still need admin dollars added prior to submitting the final report. Ms. Ramirez confirmed our department has three (3) years to spend SHIP funds for each year and confirmed we have made great progress with spending 22/23 funds. Ms. Powanda asked about how many households SHIP funds have helped, and Ms. Burris explained that as many as 84 households were assisted with SHIP funds.

Ms. Burris updated the committee with the following update on SHIP program. There have been 9 closings for Down Payment Assistance in October, the 22/23 remaining amount of SHIP funds is fully encumbered, and there are 10 emergency repairs and 3 owner-occupied rehabilitation projects happening and underway. 13 Owner-occupied projects are getting ready for contract signing. Mr. Campbell asked Ms. Burris if the

SHIP closings documented include closings completed with partners such as You Thrive and Habitat for Humanities. Ms. Ramirez stated the closing document included closings completed with those partners. HSS is going to be having a closing with You Thrive in the following month. HHS accepts all applications for all SHIP strategies.

Mr. Campbell asked if SHIP has funds to assist homeowners with septic to sewer conversions. Ms. Ramirez stated our office has funds to assist with the start-up cost of septic to sewer (approximately \$5000 to households that qualify), but our office does not have funds for the continued maintenance of septic to sewer.

Ms. Burris introduced the draft of the Local Housing Incentive Strategy Report to the committee. Mr. Campbell inquired YIGBY (Yes, In God's Backyard) and if this has been discussed to the public. Ms. Ramirez stated it has primarily other meetings pertaining to the homeless population, like the Homeless Initiative Meeting. Ms. Ramirez stated YIGBY is applicable for churches to have affordable housing constructed on the church property if the place of worship is also on the same property the affordable housing is being constructed on. Ms. Woods inquired about applying for this kind of program, and Ms. Ramirez stated it is not something to apply for yet, but we have information to the County's legal staff to assist with the process as other departments are involved. Mr. Wilson asked about the affordable housing having to go through the same construction as other affordable housing such as permitting and inspections, and Ms. Ramirez stated yes, they will still need to go through permitting and inspections. Mr. Wilson asked Ms. Ramirez about the "density" and if the affordable housing can be accommodated in the area it is constructed as resources such as schools will need to accommodate the housing. Ms. Ramirez stated Mr. Wilson's question is also a question she had, and she does not have an answer regarding that at this time but hopefully the County's legal staff will answer.

Ms. Long asked if the draft needs to be approved, and Ms. Powanda had the motion to approve the draft Local Housing Incentive Strategy Report. Ms. Long second the motion.

Open Discussion: Ms. Powanda asked Ms. Ramirez if the position for the mortgage broker has been filled for AHAC. Ms. Ramirez stated there are no applications for that position at this time. Ms. Powanda advised she recommended a few people for that position.

There being no further business, Ms. Long requested a motion to adjourn. Mr. Campbell moved to adjourn, and Mr. Wilson seconded the motion. The motion carried. The meeting adjourned at 10:28 a.m.