



Legislation Details (With Text)

File #:	ID#19-6531	Version:	1	Name:	Surplus Grant St & MLK properties
Type:	Action Item	Status:		Status:	Passed
File created:	7/17/2019	In control:		In control:	Economic Development & Housing
On agenda:	8/14/2019	Final action:		Final action:	8/14/2019
Title:	Declare surplus for the purpose of sale, through Request for Proposals 48-19, real property located at the northwest corner of Grant Street and North Martin Luther King, Jr. Blvd., legally described as Lots 6, 7 and 8, Block B, First Addition to Norwood, according to the map or plat thereof as recorded in Plat Book 5, Page 79 of the Public Records of Pinellas County, Florida and real property located at 1415 Taft Avenue, legally described as Lot 16, Block 1 Lincoln Place Addition to Clearwater Florida according to the plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Pinellas County, Florida whereby the successful proposal meets the terms set by Council. (APH)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. NMLK-Grant_LocationMap.pdf

Date	Ver.	Action By	Action	Result
8/14/2019	1	City Council		
8/12/2019	1	Council Work Session		

SUBJECT/RECOMMENDATION:

Declare surplus for the purpose of sale, through Request for Proposals 48-19, real property located at the northwest corner of Grant Street and North Martin Luther King, Jr. Blvd., legally described as Lots 6, 7 and 8, Block B, First Addition to Norwood, according to the map or plat thereof as recorded in Plat Book 5, Page 79 of the Public Records of Pinellas County, Florida and real property located at 1415 Taft Avenue, legally described as Lot 16, Block 1 Lincoln Place Addition to Clearwater Florida according to the plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Pinellas County, Florida whereby the successful proposal meets the terms set by Council. (APH)

SUMMARY:

The properties are currently vacant and are identified by Resolutions 19-10 and 17-38, respectively, as city-owned property appropriate for use as affordable housing.

The larger tract is 15,750 square feet and lies on the northwest corner of N. Martin Luther King, Jr. Boulevard and Grant Street. This property was acquired through foreclosure earlier this year. The City originally acquired the land in 1999 with Community Development Block Grant (CDBG) funds made available by the United States Department of Housing and Urban Development (HUD). In 2006, the City transferred the property and held a mortgage for the purchase amount. The mortgage fell into default status and City Council authorized foreclosure action in 2018.

The smaller, individual parcel is 3,526 square feet and is located on the southeast corner of Grant Street and Taft Avenue. This parcel was acquired in 2001 at no cost through escheatment due to non-payment of taxes.

With council approval, staff will issue Request for Proposals 48-19 (RFP) to attract developers interested in the

site to construct a multi-family affordable housing project. Allowable densities provide for up to four units; however additional, privately owned lands may be available to contribute to the project. The RFP will allow a project for rental or homeownership or a combination thereof. Qualifying tenants or homeowners must have household incomes of not more than 80% of Area Median Income as determined by HUD.

A recent staff appraisal valued the larger tract at \$72,500 and the smaller, individual parcel at \$24,900. According to Section 2.01(d)(5)(i) of the Clearwater City Charter, the City Council may approve the donation or sale for less than fair market value of city-owned property of not more than one-half acre in size for workforce or affordable housing following a public hearing. According to the Pinellas County Property Appraiser, the total combined area of the property is 0.44 acres (19,276 square feet).

The RFP stipulates that the property will be transferred at no cost and additional funds may be available to assist with construction costs if the successful respondent is able to show that additional subsidy is necessary. If additional funds are needed, they may be made available from one or more of the following sources: CDBG, HOME Investment Partnership Program, State Housing Initiatives Partnership Program and Pinellas County Housing Trust Fund. This project will not impact the city's general fund. Proposals received in response to the RFP will be evaluated by the following criteria: project history and project team, financial capacity, ability to place homeowners/tenants, development proposal and financial proposal.

APPROPRIATION CODE AND AMOUNT:

N/A

USE OF RESERVE FUNDS:

N/A