

**Hernando County Comprehensive Plan**  
**2040 PLAN**  
**Section A. Chapter 4.**  
**HOUSING ELEMENT**

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**GOAL 4.01 – Adequate and Safe Housing**

**Hernando County shall provide sites for adequate housing of its residents and shall ensure that residents have access to safe, decent and sanitary housing that is affordable to all income levels. [F.S. 163.3177(6)(f)]**

**Housing Provision**

**[F.S. 163.3177(6)(f)1 and 3]**

**Objective 4.01A: Hernando County shall encourage the provision of adequate and affordable housing opportunities to accommodate the expected population.**

**Strategy 4.01A(1):** Designate residential areas on the Future Land Use Map sufficient to support the projected population growth, and to provide a housing supply that allows for operation of the real estate market. Provide a variety of housing types and markets to choose from.

**Strategy 4.01A(2):** Provide within the Residential Category on the Future Land Use Map, a range of densities, lot sizes, setbacks, and a variety of housing types in locations convenient to the needs of various segments of the population.

**Strategy 4.01A(3):** Provide within the Residential Category on the Future Land Use Map suitable areas for mobile homes and manufactured homes.

**Strategy 4.01A(4):** Maintain, implement and update, as necessary, the Hernando County Affordable Housing Incentive Plan in order to provide for regulatory provisions, fee-related incentives, mixed-use development opportunities or other incentive mechanisms that encourage the development of affordable housing and affordable workforce housing.

**Affordable and Group Housing**

**[F.S. 163.3177(6)(f)1.d and g]**

**Objective 4.01B: 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 and public facilities.**

**Strategy 4.01B(1):** The County shall utilize a strategy to guide projects which accommodate very-low, low and moderate income households. The strategy shall include accessibility to shopping, schools, services, transportation and employment and avoid concentration of such units in single areas or neighborhoods.

**Strategy 4.01B(2):** Provide regulatory standards and incentives for the development of housing targeting low to moderate income residents as part of mixed use and/or infill projects. Incentives shall be identified in the Affordable Housing Incentive Plan, and may include expedited permitting, density bonuses, reduced parking or other flexible development standards, fee waivers or other mechanisms.

**Strategy 4.01B(3):** Hernando County should promote suitable locations for special needs populations with respect to proximity to services and compatibility of land uses. Housing for special needs populations will be regulated in the land development regulations as a permitted use or special exception in a variety of zoning districts throughout the County.

### **Household Relocation**

[F.S. 163.3177(6)(f)1.e]

**Objective 4.01C: Provide access to housing programs for households that must be relocated as a result of government action.**

**Strategy 4.01C(1):** Provide housing programs that ensure housing is available at comparable cost and at comparable locations and conditions for households that are displaced through public action.

**GOAL 4.02 – Elimination of Substandard Housing**

**The County shall utilize local codes and regulations to provide for the elimination of substandard housing conditions to preserve and improve housing and neighborhood quality. [F.S. 163.3177(6)(f)1.b and c]**

**Substandard Housing**

**Objective 4.02A: The County shall identify and eliminate substandard housing.**

**Strategy 4.02A(1):** The County shall adopt and maintain minimum building and maintenance codes for housing to ensure that the housing stock is maintained in a safe and sanitary condition including complete plumbing facilities, adequate electrical supply, complete kitchen facilities, and safe heating supply.

**Strategy 4.02A(2):** The County shall identify housing stock that does not meet the minimum adopted standards and establish requirements for the remediation of substandard conditions through County programs, appropriate enforcement mechanisms or other means.

**Strategy 4.02A(3):** Hernando County should identify neighborhoods where substandard infrastructure, especially water service and wastewater service, may be contributing to neighborhood deterioration and appropriately prioritize and program infrastructure improvements.

**Strategy 4.02A(4):** Hernando County shall work with non-profit organizations to pursue state and federal assistance to rehabilitate substandard housing, provide housing for special needs populations, and to implement needed infrastructure upgrades.

**Strategy 4.02A(5):** The County will utilize programs for the rehabilitation and remodeling of existing housing stock including the incorporation of energy-saving, water-saving and other “green” building features.

**GOAL 4.03 – Housing Programs**

**Hernando County shall implement a housing program that seeks to promote adequate housing for lower to moderate income and workforce residents.**

**[F.S. 163.3177(6)(f)1.f]**

**Objective 4.03A: Hernando County shall seek funding, implement programs, conduct studies and set priorities for a viable housing program that meets the needs of current and future residents.**

**Strategy 4.03A(1):** The Hernando County Housing Authority in conjunction with Hernando County shall provide information, technical assistance and funding programs for housing programs that are available to the private sector.

**Strategy 4.03A(2):** Hernando County shall appoint an Affordable Housing Advisory Committee (AHAC) to include, representatives from those in the housing and financial industry and the general public, for the purpose of making recommendations towards improving the housing delivery process, especially with respect to affordable housing.

**Strategy 4.03A(3):** Utilize programs that involve participation of the private sector in providing affordable housing opportunities.

**Strategy 4.03A(4):** Hernando County should consider programs that promote convenience, low-maintenance and economic resilience, including, but not limited to energy-efficient “green” buildings, energy-saving building codes, architectural features, Florida-friendly landscaping features, and other features that lead to a modern housing stock.

**GOAL 4.04 – Historic Housing****Hernando County shall protect historically significant housing and neighborhoods.****[F.S. 163.3177(6)(f)1.e]**

**Objective 4.04: Identify, preserve and protect historically significant structures and neighborhoods.**

**Strategy 4.04A(1):** Identify residential structures and neighborhoods constructed prior to 1940.

**Strategy 4.04A(2):** Categorize and prioritize historically significant residential structures and neighborhoods.

**Strategy 4.04A(3):** Coordinate with local preservation groups to provide State or National recognition of eligible places and structures.

**Strategy 4.04A(4):** Utilize flexible provisions contained in the Florida Building Code for historic structures consistent with historic preservation goals and programs.