

SUBPART F. DONATION OF PROPERTY FOR CERTAIN RESIDENTIAL HOUSING

Sec. 122.461. Donation for residential housing.

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(a)

The Purchasing Division and Real Estate Division may donate property, which has a current fair market value of less than \$25,000, to a not-for-profit corporation which has been qualified and specifically listed hereinbelow and has an objective of creating residential housing for persons of low or moderate income (as such income is defined and approved by the Jacksonville Housing Authority). The not-for-profit corporation must be approved by the Planning and Development Department as an entity whose efforts at constructing housing for low or moderate income individuals meet reasonable standards as to the quality of construction and compliance with income standards. The following listed not-for-profit corporations are found to be qualified and may receive property donations pursuant to this Subpart:

(i)

Habitat for Humanity of Jacksonville, Inc.

(ii)

Community Housing Development Organizations (CHDO) as identified by the City's Community Development Division.

(b)

Prior to any donation, the Real Estate Division shall investigate whether or not there is a need by the City or any independent agency or, if deemed appropriate by the Real Estate Division, any other governmental agency or unit of government; provided that no written inquiry shall be necessary when the Real Estate Division has been informed previously or otherwise is aware of a need or no need to retain the property for governmental use. If, as a result of its investigation, the Real Estate Division determines there is a need for the subject property by a governmental agency or unit, then no donation shall be made.

(c)

The Mayor and Corporation Secretary are authorized to execute and deliver all documents necessary to convey the property to the not-for-profit corporation.

(d)

The Chief, Real Estate Division shall execute on behalf of the City an agreement, with the not-for-profit corporation, containing the following conditions: (i) The property be used solely for the construction of affordable housing for low or moderate income individuals; (ii) That construction of such housing begin within 12 months of the donation, unless such time is extended by the Chief, Real Estate Division; (iii)

Construction completed within 18 months of donation; (iv) The not-for-profit corporation will assume full responsibility for construction of the homes in compliance with appropriate building codes; and (v) If construction is not feasible, the property will be conveyed to the City, at no cost to the City. The form of the agreement shall be approved by the Office of General Counsel.

(Ord. 97-14-E, § 2)