



Pinellas County

Staff Report

File #: 21-163D, Version: 1

Subject:

Land Trust Agreement with the Housing Finance Authority of Pinellas County for the purpose of partnering with Habitat for Humanity of Pinellas County for the Lealman Habitat Land Trust Agreement to provide for development of affordable single-family housing.

Recommended Action:

Approval and execution by the County Administrator of a Land Trust Agreement with the Housing Finance Authority of Pinellas County (HFA) for the purpose of partnering with Habitat for Humanity of Pinellas County (Habitat) for the Lealman Habitat Land Trust Agreement to provide for development of affordable single-family housing.

- The Board of County Commissioners (Board) approved Habitat as one of two developers for the redevelopment of the Lealman Heights property at the January 12, 2021 Board meeting.
- The County, as Beneficiary of the Pinellas County Land Assembly Trust - Lealman dated December 4, 2015, directed the HFA, as Trustee of the Trust, to finalize negotiations and enter into a ground lease to convey identified parcels to Habitat.
- The HFA recommends establishing a separate land trust and conveying the subject parcels prior to leasing. The Lealman Habitat Land Trust Agreement established the land trust and defines roles and responsibilities of the Trustee (HFA) and Beneficiary (The County).
- Habitat will develop 12 units of affordable single-family housing for families at 120.0% Area Median Income that will remain affordable for 99 years.

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:

On January 3, 2020, the Purchasing Department released a Request for Negotiation (RFN) (190-0084-RN) for the development of residential property - Lealman Community Redevelopment Area

(CRA) to advance one or more County Community Development goals. The Board approved Habitat as one (1) of two (2) developers for the redevelopment of the Lealman Heights property at the January 12, 2021 meeting and directed the HFA to execute a long-term lease agreement with Habitat.

Upon execution of the Land Trust Agreement, the HFA, as Trustee of the Lealman Habitat Land Trust, will enter into a ground lease with Habitat prior to the development of the affordable units.

Background/Explanation:

The properties are in the CRA. The CRA is comprised of a mix of low-medium density, residential development (6.22 du/acre), with commercial uses along the major corridor of 34th Street/US-19, Haines Road and sections of 28th Street and 54th Avenue. Interstate-275 forms the eastern boundary, adjacent to Joe's Creek Greenway Park which begins just east of 28th Street North and 42nd Avenue.

The properties were acquired in February 2016 by the HFA at the direction of the County utilizing funding through the Affordable Housing Land Assembly Fund, a Capital Improvement Program using Penny for Pinellas funds. The objective was to redevelop the properties with a mix of well-designed housing types and tenancies ranging from single-family infill homes to multi-family apartments with the inclusion of affordable units. It was determined that the single-family homes should be placed in a separate ownership Land Trust; therefore, the parcels identified for Habitat will be transferred to the newly formed Lealman Habitat Land Trust.

Fiscal Impact:

N/A

Delegated Authority:

Authority for the County Administrator to sign the Land Trust Agreement is granted by Board action on January 12, 2021, agenda item #20-1791A.

Staff Member Responsible:

Carol Stricklin, Director, Housing & Community Development

Partners:

Housing Finance Authority of Pinellas County
Habitat for Humanity of Pinellas County

Attachments:

Lealman Habitat Land Trust Agreement
Habitat for Humanity Direction Letter, February 13, 2021
Habitat for Humanity Staff Report, January 12, 2021
Project Location Map, January 12, 2021