

Report on Properties Received

through the City of Jacksonville's Surplus Property Donation Program

Introduction

City Ordinances¹ have established [a program](#) by which certain surplus property (land) owned by the City of Jacksonville should be identified and made available, in the first 30 days: “exclusively to non-profit entities with prior experience in constructing or rehabilitating affordable housing or other uses supportive of affordable housing, as determined by the Division, on a first come-first served basis.”

A 2023 [report from the City's Office of the Inspector General](#) shows, among other things, that most of these lots were donated to various persons and organizations without any experience and – as reported in the local media – 95% of them failed to build affordable housing within the required timeframe.

This report demonstrates that Habitat for Humanity of Jacksonville, Inc (aka “HabiJax”), a registered Florida not-for-profit organization and the leading nonprofit builder of affordable housing for homeownership in the region, has:

1. **Fully complied with every condition and expectation** with regards to donated property and continues to do so.
2. **Consistently, quickly, and efficiently built affordable housing** on these lots.

¹ City of Jacksonville Ordinances [2018-871-E](#), §2; [2019-290-E](#), §7; [2021-115-E](#), §1; [2023-498-E](#), §1

3. **Communicated our ability and desire to build more homes** upon more lots, to benefit more Jacksonville workers and families needing relief from rising rents and home prices. Instead, we have received fewer lots from the city.
4. **Inquired of the City why HabiJax has been limited to 3 (previously 5) donations of land per cycle**, in spite of:
 - a. our verified capacity to build more,
 - b. the absence of other experienced nonprofits ready to build more homes at the scale required, and
 - c. the enormity of the housing crisis in Jacksonville.

Summary

- **Nine vacant properties** have been donated to HabiJax since 2019.
- **Seven affordable homes** have already been constructed and sold to low-to-moderate homebuyers within the program's timeframe.
- **Four more affordable homes are permitted and presently under construction** with work to be completed by the end of 2024, which will be less than one year from the time the lots were donated.
- This yields a **total of eleven affordable homes** from nine properties.
- Our initial analysis of properties diverted from HabiJax and donated to non-qualifying entities instead shows **we could have built two to four times as many homes** for homeownership within the given timeframe.

Land Donated in 2019

1537 McConihe St

Vacant lot acquired through tax reversion with an assessed value of \$3,026. Transferred to Habitat for Humanity of Jacksonville on 7/2/2019.



Built as an affordable home with a low-to-moderate income HabiJax family and sold to them on 11/10/2020 for \$115,000 ([deed](#)). Home remains the primary residence of this family through an affordable mortgage.

1139 Palmetto St

Vacant lot acquired through tax reversion with an assessed value of \$6,062. Transferred to Habitat for Humanity of Jacksonville on 7/2/2019.



Built as an affordable home for a low-to-moderate income individual in our homeownership program and sold to them on 3/29/2021 for \$127,500 ([deed](#)). Home remains the primary residence of this individual through an affordable mortgage.

818 Robinson Ave

Vacant lot acquired through tax reversion with an assessed value of \$6,675. Transferred to Habitat for Humanity of Jacksonville on 7/2/2019. Subsequently split into two lots for two homes: **1802 Broadway Ave** and **1806 Broadway Ave**.



Affordable homes were built upon both lots for low-to-moderate income HabiJax families. 1802 Broadway was sold on 10/9/20 for \$122,000 ([deed](#)) and 1806 Broadway was sold on 7/22/20 for \$122,000 ([deed](#)).

Homes remain the primary residence of each family through an affordable mortgage.

0 / 468 Day Ave

Vacant lot acquired through tax reversion as 0 Day Ave with an assessed value of \$3,663. Transferred to Habitat for Humanity of Jacksonville on 7/2/2019. The new street address received during planning and permitting was **468 Day Ave**.



468 Day Ave was built as an affordable home for a low-to-moderate income HabiJax family and sold to them on 4/21/2021 for \$150,000 ([deed](#)). Home remains the primary residence of this family with an affordable mortgage.

3320 Commonwealth Ave

Vacant lot acquired through tax reversion with an assessed value of \$5,705. Transferred to Habitat for Humanity of Jacksonville on 7/2/2019.

Land conveyed with understanding of the availability of sewer or pre-existing septic in accordance with Municipal Code [Sec](#)

[122.423 \(a\) 3](#). **No sewer or pre-existing septic was available, leaving HabiJax to provide new septic at its own expense. This also caused a significant delay in developing the lot.**



Finally built as an affordable home for a low-to-moderate income HabiJax family and sold to them on 7/21/23 for \$148,000 ([deed](#)). Home remains the primary residence of this family with an affordable mortgage.

Land Donated in 2020

2167 W 30th St

Vacant lot acquired through tax reversion with an assessed value of \$4,896. Transferred to Habitat for Humanity of Jacksonville on 10/27/2020.



Built as an affordable home for a low-to-moderate income individual in our homeownership program and sold to them on 12/15/2022 for \$165,000 ([deed](#)). Home remains the primary residence of this individual through an affordable mortgage.

NOTE: Multiple additional lots were requested from the City in this cycle. These requests were denied. The properties were granted to other entities who have not built homes in the time period required.²

165 W 40th St – Double lot granted to “KNTNP Inc” – a Florida nonprofit organization with no apparent building expertise which dissolved the following year. Currently vacant with no construction permits issued.

1912 W 6th St – Granted to “Purple Jewel Corp” [*sic*]. “Purple Jewel Corporation” is a Georgia organization with no apparent building expertise. Improved property was conveyed in 2024, in excess of 3 year maximum.

3254 Deason St – Double lot granted to “Magnolia Transitional Housing Program” – a Florida nonprofit organization with no apparent building expertise which dissolved in 2023. Currently vacant with no construction permits issued.

² Excel file – T163774-071224__2023_Surplus_Property_Program_Donations_to_Date.xls – obtained through a Public Records Request from the City of Jacksonville, July 16, 2024

1077 Canal St – Double lot granted to “Unicarcerated inc” [sic]. Unincarcerated, Inc is a Florida nonprofit organization with no apparent building expertise. Currently vacant with no construction permits issued.

5704 Benedict – Double lot across the street from two existing Habijax homes was granted instead to “Help Availalble Inc” [sic] – Help Available, Inc is a North Carolina nonprofit organization with no apparent building expertise which was incorporated a few months before receiving the property. Currently vacant with no construction permits issued.

Land Donated in 2023

1547 W 14th St

Vacant lot acquired through tax reversion with an assessed value of \$6,729.

Transferred to Habitat for Humanity of Jacksonville on 12/13/23.



Permitted and presently under construction as an affordable home for a low-to-moderate Habijax family, with **Certificate of Occupancy expected in Q3 2024**. Quarterly reports to Neighborhoods Department have been submitted in a timely fashion.

1449 Dyal St

Vacant lot acquired through tax reversion with an assessed value of \$6,999. Transferred to Habitat for Humanity of Jacksonville on 12/13/2023.

Permitted and presently under construction as an affordable home for a low-to-moderate



Habijax family, with **Certificate of Occupancy expected in Q3 2024**. Quarterly reports to Neighborhoods Department have been submitted in a timely fashion.

524 E 64th St @ Northland St

Vacant lot acquired through tax reversion with an unknown assessed value. Transferred to Habitat for Humanity of Jacksonville on 12/13/2023.

Subsequently split into two lots for two homes:

7330 Northland St and **7336 Northland St**.

Permitted and presently under construction as two affordable homes for two low-to-moderate HabiJax families, with **Certificate of Occupancy for both homes expected in Q4 2024**. Quarterly progress reports to Neighborhoods Department have been submitted in a timely fashion.

