

SURPLUS LANDS FOR AFFORDABLE HOUSING POLICY

POLICY NO. 40-01

I. PURPOSE

To establish a process by which surplus county lands are designated for affordable housing, identify and select eligible agencies to be recipients of the land to construct affordable housing, and reinvest proceeds from the sale of properties into the development of future affordable housing.

II. DESIGNATING SURPLUS PROPERTIES FOR AFFORDABLE HOUSING

Properties will be made available no more than twice a year based on the following criteria:

Existing County-Owned Properties

Lots with Acreage

- Determine if central water/sewer service is available to the site
- Determine if adequate transportation infrastructure is available
- Does the property meet federal and/or state housing program criteria for development incentives (i.e. State Apartment Incentive Loan Program (SAIL))?

Individual lots:

- Not in flood zone
- Florida Department of Health in Hernando County requirements for septic or having water/sewer available
- Homeowners Association Fees less than \$50.00 a month
- If previous sinkhole activity on site – fully remediated with ground stabilization

Escheated Properties

Real Property Coordinator shall forward escheated properties to Hernando County Housing Authority for review and determination of feasibility.

III. DETERMINING DISPOSITION AGENCY FOR HOUSING DEVELOPMENT

A Request for Proposals (RFP) shall be conducted to identify agencies interested in utilizing surplus properties for affordable housing.

The RFP will identify agency requirements, such as agency experience, property development schedule, property acquisition and payment process, and other factors as determined by the County.

IV. **MONITORING AND ADMINISTRATIVE REQUIREMENTS**

- Development Agreement and Land Use Restriction Agreement with entity receiving property to be completed upon purchase
- If home used for homeownership program – verification that home sold to a homebuyer making less than 80% AMI.
- If home received back by the entity through foreclosure or sale, verification to be provided if home re-sold to eligible homebuyer.
- If home used for rental program, annual files to be maintained by the agency to ensure tenants are income eligible.
- Monitoring to occur by the Housing Authority. Affordability for rental units to be retained for 30 years.

Adopted: December 17, 2019