

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

Meeting Date: December 11, 2025

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

Members Absent: 1 –Terri Beverly, Joseph Pastore, Whitney Dinu

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 November 2025 meeting. Ms. Long moved to approve, and Ms. Powanda and Mr. Wilson seconded the motion. The motion carried.

Old Business: Ms. Beverly provided an update on the Summit Villas. The rezoning stage has passed, and the project is now at the design stage, which is scheduled for completion by the 2nd quarter of 2026 and then they can begin breaking ground. There was a rezoning of two parcels to be combined into one parcel of land for this project, and the project will supply 80 elderly units (1 & 2 bedrooms). The purpose of the second bedroom suggestion is due to the elderly needing live-in aides. 50 of the 80 units will be applicable for Section 8 vouchers. Mr. Wilson asked about soil re-testing, and Ms. Beverly confirmed it does have to be retested due to the plan being different than the building that was on the property previously. Ms. Ramirez stated the project involved SHIP funds of approximately \$340,000. Ms. Beverly further explained that \$1.5 million was brought in by Brooksville Housing Authority for this project, in addition to other means of funding being provided.

New Business: Ms. Burris updated the committee with the following information on the SHIP program.

- Four (4) closings for Down Payment Assistance in November,
- FY22/23 remaining amount of SHIP funds is fully encumbered
- There are eight (8) emergency repairs and 12 owner-occupied rehabilitation projects happening and underway.

Seven (7) additional Owner-occupied projects have just completed their inspections. Ms. Burris stated we have an increase of seven new contractors to bid and perform work for our programs,

and we have are updating our LHAP to include a new strategy for Septic to Sewer. Ms. Ramirez stated our “Non-Profit Contraction” strategy will be updated to only “Construction” so SHIP can be utilized for non-profit and for-profit organizations. In addition to the two new strategies, Ms. Ramirez explained the award amounts for our SHIP program will be decreased for us to continue serving the same AMI categories of Hernando County and because Hernando County’s SHIP funds from the state have decreased significantly.

Mr. Wilson asked Ms. Ramirez about the area Septic to Sewer is applicable to, and Ms. Ramirez stated it is the area is identified on the Engage Hernando Page under Septic to Sewer BMAP section but includes Weeki Wachee area. Mr. Campbell asked about the max assistance for Septic to Sewer applicants, and Ms. Ramirez stated the maximum award is \$7,500 for Septic to Sewer. Moderate income level applicants are not included in the Septic to Sewer strategy.

Mr. Wilson asked about being fully encumbered for 22/23, but what about 23/24 and 24/25? Ms. Burris stated that we have begun using funds from the FY23-24 funds especially for moderate income down payment assistance but the amount are fluid and not all approved applicants will close on a home prior to award expiration.

Ms. Ramirez stated our office has received Idalia funding, but we have received these funds very late. We received about \$800,000 for assistance to homeowners that were impacted by Hurricane Idalia. Ms. Burris discovered many counties have returned their funding back to the state since they were distributed after homes were already rehabbed, the area of impact was Hernando Beach, where property values are already higher than the maximum allowed, properties need to be the primary residences, income levels are taken into consideration, to be eligible, and proper documentation of Idalia (not Milton or Helene) being the cause for damage is needed. Ms. Ramirez stated Hernando County has looked into paying insurance deductibles as well as dams being built, but the funds have to tie back to an effected home. Ms. Long asked about the deadline for using the funds, and Ms. Ramirez responded with September 2026.

Ms. Burris brought the committee’s attention to the 2026 AHAC meeting schedule. Additionally, Ms. Ramirez stated Mr. Pastore has not been in attendance for the last three meetings, but his term is up next month. Looking to see how the committee wanted to proceed and was advised to allow term to expire.

Open Discussion: No open discussion.

There being no further business, Ms. Long requested a motion to adjourn. Mr. Wilson moved to adjourn, and Ms. Woods seconded the motion. The motion carried. The meeting adjourned at 10:32 a.m.