



Pinellas County

Staff Report

File #: 16-646D, Version: 1

Subject:

Contract for Sale and Purchase with Habitat for Humanity of Pinellas County, Inc. for three (3) parcels in the Dansville neighborhood.

Recommended Action:

Approval and execution by the County Administrator of the Contract for Sale and Purchase (Contract) with Habitat for Humanity of Pinellas County, Inc. (Habitat), and execution of three (3) Voluntary Notice of Acquisition documents for three (3) parcels in the Dansville neighborhood.

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 it 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:

Execution of the Contract and the supporting documentation will authorize the sale of three (3) County-owned vacant lots to Habitat for construction of new housing in the Dansville neighborhood. Habitat submitted bids to purchase the parcels in response to an Invitation to Bid (ITB) issued by the County. Habitat was the only bidder for these parcels.

Background/Explanation:

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.

The Board adopted Resolution 16-27 on April 26, 2016 declaring sixty (67) County-owned parcels as surplus and making nine (9) parcels available for sale, through an ITB process, for the development of single-family housing. An ITB was issued on May 4, 2016. One bid submittal was received by the July 7, 2016 due date. The bid received was from Habitat for three of the parcels, which met all

requirements.

Habitat plans to construct a single family houses on each parcel. 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.

As outlined in the ITB, deed restrictions will be placed on the parcels limiting the use of the property to single-family housing and specifying minimum construction requirements and conditions.

Fiscal Impact:

The projected revenue resulting from the sale of the three (3) parcels is the total bid amount of \$43,920.00.

Each parcel measures 6,740 square feet. The in-house valuation on vacant parcels is \$2.00 per square foot. A minimum bid of \$13,500 was established for each of these parcels. From the Property Appraiser's database, the 2016 Just Market Value for the parcels totals \$38,868 and the Sales Comparison for the three parcels totals \$45,300.

In 1997, the parcels were acquired by the County with Federal Community Development Block Grant Program (CDBG) funds for a total of \$10,000. Proceeds from the sale of the parcels to Habitat are defined as program income by the CDBG regulations and will be deposited into the County's CDBG account.

Delegated Authority:

Authority for the County Administrator to sign this Contract is granted under Code Section 2-62(a)(1).

Staff Member Responsible:

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

Partners:

Habitat for Humanity of Pinellas County, Inc.

Attachments:

Contract for Sale and Purchase
Location Map
Resolution 16-27
Bid Submittal