



HUMAN SERVICES AND COMMUNITY PARTNERSHIP

DATE: March 14, 2019

TO: Chairman Tom Lewis and the Housing Finance Authority of Leon County

FROM: Shington Lamy, Director of Human Services and Community Partnerships
Matthew G. Wyman, Housing Services Manager

SUBJECT: County Staff Report for March 2019

This County staff report is provided by the Leon County Division of Housing Services to the Housing Finance Authority of Leon County (HFA) for the March 14, 2019 HFA meeting. The report provides an informational update on Big Bend Habitat for Humanity's (Habitat) request of a property donation.

On February 1, 2019, Habitat submitted a letter to the County requesting donation of a County-owned property located at 1340 Connecticut Street. The property is included on the Certified Affordable Housing List that was approved by the County Commission in June 2018.

Habitat intends to build a single-family home between 1,200 – 1,400 square feet on the property in March and complete it within six months. Habitat has already identified the potential homeowner that would reside in the newly constructed home. On February 14, 2019, the HFA Board agreed to cooperate with the County on the conveyance of the property to Habitat and appointed Mr. Mike Rogers to represent the HFA during the negotiations. Subsequently, County staff along with Mr. Rogers met with Mr. Antoine Wright, Executive Director of Habitat to discuss options for conveyance of the property to Habitat. Following considerable discussion, it was agreed that the County would donate the property on 1340 Connecticut Street to Habitat with the following stipulations:

- Habitat must build a single-family home on the property and convey the property to a low-income resident within one year of the execution of an agreement, or the property will revert to the County.
- Habitat must ensure that the home remains affordable for a minimum of 30 years.
- According to Habitat, affordability will be preserved on the property with a five-year restriction on the sale of the home by the homeowner; and a shared appreciation clause that provides the homeowner 1/30 share equity for each year of payments. As result, if the home is sold within five years by the homeowner, Habitat will provide 6.5% in shared equity to the County as its proportionate share in the value of the property.

A property donation agreement was prepared by the County Attorney's Office and has been submitted to Habitat for signature and review.

CC: Mark Hendrickson, Financial Advisor to the Housing Finance Authority of Leon County