

# CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY



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**Bill Type and Number:** Ordinance 2025-608

**Introducer/Sponsor(s):** Council Member Peluso

**Date of Introduction:** August 12, 2025

**Committee(s) of Reference:** NCSPHS, R, F

**Date of Analysis:** August 11, 2025

**Type of Action:** Property Conveyance; waiver of Ordinance Code

**Bill Summary:** This bill declares eight City owned properties in Council District 7 as surplus and authorizes their conveyance at no cost to Eastside Housing Collaborative, LLC, for the provision of affordable housing. It authorizes the Mayor, or her designee, and the Corporation Secretary to execute a Land Donation Agreement, Quitclaim Deed, and other conveyance documents; It waives conflicting provisions of Sections 122.421 and 122.423, Ordinance Code; It includes a covenant requiring development or use for affordable housing within two years of the property will revert to the City; It provides for City Oversight of the Transfer of the property by the Department of Public Works, Real Estate Division, & by the Department of Neighborhoods, Housing & Community Development Division, over the property thereafter.

**Background Information:** The purpose of this legislation is to authorize the conveyance of eight City-owned parcels, all located in Council District 7, to Eastside Housing Collaborative, LLC, a Florida not-for-profit organization formed as a joint venture between Historic Eastside Community Development Corporation and Lift Jax, Inc. The properties, with a combined assessed value of \$151,933, have been declared surplus to the needs of the City. This legislation waives certain provisions of the Ordinance Code to permit the direct donation of the properties without requiring the satisfaction of delinquent liens or taxes and outside of the standard affordable housing disposition process. The Quitclaim Deed will include a covenant requiring the properties to be developed and/or used for affordable housing within two years, with reversionary rights to the City if the condition is not met. Oversight of the transfer will be provided by the Department of Public Works, Real Estate Division, with ongoing monitoring by the Department of Neighborhoods, Housing and Community Development Division.

**Policy Impact Area:** Affordable housing

**Fiscal Impact:** No fiscal impact.

**Analyst:** Jimenez