

1 Introduced by the Council President at the request of the Mayor:
2
3

4 **ORDINANCE 2026-458**

5 AN ORDINANCE ADOPTING AN INVENTORY LIST
6 IDENTIFYING CITY-OWNED REAL PROPERTY DEEMED
7 APPROPRIATE FOR USE AS AFFORDABLE HOUSING
8 PURSUANT TO AND AS MANDATED BY SECTIONS 125.379
9 AND 166.0451, *FLORIDA STATUTES*, AND SECTION
10 122.423, *ORDINANCE CODE*; DECLARING THE 15
11 PARCELS ON THE INVENTORY LIST (THE "SUBJECT
12 PARCELS") TO BE SURPLUS TO THE NEEDS OF THE CITY;
13 PROVIDING FOR WAIVER OF SUBSECTION 122.423
14 (F) (EDUCATIONAL WORKSHOPS REQUIRED), SECTION
15 122.423 (DISPOSITION FOR AFFORDABLE HOUSING),
16 SUBPART B (REAL PROPERTY DISPOSITIONS AND
17 EXCHANGES), PART 4 (REAL PROPERTY), CHAPTER 122
18 (PUBLIC PROPERTY), *ORDINANCE CODE*, TO REDUCE
19 NUMBER OF REQUIRED EDUCATIONAL WORKSHOPS FROM
20 FOUR WORKSHOPS TO TWO WORKSHOPS AND TO WAIVE
21 REQUIREMENT TO ADVERTISE SUCH WORKSHOPS IN A
22 NEWSPAPER OF GENERAL CIRCULATION; AUTHORIZING
23 DISPOSITION OF THE SUBJECT PARCELS PURSUANT TO
24 THE PROVISIONS OF SECTION 122.423 (DISPOSITION
25 FOR AFFORDABLE HOUSING), SUBPART B (REAL
26 PROPERTY DISPOSITIONS AND EXCHANGES), PART 4
27 (REAL PROPERTY), CHAPTER 122 (PUBLIC PROPERTY),
28 *ORDINANCE CODE*; PROVIDING AN EFFECTIVE DATE.
29

30 **WHEREAS**, pursuant to Sections 125.379 and 166.0451, *Florida*
31 *Statutes*, the City of Jacksonville/Duval County is required every

1 three years to adopt an inventory list of all real property within
2 its jurisdiction to which the City/County holds fee simple title that
3 is appropriate for use as affordable housing; and

4 **WHEREAS**, Section 122.423, *Ordinance Code*, requires that on or
5 before July 1, 2019, and no less often than every third year
6 thereafter, the City Council adopt an affordable housing inventory
7 list; and

8 **WHEREAS**, the Council hereby adopts this Ordinance to comply
9 with Sections 125.379 and 166.0451, *Florida Statutes*, and Section
10 122.423, *Ordinance Code*; now therefore

11 **BE IT ORDAINED** by the Council of the City of Jacksonville:

12 **Section 1. Adoption of findings.** The recitals set forth
13 above are true and correct and are incorporated herein by this
14 reference.

15 **Section 2. Purpose and Adoption of Inventory List.** The
16 purpose of this Ordinance is to carry out the obligations set forth
17 in Sections 125.379 and 166.0451, *Florida Statutes*, and Section
18 122.423, *Ordinance Code*, by approving and adopting an inventory list
19 of all real property within the City of Jacksonville to which the
20 City holds fee simple title that is appropriate for use as potential
21 affordable housing. Therefore, the Council hereby adopts the
22 Affordable Housing Inventory List, attached hereto as **Exhibit 1** and
23 incorporated herein by this reference.

24 **Section 3. Declaration of Surplus.** The City hereby
25 declares the 15 parcels listed on the Affordable Housing Inventory
26 List (the "Subject Parcels") to be surplus to the needs of the City.
27 The total "in progress" assessed value of the Subject Parcels is
28 \$200,242.00 as determined by the Duval County Property Appraiser's
29 Office. These assessed values are considered "in progress" as they
30 are subject to change prior to final certification of the tax roll
31 by the Duval County Property Appraiser.

1 The Real Estate Division has conducted an investigation of need
2 as required by Section 122.422, *Ordinance Code*. As a result of that
3 investigation, the Real Estate Division has determined that there is
4 not a need for the City to allocate or convey any of the Subject
5 Parcels to a City Agency (as that term is defined in Section 122.422,
6 *Ordinance Code*) for the agency's purposes. The Chief of the Real
7 Estate Division, pursuant to Sections 122.422 and 122.423, *Ordinance*
8 *Code*, certifies that: 1) based on the investigation, no City Agency
9 has a need for the Subject Parcels; and 2) each of the Subject Parcels
10 meets the affordable housing criteria set forth in Section 122.423(a),
11 *Ordinance Code*. A copy of the Real Estate Certificate from the Chief
12 of Real Estate for the surplus of real property as required by Council
13 Rule 3.102(g) (1) (Preparation of Bills), is attached hereto as **Exhibit**
14 **2** and incorporated herein by this reference.

15 **Section 4. Waiver of Subsection 122.423(f), *Ordinance Code*.**
16 Subsection 122.423(f) (Educational workshops required), Section
17 122.423 (Disposition for affordable housing), Subpart B (Real
18 Property Dispositions and Exchanges), Part 4 (Real Property), Chapter
19 122 (Public Property), *Ordinance Code*, sets forth the requirement
20 that the Housing and Community Development Division (the "Division")
21 conduct a minimum of four educational workshops electronically or in-
22 person for the public within 30 days of the Council's adoption of the
23 Affordable Housing Inventory List, with at least one educational
24 workshop to be conducted in person, and further requires that such
25 workshops be advertised in a newspaper of general circulation, among
26 other places. Subsection 122.423(f) (Educational workshops required),
27 is hereby waived as to the requirement of holding four educational
28 workshops and as to the requirement of advertising such educational
29 workshops in a newspaper of general circulation, provided that the
30 Division shall still be required to hold two educational workshops,
31 with one to be held in person, and the other to be held electronically.

1 **Section 5. Authorizing Disposition of the Subject Parcels**
2 **Pursuant to Section 122.423, Ordinance Code.** The Subject Parcels
3 shall be disposed of pursuant to the provisions of Section 122.423
4 (Disposition for affordable housing), Subpart B (Real Property
5 Dispositions and Exchanges), Part 4 (Real Property), Chapter 122
6 (Public Property), *Ordinance Code*. No further action by the City
7 Council is necessary.

8 **Section 6. Effective Date.** This Ordinance shall become
9 effective upon signature by the Mayor or upon becoming effective
10 without the Mayor's signature.

11
12 Form Approved:

13
14 /s/ Harry M. Wilson, IV

15 Office of General Counsel

16 Legislation Prepared By: Harry M. Wilson, IV

17 GC-#1754421-v1-Leg_2026_-_Affordable_Housing_Inventory_List.docx