



Pinellas County

Staff Report

File #: 17-1239A, **Version:** 1

Subject:

Rejection of the sole bid response for the sale of four vacant County-owned parcels in the Dansville neighborhood, and approval of a Resolution to authorize the conveyance of the surplus parcels to Habitat for Humanity of Pinellas County, Inc., for the construction of affordable housing.

Recommended Action:

Approve the rejection of the sole bid response to an Invitation to Bid (ITB) issued by the County for the sale of four (4) parcels in the Dansville neighborhood, and approval of a resolution authorizing the conveyance to Habitat for Humanity of Pinellas County, Inc. (Habitat) pursuant to Florida Statutes §125.38; 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. 08/30/15/20342/000/2110
2. 08/30/15/20342/000/2120
3. 08/30/15/20342/000/2140
4. 08/30/15/20342/000/2150

Strategic Plan:

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:

This action allows for the rejection of the one (1) responsive bid submittal for the sale of four (4) parcels, and approval of donation of the parcels to Habitat. Habitat was the sole bidder for these parcels. Due to a lack of response to the ITB, and Habitat's demonstrated success in affordable housing development in the Dansville community, it is recommended that the parcels be donated to Habitat for the construction of affordable housing.

Background Information:

The Dansville neighborhood is an unincorporated neighborhood within the Greater Ridgcrest Area, located in the mid-western section of the County. Housing construction is the final phase of Dansville redevelopment, which included the acquisition of 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 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 December 19, 2016 for four parcels. One bid submittal was received by the March 9, 2017 due date. The bid received was from Habitat and it met all the bid requirements.

Habitat plans to construct a single family house 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 (\$500.00) and for first year's insurance (approximately \$1,000.00 to \$1,500.00). On average, homeowner candidates take one year to complete the program.

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:

N/A

Staff Member Responsible:

Andrew W. Pupke, Director, Real Estate Management

Rene Vincent, Director, Planning

Partners:

Habitat for Humanity of Pinellas County, Inc.

Attachments:

Resolution

Location Maps

Habitat_Dansville LURA_Lot 11_CDBG

Habitat_Dansville LURA_Lot 12_CDBG

Habitat_Dansville LURA_Lot 14_CDBG

Habitat_Dansville LURA_Lot 15_CDBG