

**HERNANDO COUNTY, FLORIDA**

**Local Housing Incentive Strategies  
Recommendation Report  
Affordable Housing Advisory Committee**



**Housing and Supportive Services Department**

**2025**

**Hernando County Affordable Housing Advisory Committee  
Program Year 2024 Report of Local Housing Incentive Strategies**

As a recipient of State Housing Initiative Partnership funds, Hernando County established an Affordable Housing Advisory Committee on May 20, 2008, as required by the Florida Statutes, Sec 420.9076. The AHAC is responsible for reviewing and evaluating local plans, policies, procedures, land development regulations, the Comprehensive Plan, and other aspects of Hernando County housing activities that impact the production of affordable housing. Further, the AHAC is specifically directed by the SHIP Statute to consider and evaluate the implementation of the incentives set out by Florida Statutes, Sec. 420.9076 (4)(a)-(k). Based on the AHAC evaluation, it may recommend to local government that it make modifications of, exceptions to, or creation of new plans, policies, procedures, and other governing vehicles which would encourage production of affordable housing.

As approved by the Hernando County Board of County Commissioners, the recommendations are used to amend the Local Housing Assistance Plan, the local Comprehensive Plan, land development regulations, and other policies affecting affordable housing.

**COMMITTEE COMPOSITION**

Florida Statutes, Sec. 420.9076(2) lists the categories from which committee members must be selected. Each AHAC must have a local elected official from the county or municipality participating in the SHIP program. The locally elected official must be a County Commissioner. The elected official will count as a member of the AHAC for purposes of meeting the number of members requirements. There must be at least eight committee members, but not more than eleven, with representation from at least six of the following categories:

- A citizen who is actively engaged in the residential home building industry in connection with affordable housing.
- A citizen who is actively engaged in the banking or mortgage banking industry in connection with affordable housing
- A citizen who is a representative of those areas of labor actively engaged in home building in connection with affordable housing
- A citizen who is actively engaged as an advocate for low-income persons in connection with affordable housing.
- A citizen who is actively engaged as a for-profit provider of affordable housing.
- A citizen who is actively engaged as a not-for-profit provider of affordable housing.
- A citizen who is actively engaged as a real estate professional in connection with affordable housing.
- A citizen who actively serves on the local planning agency pursuant to s. 163.3174. If the local planning agency is comprised of the governing board of the county or municipality, the governing board may appoint a designee who is knowledgeable in the local planning process.
- A citizen who resides within the jurisdiction of the local governing body making the appointments.
- A citizen who represents employers within the jurisdiction.
- A citizen who represents essential services personnel, as defined in the local housing assistance plan.

The appointed AHAC Committee members are included here, along with their category affiliation.

Name	Category Represented	Date Appointed
Jerry Campbell		
Kelly Long (Chair)	Non-Profit Provider	7/11/2023
Charles Lee Wilson (Vice Chair)	Resides within jurisdiction	6/13/2023
Elizabeth Ann Powanda	Real Estate	2/27/2024
Yvonne Woods	Low Income Advocate	6/24/2025
Joseph Pastore	Home Building	2/27/2024
Whitney Dinu	Home Building Affordable Housing	6/24/2025
Terri Beverly	Represents Employers	8/26/2025
Lashaundra Ellison	Planning Agency	8/26/2025

#### AFFORDABLE HOUSING RECOMMENDATIONS:

During the 2024 program year, the County's AHAC met monthly. The AHAC has reviewed local government plans, policies, and procedures; ordinances; regulations; statutes; and the comprehensive plan housing element, among other documents applicable to affordable housing, for evaluation of their impacts on affordable housing. Further, the AHAC has specifically considered and evaluated the strategies set out at Florida Statutes, Sec 420.9076(4)(a)-(k). Based on this review and evaluation, the AHAC has formulated recommendations to the County Commission that it incorporate into its housing strategy certain changes designed to encourage and facilitate the production of affordable housing.

The AHAC, from its review, consideration, evaluation, and recommendations, drafts and submits this report to the County Commission, to the Florida Housing Finance Corporation, and the Florida Housing Coalition, as the entity providing statewide training and technical assistance for the Affordable Housing Catalyst Program, which details the scope of its work and the resulting recommendations.

From the review and evaluation of the local government documents listed here, the AHAC makes these recommendations to the County Commission that it incorporate into its housing strategy. The AHAC has reviewed, considered, and evaluated the following strategies provided in the SHIP Statute at Florida Statutes, Sec. 420.9076(4):

#### EXPEDITED PERMITTING

Synopsis: Expedited Permitting is defined as the processing of approvals of development orders or permits, as defined in s. 163.3164(7) and (8), F.S., for affordable housing projects is expedited to a greater degree than other projects. The AHAC discussed this strategy item during a regularly scheduled meeting.

Existing Strategy: Hernando County currently implements expedited permitting for affordable housing. Hernando County Housing & Supportive Services coordinates with the building department

and monitors the permitting process. The incentive was recently updated on February 25, 2025, to include a general process and timeline for the permitting process on affordable housing projects.

AHAC Recommendation: No changes recommended at this time; however, the committee has requested a means to track the number of expedited permits issued for affordable housing projects. The Building Department of Hernando County is developing a new permitting system and has requested the implementation team to provide a tracking system for these.

#### FEE WAIVERS FOR AFFORDABLE HOUSING

Synopsis: The modification of impact fee requirements, including a reduction of waiver of fees and alternative methods of fee payments for affordable housing. The AHAC discussed this strategy item during a regularly scheduled meeting.

Existing Strategy: Hernando County currently does not have this incentive. The Hernando County Inclusionary Housing Incentive Program also allows for flexibility to incentivize developers to construct affordable housing units as part of the market-rate residential projects, assist in making affordable housing available for employees of businesses that are or will be in Hernando County, maintain balanced housing opportunities in the County to provide housing for people of all income levels and assist in implementing planning for affordable housing.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation is ongoing. Staff will continue to evaluate impact fee reductions and referrals as part of an overall housing strategy and a possible future use of SHIP funds.

#### FLEXIBLE DENSITIES

Synopsis: The allowance of flexibility in densities for affordable housing. The AHAC discussed this strategy during a regularly scheduled meeting.

Existing Strategy: Hernando County currently has a flexible density ordinance. The Hernando County Inclusionary Housing Incentive Program also allows for flexibility to incentivize developers to construct affordable housing units as part of the market-rate residential projects, assist in making affordable housing available for employees of businesses that are or will be in Hernando County, Maintain balanced housing opportunities in the County to provide housing for people of all income levels and assist in implementing planning for affordable housing.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: Schedule for Implementation is ongoing. Staff will continue to evaluate flexible density.

#### RESERVATION OF INFRASTRUCTURE CAPACITY

Synopsis: The reservation of infrastructure capacity for housing very-low-income persons; low-income persons, and moderate-income persons.

Existing Strategy: Hernando County currently does not have this incentive strategy.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: County staff will continue to evaluate the reservation of infrastructure capacity.

#### PARKING AND SETBACK REQUIREMENTS

Synopsis: The reduction of parking and setback requirements for affordable housing. The AHAC discussed this strategy during a regularly scheduled meeting.

Existing Strategy: Hernando County currently has parking and setback requirements. The Hernando County Inclusionary Housing Incentive Program also allows for flexibility to incentivize developers to construct affordable housing units as part of the market-rate residential projects, assist in making affordable housing available for employees of businesses that are or will be in Hernando County, Maintain balanced housing opportunities in the County to provide housing for people of all income levels and assist in implementing planning for affordable housing.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: Ongoing, staff will continue to monitor developer requests through the Inclusionary Housing Incentive Program.

#### AFFORDABLE ACCESSORY RESIDENTIAL UNITS

Synopsis: The allowance of affordable accessory residential units in residential zoning districts. The AHAC discussed this strategy during a regularly scheduled meeting.

Existing Strategy: Hernando County currently allows for accessory dwelling units.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: Staff will continue to monitor policy for future recommendations.

#### FLEXIBLE LOT CONFIGURATIONS

Synopsis: The allowance of flexible lot configurations including zero-lot-line configurations for affordable housing.

Existing Strategy: Hernando County does not have this strategy. The Hernando County Inclusionary Housing Incentive Program also allows for flexibility to incentivize developers to construct affordable housing units as part of the market-rate residential projects, assist in making affordable housing available for employees of businesses that are or will be in Hernando County, maintain balanced housing opportunities in the County to provide housing for people of all income levels and assist in implementing planning for affordable housing.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: Ongoing, staff will continue to monitor developer requests through the Inclusionary Housing Incentive Program.

#### MODIFICATION OF STREET REQUIREMENTS

Synopsis: The modification of street requirements for affordable housing.

Existing Strategy: Hernando County currently has design standards for street requirements in residential districts, none currently focusing on modified requirements for affordable housing.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: N/A

#### PROCESS OF ONGOING REVIEW

Synopsis: The establishment of a process by which the local government considers before adoption; policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.

Existing Strategy: Hernando County currently has this incentive.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: Ongoing review.

#### PUBLIC LAND INVENTORY

Synopsis: The preparation of a printed inventory of locally owned public lands suitable for affordable housing s. 125.379(1) and F.S.; 420.9076(4)(j), F.S.

Existing Strategy: The Live Local Act requires all Florida cities and counties to identify publicly owned lands that are “appropriate for affordable housing” to be placed on an affordable housing land inventory list.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: The County’s inventory of locally owned land that may be used for affordable housing is maintained by the Hernando County property management staff. The inventory of county-owned land suitable for affordable housing is available to the public on the County website. The County reviews the list on a regular basis, suggesting changes as needed.

#### SUPPORT OF DEVELOPMENT NEAR TRANSPORTATION HUBS

Synopsis: The support of development near transportation hubs and major employment centers and mixed-use developments.

Existing Strategy: Hernando County does not have this strategy. The Hernando County Comprehensive Plan Housing Element strategy states ‘sites shall be provided for affordable workforce housing, low income, very low income and moderate income families, mobile homes, group home facilities and foster care facilities, with supporting infrastructure including accessibility to shopping schools, services, transportation and employment and avoid concentration of such units in single areas or neighborhoods.

AHAC Recommendation: No changes recommended at this time.

Schedule for Implementation: Ongoing review.

The AHAC officially adopted the report by affirmative vote of a majority of the membership at a public hearing on November 13, 2025. Notice of the public hearing to adopt the final report was

published in the Sun Sentinel and posted on the County's website. The notice contained a summary of recommendations of the AHAC, and where interested persons could obtain a copy of the final report for review and comment. With the presentation of the report, Hernando County BOCC is asked to accept the report to comply with the state-mandated December 31<sup>st</sup> deadline.