

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Affordable Housing Partnership Between Seminole County, Habitat for Humanity and Seminole Community College

DEPARTMENT: Planning & Development **DIVISION:** Community Resources

AUTHORIZED BY: Donald Fisher  **CONTACT:** Colleen Rotella  **EXT.** 7351

Agenda Date <u>12/14/04</u> Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Request Board approve affordable housing pilot project with Habitat for Humanity and Seminole Community College including sponsoring five Habitat homes. Approve and authorize Chairman to execute Resolution and County Deed conveying Parcel 12-21-29-5BD-1200-0210 to Habitat for Humanity in Seminole County, Inc. for construction of an affordable single family home.

BACKGROUND:

Staff has been working closely with Habitat for Humanity in Seminole County, Inc. and Seminole Community College, (SCC) to create a partnership for the construction of affordable housing. Before the Board is a pilot project which all three agency staff involved have confidence will become a model affordable housing program.

The first project includes Seminole County sponsoring a Habitat Home which will be built substantially by the students of the SCC Program of Construction, Engineering and Design. The strength of this partnership revolves around three agencies bringing together particular expertise and strengths.

Habitat whose guiding philosophy is to give a hand up not a hand out, has a waiting list of families who participate in extensive programs related to the responsibilities of home ownership and put hundreds of hours of sweat equity into not only the construction of their home but other Habitat homes. Because Habitat relies substantially on volunteer labor they are able to build a single family home at a substantially reduced price.

Reviewed by:  Co Atty: _____ DFS: _____ Other: _____ DCM:  CM:  File No. <u>rpdc01</u>

SCC has a Construction, Engineering and Design program recognized for its state of the art facilities which train and prepare students to enter the building and construction industry. Through this partnership, students will receive hands on experience in the construction of a single family home from planning to permitting, design and construction. Not only will the students construct the home but take part in a tremendous opportunity to contribute to the community through volunteer work.

The family involved in this project was living in a dilapidated home which was impacted by the recent hurricanes and is no longer habitable. Habitat is working with the Sanford Fire Department who is interested in using the structure as part of a fire school training project.

Funding for the project is available as part of the SHIP Program. As the project sponsor, the County will provide funding not to exceed \$65,000 per home to be used for construction materials and services. As part of the program, Habitat holds a 20 year mortgage with zero interest. Payments received from the owner are placed in Habitat's "Fund for Humanity" and will be used for construction of additional affordable houses. The County's investment is secured via a note and mortgage. Staff is recommending sponsoring funds equivalent to five homes which will be used by Habitat as leverage to raise funds for other private sponsorships resulting in an estimated ten homes.

A second part of the partnership is the County conveying miscellaneous lots which have been secured by the County and are not needed for County purposes but would be suitable for affordable housing. On a case by case basis these lots would be reviewed by Habitat and if suitable transferred for construction of affordable single family houses. In May, 2004 the County gained access to a vacant lot via a tax deed after cleaning the lot under the Clearance Program. The lot was procured by Community Development for construction of affordable housing. Staff is recommending transference of the lot located in the East Altamonte area to Habitat for construction of a single family home.

Staff Recommendation: The reconstruction of dilapidated housing is an approved strategy under the County's Local Housing Assistance Plan with funding available. Staff requests the Board approve the partnership and pilot project with Habitat and SCC and sponsorship of funding equivalent to five habitat homes. Staff also recommends conveyance of a lot located on Magnolia Ave in East Altamonte which was acquired by the Community Development Office as part of tax deed sale for the purposes of developing affordable housing for an income eligible household.

Attachments: Resolution
County Deed

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING OF DECEMBER 14, 2004.

WHEREAS, Section 125.38, Florida Statutes, provides for the conveyance of real property owned by Seminole County (“County”) to a non-profit corporation where application is made by the non-profit corporation to the Board of County Commissioners for conveyance of the property; and

WHEREAS, the County, in promoting the public’s interest and welfare pursuant to Section 125.38, Florida Statutes, has determined that the County-owned real property depicted in the attached County Deed, attached hereto and incorporated herein, is not needed for County purposes; and

WHEREAS, Habitat for Humanity in Seminole County, Inc. is a local non-profit corporation in Seminole County which has requested ownership of the property as described in the attached County Deed for the purpose of constructing affordable housing for a qualified lower income household; and

WHEREAS, the County finds that the conveyance of the identified property to Habitat for Humanity in Seminole County, Inc. for the development of affordable housing serves the public interest and a County purpose,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, THAT:

The County shall convey by County Deed, in exchange for the sum of \$1.00, the property depicted in the attached County Deed to Habitat for Humanity in Seminole County, Inc. for the purpose of providing affordable housing for a qualified lower income household.

ADOPTED this _____ day of December, 2004.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of County
Commissioners of Seminole County, Florida

CARLTON HENLEY, Chairman
Date: _____

Join hands with SCC,
Seminole County and
Habitat for
Humanity

*Build a House for
a Deserving Family
in Your Community*

Architecture &
Interior Design
Students
Earn 3 Co-op hours

Co-op
Opportunity
IND 2949
BCN 2949



Seminole Community College

For More Information contact
Architectural Design Dept. 407-328-2387 or www.scc-fl.edu/Architecture

Designed by D...

This document was prepared by:
Arnold W. Schneider
Assistant County Attorney
County Attorney's Office
Seminole County Government
1101 East First Street
Sanford, FL 32771

Please return to:
Habitat For Humanity In Seminole County, Inc.
2910 Orlando Drive
Sanford, FL 32773

COUNTY DEED

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2004, by SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter called the GRANTOR, and HABITAT FOR HUMANITY IN SEMINOLE COUNTY, INC., a Florida non-profit corporation, whose address is 2910 Orlando Drive, Sanford, Florida 32773, hereinafter called the GRANTEE.

WITNESSETH:

THAT GRANTOR for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to GRANTEE, its heirs and assigns forever, the following described land lying and being in Seminole County, Florida, to wit:

LOT 21, BLOCK 12, SANLANDO, ALTAMONTE SECTION,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
3, PAGE 66 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY,
FLORIDA.

Parcel Identification Number: 12-21-29-5BD-1200-0210.

This conveyance shall be construed as a determinable fee simple according to the following conditions:

- (1) That GRANTEE is now and shall continue to be a local, non-profit housing developer constructing affordable housing units in Seminole County, Florida, for qualified lower income households. If GRANTEE fails to continue as a local non-profit housing developer constructing affordable housing units in Seminole County, Florida, the property, improvements thereto and all rights conveyed pursuant to this County Deed shall revert to the GRANTOR; and.
- (2) That GRANTEE shall develop an affordable housing unit in Seminole County, Florida, on the parcel which is conveyed by this instrument and convey the unit to a qualified low income or very low income purchaser with no profit, monetary or otherwise, gained from the improvement, conveyance or

lease of the property accruing to GRANTEE. Any funds received from such development and conveyance shall be placed in the Habitat for Humanity's Fund for Humanity and used to only construct additional affordable single family homes in Seminole County. If GRANTEE utilizes the property for any purpose whatsoever other than as described herein or acts in such a way as to evidence intent to reap any profits or gain from the subject parcel, then the property, improvements thereto and all rights conveyed pursuant to this County Deed shall revert to GRANTOR.

IN WITNESS THEREOF the GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of County
Commissioners of Seminole County, Florida

CARLTON HENLEY, Chairman