



Pinellas County

Staff Report

File #: 16-783A, Version: 1

Subject:

Resolution authorizing the conveyance of six surplus parcels of vacant County-owned land in the Dansville area to Habitat for Humanity of Pinellas County for the construction of affordable housing.

Recommended Action:

Authorize the conveyance of 6 surplus parcels of land to Habitat for Humanity of Pinellas County for the construction of affordable housing pursuant to Florida Statute §125.38; authorize the County Administrator to execute the legal instruments necessary for the conveyances; authorize the Chairman to execute the County deeds; and authorize the Clerk to record the County deeds and the resolution in the public records of Pinellas County, Florida.

Parcel Numbers:

1. 08/30/15/96282/002/0040
2. 08/30/15/96282/002/0060
3. 08/30/15/96282/002/0070
4. 08/30/15/96282/002/0230
5. 08/30/15/96282/002/0190
6. 08/30/15/96282/002/0180

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 six (6) surplus parcels of vacant land prepared for single-family housing development to Habitat for Humanity of Pinellas County (Habitat). Habitat intends to build single family homes on the parcels.

Background Information:

The Dansville neighborhood is an unincorporated neighborhood within the Greater Ridgecrest Area, located in the mid-western section of the County. Housing construction is the final phase of Dansville redevelopment, which included the acquisition of thirty-one (31) acres of property, elimination of slum and blight conditions through demolition of substandard structures, Brownfield designation and remediation, dedication of public-owned right-of-way, new streets, sidewalks, improved utilities, and stormwater drainage facilities.

On April 26, 2016, the Board of County Commissioners, by adoption of Resolution 16-27, declared sixty-seven (67) County-owned parcels surplus.

The houses will be constructed within six months following the property transfer. The six (6) parcels recommended for conveyance to Habitat are located in the northeast area of Dansville and are identified on the attached Location Map, as lots numbered 1-6.

Potential Habitat homebuyers must meet qualification requirements. These requirements include an income between the range of 30% and 80% of the Area Median Income (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 six (6) parcels at two (2) dollars per square foot is \$95,396. We are presently testing the market through an Invitation to Bid on nine (9) of the 67 parcels.

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management
Renea Vincent, Director, Planning Department

Partners:

Habitat for Humanity of Pinellas County

Attachments:

Location Map
Resolution