



# Pinellas County

## Staff Report

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File #: 22-0445A, Version: 1

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### **Subject:**

Declare five fee owned County properties as surplus, approve a resolution donating the properties to Habitat for Humanity of Pinellas and West Pasco Counties, and execute the County Deeds and Land Use Restriction Agreement in accordance with Section §125.38, Florida Statutes. (Companion to Item No. 29)

### **Recommended Action:**

Authorize the conveyance of five surplus parcels of land to Habitat for Humanity of Pinellas and West Pasco Counties for the construction of affordable housing pursuant to Florida Statute §125.38; recommend the adoption of the attached resolution to declare five fee owned County properties as surplus; authorize the Chairman to execute the County deeds and the Land Use Restriction Agreement; and authorize the Clerk to record the County deeds and the resolution in the public records of Pinellas County, Florida.

- These parcels are being awarded to Habitat in conjunction with the Letter of Interest procurement process 22-0058-LI (JJ), for which they were selected to administer a new Lealman CRA single-family affordable home construction program.
- Each parcel will include a covenant mandating the construction of a new home and its sale to a buyer earning less than 120% of the Area Median Income.
- The houses will be constructed within 12 months following the property transfer.

### **Strategic Plan:**

Ensure Public Health, Safety and Welfare.

2.4 Support programs that seek to prevent and remedy the causes of homelessness. and move individuals and families from homelessness to permanent housing.

Foster Continual Economic Growth and Vitality.

4.2 Invest in communities that need the most.

Deliver First Class Services to the Public and Our Customers.

5.1 Maximize partner relationships and public outreach.

5.2 Be responsible stewards of the public's resources.

### **Summary:**

Approval of this resolution will authorize the conveyance of five (5) surplus parcels of vacant land prepared for single-family housing development to Habitat for Humanity of Pinellas and West Pasco Counties (Habitat). Habitat intends to build single-family homes for residents earning less than 120% of Area Median Income (AMI) on the parcels.

The parcel numbers of the five properties to be conveyed are:

1. 26-30-16-03690-004-0220

2. 34-30-16-12888-001-0090
3. 02-31-16-33930-001-0300
4. 02-31-16-33966-000-0220
5. 03-31-16-51030-016-0161

**Background Information:**

The Lealman CRA is an unincorporated area of Pinellas County. These parcels were included in a Letter of Interest (LOI) procurement process (22-0058-LI (JJ)), which included seeking a developer to build affordable, single-family homes on these parcels. Habitat for Humanity was the entity selected through that LOI to develop these parcels.

The houses will be constructed within 12 months following the property transfer. The five (5) parcels recommended for conveyance to Habitat are located within the Lealman Community Redevelopment Area's (CRA) boundaries and are identified on the attached Location Map, as lots numbered 1-5.

Potential Habitat homebuyers must meet qualification requirements. These requirements include an income below 120% of the AMI, a demonstrated housing need, having lived or worked in Pinellas County for at least one year and good credit. Once qualified, potential homebuyer candidates must complete an extensive homebuyer program that includes attending 16 homeownership classes, completing 250 to 350 sweat equity hours and saving for closing costs (\$500) and for first year's insurance (approximately \$1,000 to \$1,500.) On average, homeowner candidates take one year to complete the program.

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.

**Fiscal Impact:**

The estimated market value of the five (5) parcels at two (2) dollars per square foot is \$95,396. There is no fiscal impact to the County. Parcels of land will be donated.

**Staff Member Responsible:**

Christopher D. Moore, Assistant to the County Administrator, Lealman Community  
Diana Sweeney, Deputy Director, Department of Administrative Services

**Partners:**

Habitat for Humanity of Pinellas and Pasco County  
Lealman CRA Advisory Committee  
Housing and Community Development  
Department of Administrative Services

**Attachments:**

Resolution  
Deeds & LURAs  
Lealman CRA LOI Advertisement  
LOI Response Habitat for Humanity