

## OMB Granicus Review

<b>Granicus Title</b>	Declare 12 County owned parcels as surplus and authorize the conveyance of those parcels to the Housing Finance Authority of Pinellas County. (Companion to Item No. 22-0651A)				
<b>Granicus ID#</b>	23-0951A	<b>Reference</b>		<b>Date:</b>	7/5/23

### Mark all Applicable Boxes:

Type of Contract									
<b>CIP</b>		<b>Grant</b>		<b>Other</b>	<b>X</b>	<b>Revenue</b>		<b>Project</b>	

### Contract information:

<b>New Contract (Y/N)</b>	Yes	<b>Original Contract Amount</b>	N/A
<b>Fund(s)</b>	N/A	<b>Amount of Change</b>	N/A
<b>Cost Center(s)</b>	N/A	<b>Contract Amount</b>	N/A
<b>Program(s)</b>	N/A	<b>Amount Available</b>	N/A
<b>Account(s)</b>	N/A	<b>Included in Applicable Budget? (Y/N)</b>	N/A
<b>Fiscal Year(s)</b>	N/A		

### Description & Comments

(What is it, any issues found, is there a financial impact to current/next FY, does this contract vary from previous FY, etc.)

Approval of the resolution will authorize the conveyance of 1.62-acres of County-owned land in the Lealman CRA to the HFA for long term leasing to Habitat for Humanity for single-family affordable housing development.

The County provided Penny for Pinellas funding to acquire the subject site, the former Broach school site, located at 4500 43rd Street North within the Lealman CRA, for an affordable housing development.

The site was acquired by the HFA and was leased to Contemporary Housing Alternatives of Florida, Inc. (CHAF) for redevelopment to construct a 28-unit mixed income rental housing community to be known as Greenway Lofts. The HFA and the County executed the Pinellas County Land Assembly Trust-Greenway Lofts Agreement on March 28, 2018, with the HFA serving as the Trustee of the Trust and the County as the Beneficiary. The HFA and CHAF executed a Ground Lease on July 10, 2018.

On July 2, 2021, CHAF notified the County and HFA that CHAF would not be proceeding with the project.

On July 21, 2021, the Director of the Housing and Community Development Department executed a Direction Letter to the HFA to terminate the Ground Lease, Memorandum of Ground Lease, and Land Use Restriction Agreements between the HFA and CHAF.

The HFA conveyed the subject Parcels to the County via Special Warranty Deed on August 31, 2021, and a RFN was subsequently prepared for issuance to solicit new proposals and select a new developer to build affordable housing on the Parcels.

Habitat for Humanity ranked as the top respondent to the RFN. Upon transfer of the subject property, the HFA will prepare land trust and ground lease documents and lease the Parcels to Habitat for Humanity for the development of single-family houses.

Florida Statutes, §125.38 grants the Board authority to convey property that is not needed for County purpose to a not-for-profit organization for the purposes of promoting community interest and welfare if the Board determines it is in the best interest of the County.

There is no fiscal impact to the County; the market value of the land is currently \$924,106.

**Analyst: Yana Matiyuk**

**Ok to Sign:** ☒