



HUMAN SERVICES AND COMMUNITY PARTNERSHIP

DATE: September 19, 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 September 26, 2019 Meeting

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 September 26, 2019 HFA meeting. The report provides an update on the establishment of a community land trust and the status of County-owned Affordable Housing parcels. Additionally, an update on the property donated to Habitat for Humanity earlier this year is provided.

On June 18, 2019 the County Commission approved staff's recommendation to negotiate an agreement with Tallahassee Lender's Consortium (TLC) to serve as the community land trust for the County. Community land trusts create a permanent inventory of affordable housing and limit gentrification in redeveloping neighborhoods. In a community land trust, a home and the land on which the structure is built are considered separate which allows the sale and transfer of title of the home without selling the land. The land remains a part of a 99-year ground lease that is maintained by a nonprofit organization that serves as the community land trust. The ground lease limits the resale value of the home and ensures that the home remains affordable in perpetuity. Currently, zero community land trusts operate in Tallahassee-Leon County.

Staff is currently working with TLC to develop and negotiate a contract to serve as the community land trust. The contract is anticipated to provide TLC the opportunity to identify County-owned parcels that could be conveyed to build affordable housing, establish income limits for residents that purchase homes on properties conveyed by the County, require County review and approval of ground leases, require the submittal of annual reports, and address a number of issues regarding community land trusts. The Florida Housing Coalition is providing TLC technical support with the development of the community land trust. The City of Tallahassee is also developing and negotiating a contract with TLC to serve as a community land trust and as a result County staff has worked closely with the City to ensure that both contracts are as identical as possible.

TLC intends to establish a community land trust that will build and maintain a combination of affordable single-family homes and multi-family housing developments in Leon County. The single-family homes, as well as set aside units in multi-family housing developments, would remain affordable in perpetuity. Additionally, community land trust homeowners and tenants would have access to TLC's robust menu of programs, including, but not limited to: financial literacy, credit counseling, and home buyer education courses.

The HFA will play an important role in the development of the community land trust. Under

Leon County Real Estate Policy No. 16-5, the HFA has the first right of refusal to partner with the County on the sale, lease, or donation of County-owned parcels deemed appropriate for affordable housing. Additionally, the HFA could strategically and financially partner in developing permanent affordable single-family housing and multi-family housing developments through the community land trust.

Following the County Commission's authorization of staff to negotiate with TLC, the County-owned Affordable Housing parcels being marketed on the Multiple Listing System (MLS) were deactivated to allow TLC the opportunity to identify the parcels of interest to them. TLC provided their final list of desired, prioritized parcels (Attachment #1) to the County on August 16, 2019. Staff expects the properties not selected by TLC for the community land trust to be remarketed by the end of September.

County staff produced a map (Attachment #2) which plots the location of the TLC desired properties. TLC seems to have identified a concentration of desired parcels in the area between Griffin Middle School (West), Riley Elementary School (East), West Tharpe Street (North) and Alabama Street (South). Additionally, there is another concentration of parcels located west of Florida Agricultural & Mechanical University and south of Kissimmee Street.

Staff requests the HFA consider inviting TLC to a future meeting to discuss affordable housing, community needs and allow TLC to present the goals and plans for the community land trust.

Habitat for Humanity Parcel Donation

The HFA participated with the County to enter into an agreement to convey real property situated at 1340 Connecticut Street to Habitat for Humanity (HH) for the construction of an affordable housing unit. The Donation agreement was executed on March 20, 2019 and included the following terms to be met:

- HH develop housing for a homeowner with a household income that is 80% or below the area median income; and
- HH ensure the home remains affordable for a minimum of 30 years; and
- HH agreed to convey 6.5% in shared equity to the County if the home owner sells the property within five years of conveyance.

On June 28, 2019, HH dedicated the home built on the donated lot along with two others which were built upon lots donated by the City of Tallahassee. Staff is reviewing documents provided by the Executive Director of HH to verify all the terms of the agreement have been met, including those previously listed.

Currently, the County is not considering any formal requests from HH to donate additional properties.

Attachments:

1. TLC Prioritized Desired Parcel List
2. TLC Prioritized Desired Parcel Location Map

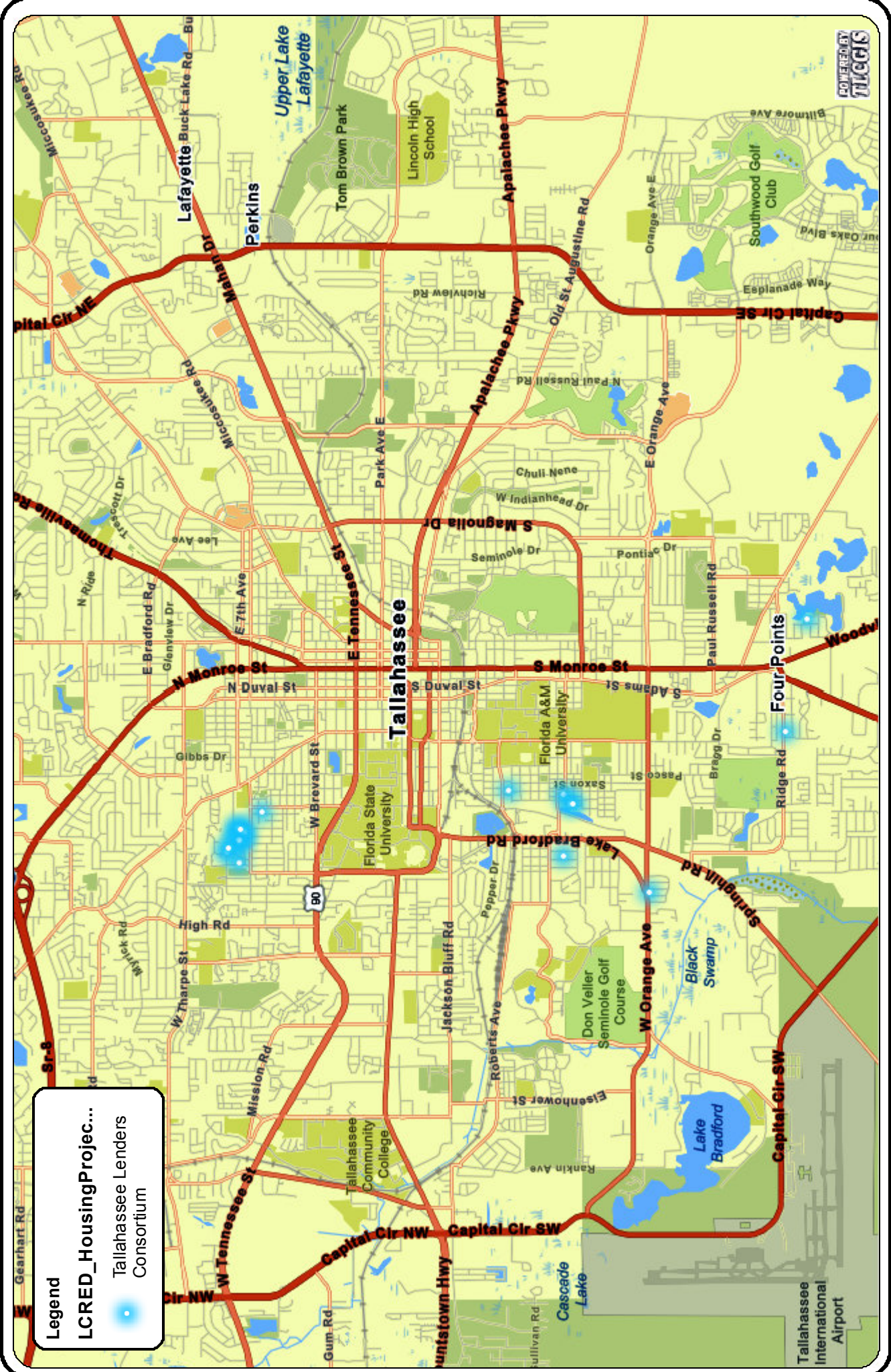
**Tallahassee Lenders Consortium Desired Parcels - Prioritized
as of August 15, 2019**

Priority	Parcel Location	Parcel ID	Acres	Building Use	Legal Description	Status	Listing Price	Current Status	TLC Comments	County Div. of Real Estate Notes
1	1830 GRIFFIN ST, 919-212635 A0270-3773 of 21212635 A0270	21212635 A0270	0.344	No Buildings	GRIFFIN COLLEGE HTS LOTS 27 28 2 BLOCK A DB 244/285	TLC	TBD	Legal Notice posted 04/05 & 12/2019; Approved for AH by BoCC 07/2019	NOT IN FZ. Fantastic size lot, and decent area. A lot of options available	-
2	1743 CALLOWAY ST, -212664 L0080-3112 of 20 212664 L0080	L0080	0.149	No Buildings	SPRING VALLEY LOT 8 BLOCK L OR 536/158 1365/1571 1369/861	TLC	\$ 9,000.00	05/07/2019 Ketcham Realty has been engaged; \$500 listing fee paid to Ketcham Realty; Reapproved for AH by BoCC 07/2019	Vacant Lot - NOT IN FZ. On a very steep drive, culvert to fill, lot build up would be necessary. Need to check with Bill on how much extra to build on the lot. COUNTY ALSO OWNS LOT NEXT TO THIS LOT Parcel #212664 L0090	-
3	1742 CALLOWAY ST, -212664 L0090-3113 of 20 212664 L0090	L0090	0.150	No Buildings	SPRING VALLEY LOT 9 BLOCK L OR 536/158 1369/861	Sold	\$ 9,000.00	07/2019; 06/17/2019 received offer from FT Squared for 1017 Dover, 1118 Clay, Abraham & Calloway for \$24,000, County Countered at \$30,000, we have settle on \$27,000; 07/31/2019 Sale Closed	Sold to FT Squared 07/31/2019	Sold to FT Squared 07/31/2019
4	1745 IDAHO ST, -2126202140000-2925 of 2008 2126202140000	2126202140000	0.140	No Buildings	26 1N 1W .14 A IN SE 1/4 OF NW 1/4 OR 254/605 1102/1748	TLC	\$ 5,000.00	05/07/2019 Ketcham Realty has been engaged; \$500 listing fee paid to Ketcham Realty; 06/28/2019 list price lowered to \$5,000; Reapproved for AH by BoCC 07/2019	Vacant Lot, not in FZ. All (3) Lots on Idaho (on this list) are side by side. Could build at least 2 homes, possibly more	-
5	1806 IDAHO ST, -2126202120000-2925 of 2008 2126202120000	2126202120000	0.143	No Buildings	26 1N 1W .12 A IN SE 1/4 OF NW 1/4 DB 51/447 OR 228/259	TLC	TBD	Legal Notice posted 04/05 & 12/2019; Approved for AH by BoCC 07/2019	Vacant Lot, not in FZ. All (3) Lots on Idaho (on this list) are side by side. Could build at least 2 homes, possibly more	-
6	1819 IDAHO ST, -2126202130000-2978 of 2009 2126202130000	2126202130000	0.153	No Buildings	26 1N 1W .13 A IN SE 1/4 OF NW 1/4 DB 51/502	TLC	TBD	Legal Notice posted 04/05 & 12/2019; Approved for AH by BoCC 07/2019	Vacant Lot, not in FZ. All (3) Lots on Idaho (on this list) are side by side. Could build at least 2 homes, possibly more	-
7	1805 CLAY ST, -2126200590000-2962 of 2009 2126200590000	2126200590000	0.150	No Buildings	26 1N 1W .15 A IN E 1/2 OF SW 1/4 OF NE 1/4 DB 264/641 DB 288/469	TLC	TBD	Legal Notice posted 04/05 & 12/2019; Approved for AH by BoCC 07/2019	NOT IN FZ. Nice Cleared Lot - second to last lot on right at the end of clay (toward Volusia). COUNTY OWNS 5 PARCELS IN THIS BLOCK. (SEE MAP)	-
8	1814 Clay ST, -2126200530000-2957 of 2009 2126200530000	2126200530000	0.150	No Buildings	26 1N 1W .15 A IN SW 1/4 OF NE 1/4 DB 34/145	TLC	TBD	Legal Notice posted 04/05 & 12/2019; Approved for AH by BoCC 07/2019	NOT IN FZ. Houses across the street are decent. House next door needs work. Nice lot.	-
9	1920 CLAY ST, -2126200570000-2914 of 2008 2126200570000	2126200570000	0.150	No Buildings	26 1N 1W .15 A IN SW 1/4 OF NE 1/4 DB 131/511 96-212PR 1889/1424W OR 1889/1429 1893/1283 1897/465	TBD	TBD	Escheated 10/2017; Not designated AH by BoCC	Almost at end of Clay Street on Left - mostly cleared	Pending AH has not been designated as Affordable Housing
10	1903 CLAY ST, 1331-2126200870000-2932 of 21 2126200870000	2126200870000	0.160	No Buildings	26 1N 1W .12 A IN SW 1/4 OF NW 1/4 OR 621/482	TBD	TBD	Escheated 01/2019; Not designated AH by BoCC	Toward end of Clay street on Right	Pending AH has not been designated as Affordable Housing

**Tallahassee Lenders Consortium Desired Parcels - Prioritized
as of August 15, 2019**

Priority	Parcel Location	Parcel ID	Acres	Building Use	Legal Description	Status	Listing Price	Current Status	TLC Comments	County Div. of Real Estate Notes	
11	1720 AH - Joe Louis St-212664	P0030-3058 of 212664	P0030	0.138	No Buildings	SPRING VALLEY LOT 3 BLOCK P DB 144/401	Removed	TBD	05/07/2019 Ketcham Realty has been engaged; Listing withdrawn; \$500 listing fee paid to Ketcham Realty; Parcel could provide access to a 5+ acre landlocked parcel for possible future development	LOCATED AT END OF INDIANA ST, ON JOE LOUIS	County removed parcel from AH due to strategic ingress & egress to a landlocked 5-acre parcel
12	1921 VOLUSIA ST, -	2126200990000-2941 of 20	2126200990000	0.560	No Buildings	26 1N 1W .56 A IN SW 1/4 OF NE 1/4 OR 446/205 950/48	Removed	TBD	Escheated 08/2018; Not designated AH by BoCC	LOCATED BEHIND AND DIAGONAL FROM JOE LOUIS PROPERTY	Part of 5-acre land locked parcel
13	1803 RIDGE RD, 317-411352	B0010-6217 of 20(411352	B0010	0.343	Residential	FOUR POINTS ADD LOT 1 BLOCK B DB 226/435 232/211 OR 2022/1755	TLC	TBD	Legal Notice posted 04/05 & 12/2019; Approved for AH by BoCC 07/2019	NOT IN FZ. Vacant Lot. Great size, has long decent driveway. Could easily put a duplex on it.	-
14	1733 SHORELINE DR, 407-311880	H0120-5375 (311880	H0120	0.271	No Buildings	LAKWOOD UNIT 5 LOT 12 BLOCK H OR 938/1561 2001/1294 2358/508	TLC	\$ 12,000.00	05/07/2019 Ketcham Realty has been engaged; \$500 listing fee paid to Ketcham Realty; 06/28/2019 list price increased to \$12,000; Reapproved for AH by BoCC 07/2019	Vacant Lot, Neo Angle corner Lot. NOT IN FLOOD ZONE. Very nice lot, high on left side, but could build more than one home on lot.	-
15	1838 WAKULLA ST, 2113-410127	U0090-5740 c 410127	U0090	0.098	No Buildings	BOND SOUTH LOT 9 BLOCK U OR 391/598 484/580 1408/779	TLC	TBD	Legal Notice posted 04/05 & 12/2019; Approved for AH by BoCC 07/2019	NOT IN FZ. Small lot, but has a great view of a nice small lake / retainage pond. Access to paved trail as well. (COUNTY ALSO OWNS LOT AT CORNER OF WAKULLA AND PALM BEACH)	-
16	1922 WAKULLA ST, -410127	U0070-6038 of 20(410127	U0070	0.100	No Buildings	BOND SOUTH LOT 7 BLOCK U DB 56/412	TBD	TBD	Escheated 03/2018; Not designated AH by BoCC	ON THE CORNER OF WAKULLA AND PALM BEACH ST	Pending AH has not been designated as Affordable Housing
17	1751 OSCEOLA ST, 836-410127	J0071-3435 of 2 410127	J0071	0.101	No Buildings	BOND SOUTH E 1/2 OF LOTS 7 & 8 BLOCK J OR 938/423 1476/1502	TLC	\$ 6,000.00	02/12/2019 Ketcham Realty has been engaged; \$500 listing fee paid; 06/28/2019 list price lowered to \$5,000; Reapproved for AH by BoCC 07/2019	NOT IN FZ. Mostly cleared Lot. Could be nice. Next door neighbor has a car lift in yard....	-
18	1820 FLORAL ST, 818-4101750220011-	5852 of 2 4101750220011		0.130	No Buildings	VILLA MITCHELL .13 A W 1/2 OF LOT 1 BLOCK 22 OR 1186/1348 1350 1684/147	TLC	TBD	Legal Notice posted 04/05 & 12/2019; Approved for AH by BoCC 07/2019	NOT IN FZ. Very busy area, Nice home next door, other properties adjacent need work.	-
19	1749 ORANGE AVE W, -411155	E0020-3771 of 411155	E0020	0.112	No Buildings	LIBERTY PARK LOT 2 BLOCK E OR 1684/341	TLC	\$ 5,000.00	02/12/2019 Ketcham Realty has been engaged; \$500 listing fee paid to Ketcham Realty; 06/28/2019 list price lowered to \$5,000; Reapproved for AH by BoCC 07/2019	NOT IN FZ. Wooded lot. Faces a very busy street (Orange ave, and lake bradford intersection), Could be a nice property, sales in area are very low (partly due to many houses being in flood zone and not kept up well in some of this subdivision)	-
20	1750 HOLMES ST-410270	A0100-6256 of 2009 410270	A0100	0.187	No Buildings	HUTCHINSON HTS LOT 10 BLOCK A DB 169/67 233/187 1939/2023W 96-632PR 2190/1927	TLC	\$ 7,000.00	05/07/2019 Ketcham Realty has been engaged; \$500 listing fee paid; Reapproved for AH by BoCC 07/2019	Vacant Lot. NOT IN FLOOD ZONE. Wooded lot - Not much home buying activity in this area.	-

TLC	14	\$ 30,000.00
TBD	3	
Sold	1	
Removed	2	
Total Parcels desired by TLC	20	\$ 30,000.00



Scale:	Tallahassee/Leon County GIS Management Information Services
Not To Scale:	Leon County Courthouse 301 S. Monroe St, P3 Level Tallahassee, FL 32301
Date Drawn:	850/606-5504
September 16, 2019	http://www.ticgis.org



Affordable Housing Project

DISCLAIMER

This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee and the Leon County Property Appraiser's Office. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser's Office assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

