

October 24, 2025

Kathryn Driver Executive Director
Housing Finance Authority of Pinellas County
450 Carillon Parkway, Suite 105
St. Petersburg, FL 33716

RE: Lealman Heights Affordable Housing Development Habitat for Humanity of Pinellas County, Inc.

Dear Ms. Driver,

Pinellas County, as Beneficiary of the Pinellas County Land Assembly Trust – Lealman (Trust) dated December 4, 2015, requests and directs the Housing Finance Authority of Pinellas County, as Trustee of the Trust, to convey parcels from the Pinellas County Land Assembly Trust-Lealman, dated December 4, 2015 to the Lealman Habitat Land Trust, to finalize negotiations and enter into a ground lease agreement and other related documents with Habitat for Humanity of Pinellas County (Habitat) for development of affordable housing. Project details and requirements are outlined in the previous direction letter dated April 24, 2025.

Please take the necessary actions to lease all remaining parcels of the subject Trust to Habitat on or before February 1, 2026. All housing units developed should be restricted to income eligible buyers at or below 120% AMI with a minimum of 50% of the units further restricted to income eligible buyers at or below 80% AMI. The annual ground lease fee should be set at \$300.00 per single family lot and \$6,500.00 for the large parcel (4000 58th Ave. N.) that will be developed with 26 townhomes (26 x \$250). Please include these townhome development benchmark requirements in the ground lease: (1) Site plan approval by 12/31/2026 (2) Commencement of construction by 7/01/2027.

Upon execution of the ground lease agreement and other related documents, please submit an invoice for all legal and other fees associated with the transaction for reimbursement.

Sincerely,



Bruce Bussey
Pinellas County Community Development Manager

List of Parcels
 Lealman Habitat Land Trust
 Single-Family Housing Development Phase II

ADDRESS	PARCEL NUMBER	PAO LEGAL DESCRIPTION
3956 58TH AVE N	34/30/16/23940/001/0030	EAST ORANGEWOOD HEIGHTS BLK A, LOT 3
3950 58TH AVE N	34/30/16/23940/001/0040	EAST ORANGEWOOD HEIGHTS BLK A, LOT 4
4058 57TH AVE N	34/30/16/54432/000/0210	MAGNOLIA PARK LOTS 21, 22 & 23 & E 10FT OF LOT 24
3923 57TH AVE N	34/30/16/23940/001/0200	EAST ORANGEWOOD HEIGHTS BLK A, LOTS 19 & 20
3978 57TH AVE N	34/30/16/23940/003/0020	EAST ORANGEWOOD HEIGHTS BLK C, LOTS 2 THRU 7 & W 1/2 OF LOT 8

Lealman Habitat Land Trust
 Multi-Family Townhome Development

ADDRESS	PARCEL NUMBER	PAO LEGAL DESCRIPTION
4000 58th Ave. N	34/30/16/54432/000/0010	MAGNOLIA PARK LOTS 1 TO 5 INCL & LOTS 11 TO 16 INCL