

PARTNER PROJECT TERMS AND CONDITIONS

On August 23, 2022, the City of Venice (“City”) and Habitat for Humanity of South Sarasota County, Inc. (“Habitat”) entered into a Partner Agreement whereby the City agreed to release an affordable housing restriction on a parcel owned by Habitat in exchange for the City holding parcel sale proceeds for use by Habitat in acquiring or developing affordable housing in the City. At its meeting on February 27, 2024, the City Council approved Habitat’s use of City held funds for the purchase of a vacant lot at 1316 Mango Avenue, Venice, Florida and the construction of a single-family house (hereinafter referred to as the “Habitat Project”), subject to the following terms and conditions:

1. The City authorizes the use of up to \$400,000.00 in held funds for the Habitat Project as detailed on the Budget attached hereto as Exhibit “A”. If the total cost of the Habitat Project will exceed \$400,000.00, Habitat shall obtain City Council approval in advance for the additional held funds required.
2. Habitat shall provide the City with wiring instructions for the held funds needed for the closing of the purchase of 1316 Mango Avenue pursuant to the Vacant Land Contract.
3. Habitat shall provide detailed invoices to the City as part of any request for the release of held funds to pay for construction of the unit at 1316 Mango Avenue.
4. The Habitat Project must be completed, through a Certificate of Occupancy, by the expiration of the Partner Agreement or any held funds utilized for the Habitat Project must be returned to the City.
5. The Habitat Project must comply with all relevant terms and conditions in the Partner Agreement entered into on August 23, 2022.

BUDGET

General Requirements - Surveying, Engineering, Architecture, Environmental, Tree Mitigation, Construction Services, Dumpsters, General Supplies	\$18,600.00
Permitting & Impact Fees - City of Venice	\$22,359.46
Land Development - Land Clearing	\$36,300.00
Vertical Building Costs - All Interior/Exterior of Build	\$145,750.00
Utilities - Septic, Well, City Water Tapping	\$25,400.00
Contracted Labor - Trusses, Roofing, Tile, Texture	\$22,000.00
Cost of Lot - 1316 Mango Ave	\$120,000.00
Contingency- 2.39%	\$9,591.00
TOTAL ESTIMATED COST PER UNIT-	\$400,000.00