

TERM SHEET FOR RENTAL DEVELOPMENT AGREEMENT BETWEEN:

JACKSONVILLE COMMUNITY LAND TRUST (“Developer”)

and

CITY OF JACKSONVILLE (the “City”)

1. **The Project.** The construction of 2 new single-family units, on scattered site parcels owned by the Jacksonville Community Land Trust (“the Project”).
2. **Grant Amount.** The City will provide a maximum grant of \$392,309.57 to the Developer that shall be used solely and exclusively for the construction of the Project.
3. **Terms of Grant.** As part of a Development Agreement, the Developer shall be awarded a grant for construction of the Project in the maximum amount of \$392,309.57, not to exceed actual qualified expenditures on the Project. The Development Agreement shall require the Project be utilized for affordable housing until the later of: (a) twenty (20) years after the issuance of a certificate of occupancy for the Project or (b) September 30, 2045.
4. **Collateral.** The Grant shall be secured by a Land Use Agreement to be executed for each subject property.
5. **Affordable Housing Requirements.** The homes shall be occupied by households whose annual incomes do not exceed eighty percent (80%) of the Area Median Income for Duval County, Florida, as determined by the U.S. Department of Housing and Urban Development, with adjustments for smaller and larger families and shall otherwise meet the requirements of the HOME Investment Partnership Program (U.S. Department of Housing and Urban Development (HUD)). All homes that are to be constructed in connection with the project shall remain affordable for a minimum term of twenty (20) years and will be secured by a Land Use Restriction Agreement commencing on the date of Project completion or occupancy as documented by the certificate of occupancy and ending on the later of the twentieth (20TH) anniversary or September 30, 2045.
6. **Disbursements.** The funds shall be disbursed based upon draw requests approved by a representative of the City of Jacksonville’s Housing and Community Development Division. The draw request schedule shall be approved by the City and Developer.
7. **Duration of Funding.** The funding obligation of the City shall commence on the effective date of the Development Agreement between the City and Developer and shall end on September 30, 2025. The City’s obligation to fund disbursements to the Developer shall be limited to qualified expenses incurred on or before September 30, 2025. The City’s obligation to fund any and all disbursements to the Developer shall end 60 days thereafter.
8. **Performance Schedule.** All construction of the Project must be completed by September 30, 2025.