



# Workforce Attainable Housing Action Initiative



## Overall Objective:

An opportunity to create Attainable workforce housing downtown for close to 400 working individuals just off of Main Street.

# Downtown Core Zoning:



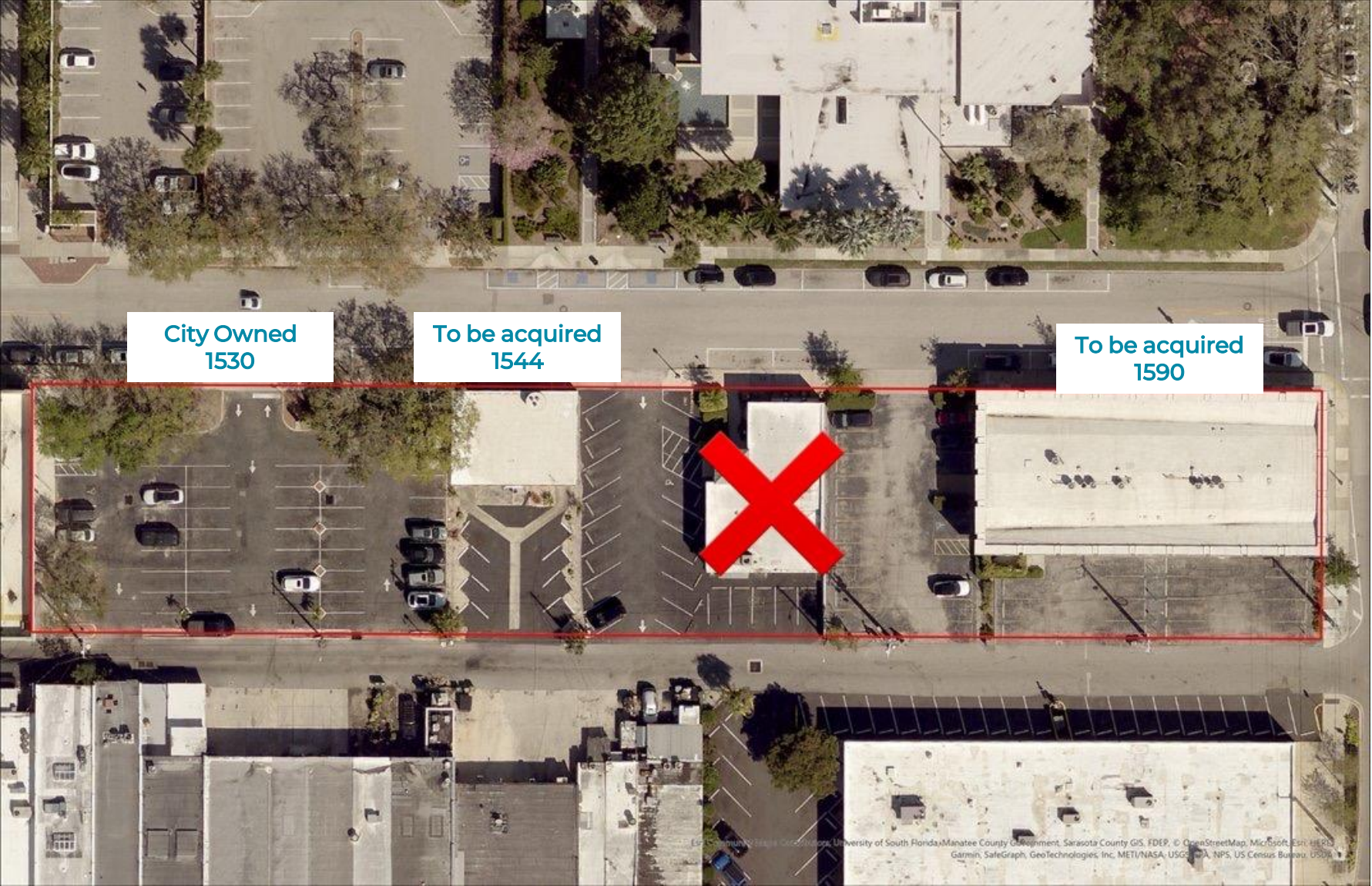
## Allowed Density/Height:

- 50 units/acre
- 10 Stories

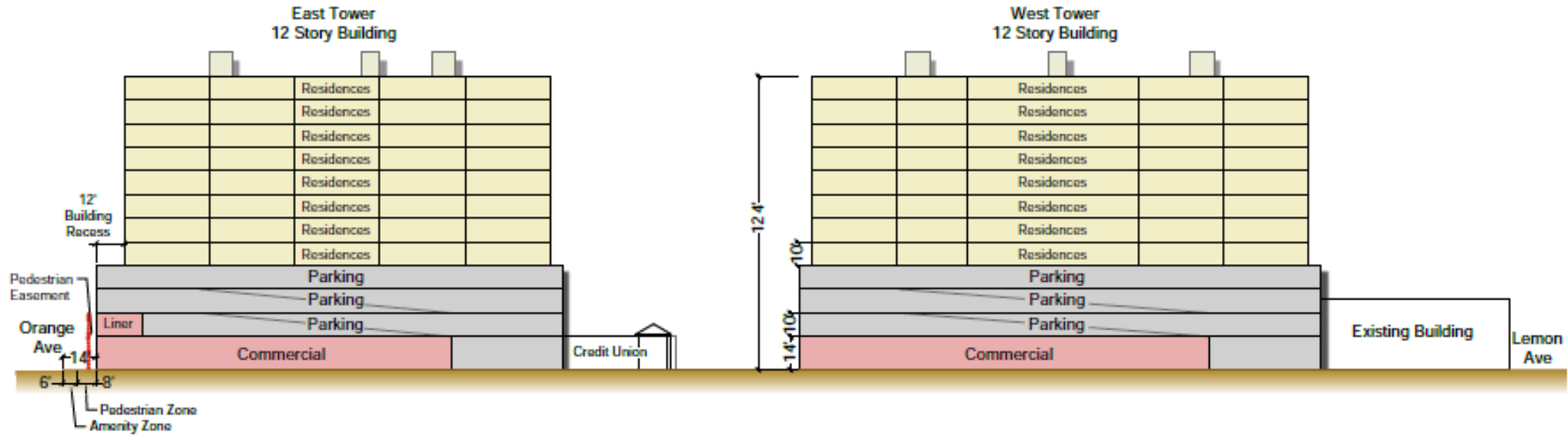
## Using the City of Sarasota Affordable Housing Density Bonus and State of Florida Live Local Act:

- Allowed Density: 200 units/acres
- Allowed Height: Maximum # of stories within 1 mile – 18 stories

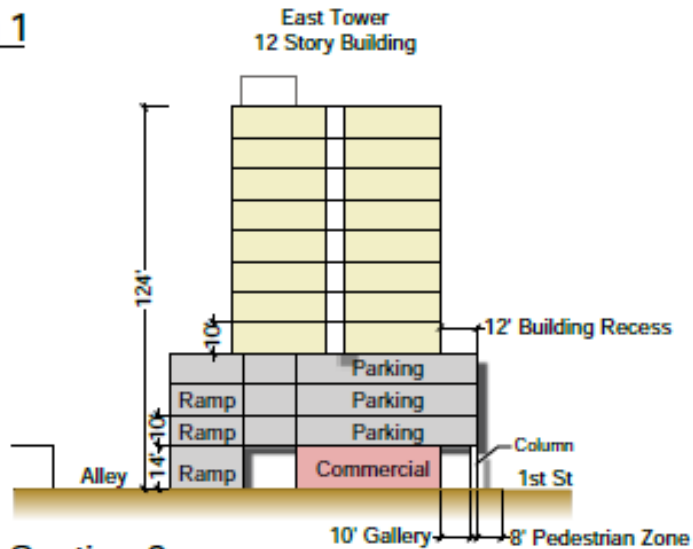
# Properties to be Assembled:



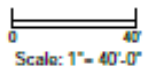
# Building Concept



## Section 1



## Section 2



## Concept Sections

1530, 1544 & 1590 1st St, Sarasota, Florida

## Two Separate Parking Option

## Proposal using the Affordable Housing Density Bonus:

### Proposed:

- Two 12 story buildings ± 192 Residential units (200 units X 0.965 ac)
- ± 15,100 sf of ground floor commercial Space
- Parking garage w/ ± 280 spaces
- 12 surface parking spaces
- ± 7 on street parking spaces



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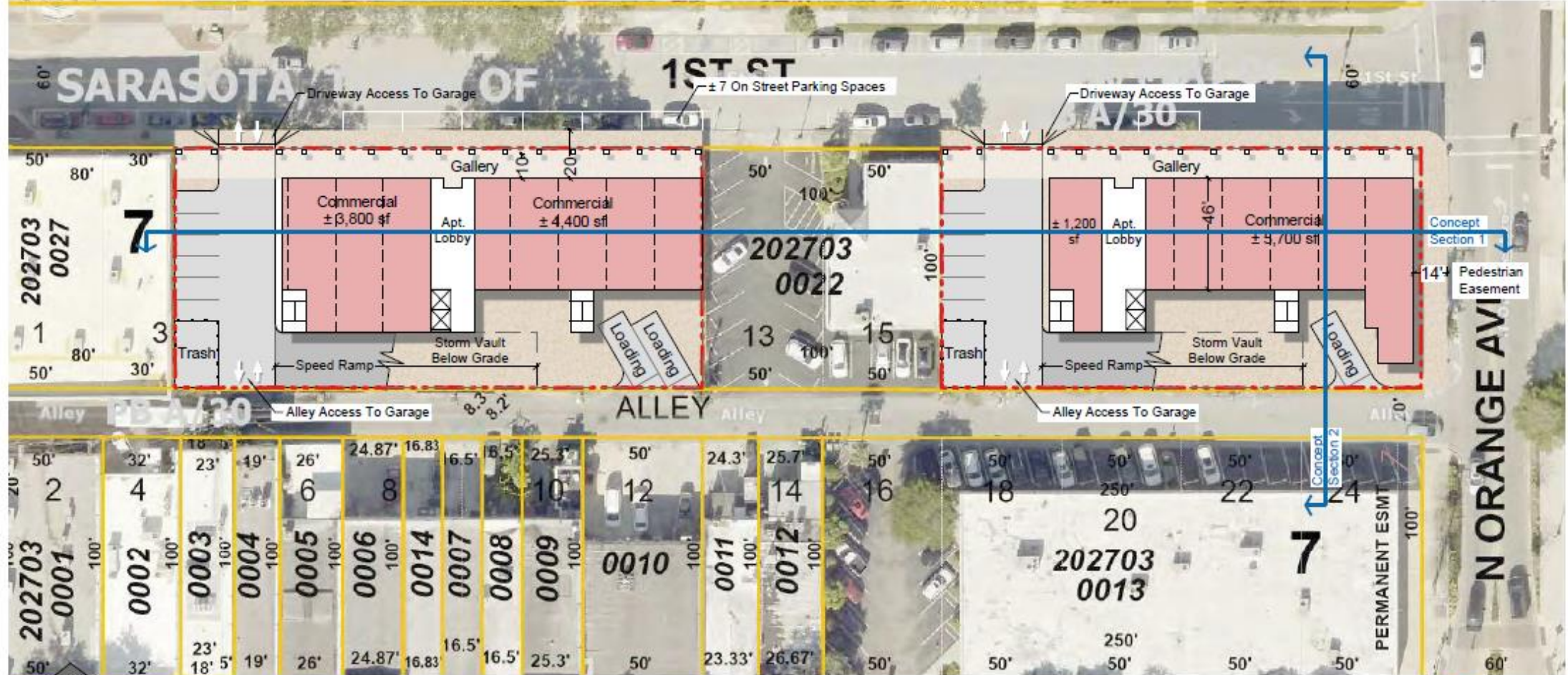
80'

- \*Test Fit\* Building:  
West Tower 12 Story Building  
 - ± 9,700 sf Ground Floor w/ ± 8,200 sf of Commercial  
 - 3 Parking Levels w/ ± 155 Spaces  
 - 8 Residential Levels w/ ± 101 Units  
 - Typical Residential Floor (± 14,280 sf) w/:  
 - (5) 2 Bed Units (1,100-1,300 sf)  
 - (7) 1 Bed Units (740-900 sf)  
 - (1) Studio Unit (540 sf)

- \*Test Fit\* Building:  
East Tower 12 Story Building  
 - ± 8,450 sf Ground Floor w/ ± 6,900 sf of Commercial  
 - 3 Parking Levels w/ ± 125 Spaces  
 - 8 Residential Levels w/ ± 91 Units  
 - Typical Residential Floor (± 12,240 sf) w/:  
 - (5) 2 Bed Units (1,100-1,300 sf)  
 - (5) 1 Bed Units (680-800 sf)  
 - (1) Studio Unit (620 sf)

- Allowed:  
1530/1544 1st St: For a ± 0.505 Ac. Site, 101 Units at 200 per ac.  
1590 1st St: For a ± 0.46 Ac. Site, 91 Units at 200 per ac.

- Proposed:  
 - Two 12 Story Buildings with ± 192 Residential Units  
 - ± 15,100 sf of Ground Floor Commercial Space  
 - ± 292 On Site Parking Spaces  
 - ± 7 On Street Parking Spaces



### Ground Level Concept Plan

1530, 1544 & 1590 1st St, Sarasota, Florida

### Two Separate Parking Option



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Jan 30, 2024

Scale: 1" = 40'-0"

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'Test Fit' Building:

West Tower 12 Story Building

- ± 9,700 sf Ground Floor w/ ± 8,200 sf of Commercial
- 3 Parking Levels w/ ± 155 Spaces
- 8 Residential Levels w/ ± 101 Units
- Typical Residential Floor (± 14,280 sf) w/:
  - (5) 2 Bed Units (1,100-1,300 sf)
  - (7) 1 Bed Units (740-900 sf)
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'Test Fit' Building:

East Tower 12 Story Building

- ± 8,450 sf Ground Floor w/ ± 6,900 sf of Commercial
- 3 Parking Levels w/ ± 125 Spaces
- 8 Residential Levels w/ ± 91 Units
- Typical Residential Floor (± 12,240 sf) w/:
  - (5) 2 Bed Units (1,100-1,300 sf)
  - (5) 1 Bed Units (680-800 sf)
  - (1) Studio Unit (620 sf)

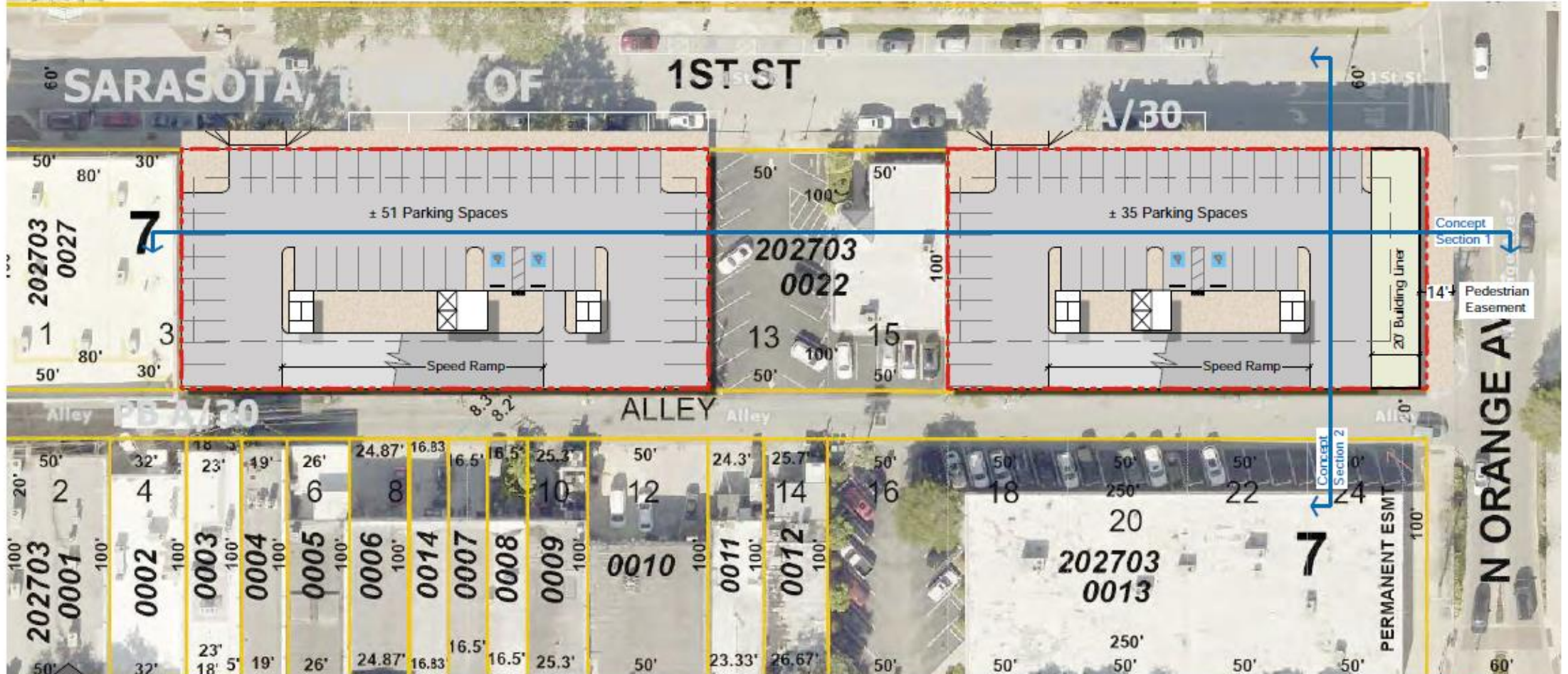
Allowed:

1530/1544 1st St: For a ± 0.505 Ac. Site, 101 Units at 200 per ac.

1590 1st St: For a ± 0.46 Ac. Site, 91 Units at 200 per ac.

Proposed:

- Two 12 Story Buildings with ± 192 Residential Units
- ± 15,100 sf of Ground Floor Commercial Space
- ± 292 On Site Parking Spaces
- ± 7 On Street Parking Spaces



### Parking Level 2 Concept Plan

1530, 1544 & 1590 1st St, Sarasota, Florida

### Two Separate Parking Option



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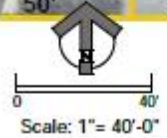
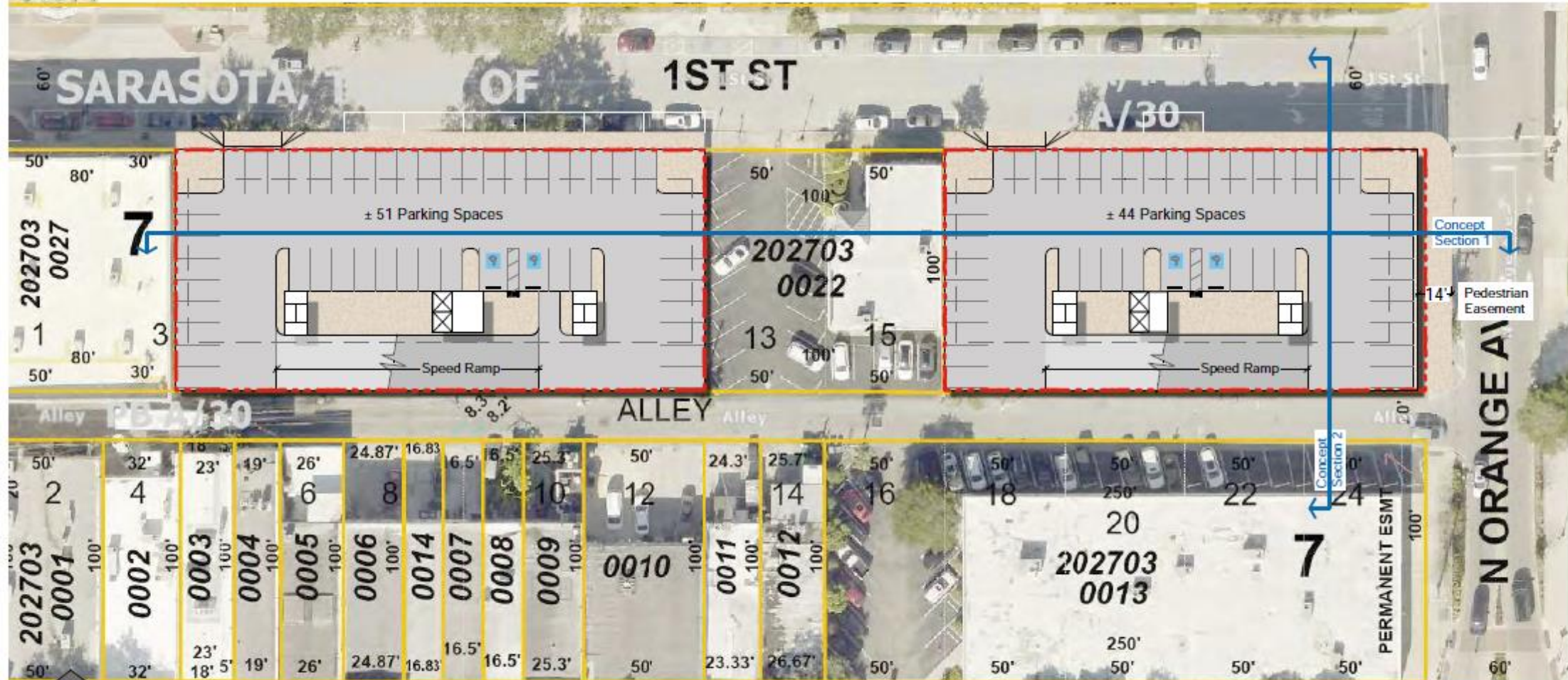
80'

- 'Test Fit' Building:**  
**West Tower 12 Story Building**  
 - ± 9,700 sf Ground Floor w/ ± 8,200 sf of Commercial  
 - 3 Parking Levels w/ ± 155 Spaces  
 - 8 Residential Levels w/ ± 101 Units  
 - Typical Residential Floor (± 14,280 sf) w/:
- (5) 2 Bed Units (1,100-1,300 sf)
  - (7) 1 Bed Units (740-900 sf)
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- 'Test Fit' Building:**  
**East Tower 12 Story Building**  
 - ± 8,450 sf Ground Floor w/ ± 6,900 sf of Commercial  
 - 3 Parking Levels w/ ± 125 Spaces  
 - 8 Residential Levels w/ ± 91 Units  
 - Typical Residential Floor (± 12,240 sf) w/:
- (5) 2 Bed Units (1,100-1,300 sf)
  - (5) 1 Bed Units (680-800 sf)
  - (1) Studio Unit (620 sf)

- Allowed:**  
**1530/1544 1st St:** For a ± 0.505 Ac. Site, 101 Units at 200 per ac.  
**1590 1st St:** For a ± 0.46 Ac. Site, 91 Units at 200 per ac.

- Proposed:**  
 - Two 12 Story Buildings with ± 192 Residential Units  
 - ± 15,100 sf of Ground Floor Commercial Space  
 - ± 292 On Site Parking Spaces  
 - ± 7 On Street Parking Spaces



**Parking Level 3 Concept Plan**  
 1530, 1544 & 1590 1st St, Sarasota, Florida

**Two Separate Parking Option**

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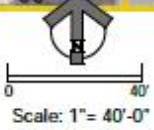
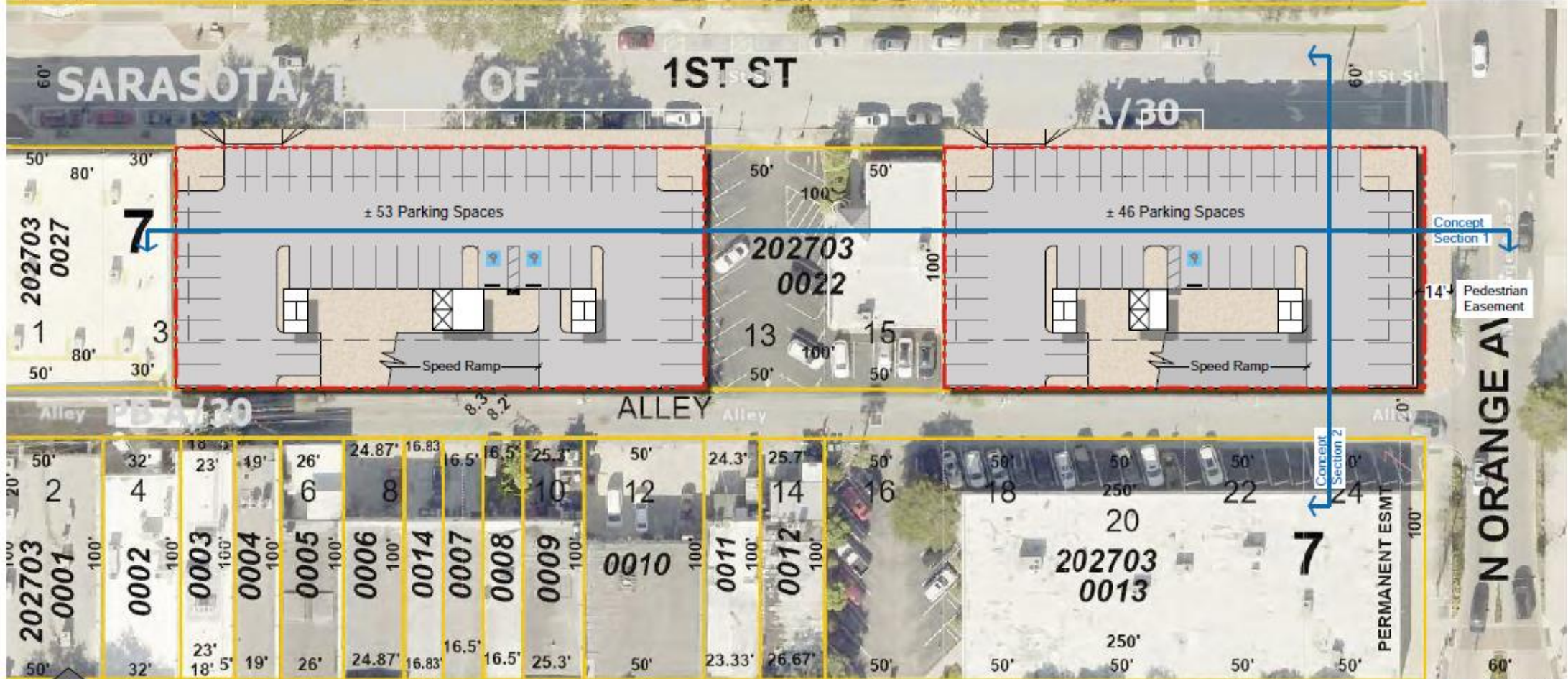
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80'

- 'Test Fit' Building:**  
**West Tower 12 Story Building**  
 - ± 9,700 sf Ground Floor w/ ± 8,200 sf of Commercial  
 - 3 Parking Levels w/ ± 155 Spaces  
 - 8 Residential Levels w/ ± 101 Units  
 - Typical Residential Floor (± 14,280 sf) w/:
- (5) 2 Bed Units (1,100-1,300 sf)
  - (7) 1 Bed Units (740-900 sf)
  - (1) Studio Unit (540 sf)

- 'Test Fit' Building:**  
**East Tower 12 Story Building**  
 - ± 8,450 sf Ground Floor w/ ± 6,900 sf of Commercial  
 - 3 Parking Levels w/ ± 125 Spaces  
 - 8 Residential Levels w/ ± 91 Units  
 - Typical Residential Floor (± 12,240 sf) w/:
- (5) 2 Bed Units (1,100-1,300 sf)
  - (5) 1 Bed Units (680-800 sf)
  - (1) Studio Unit (620 sf)

- Allowed:**  
 1530/1544 1st St: For a ± 0.505 Ac. Site, 101 Units at 200 per ac.  
 1590 1st St: For a ± 0.46 Ac. Site, 91 Units at 200 per ac.
- Proposed:**  
 - Two 12 Story Buildings with ± 192 Residential Units  
 - ± 15,100 sf of Ground Floor Commercial Space  
 - ± 292 On Site Parking Spaces  
 - ± 7 On Street Parking Spaces



**Parking Level 4 Concept Plan**  
 1530, 1544 & 1590 1st St, Sarasota, Florida

Two Separate Parking Option

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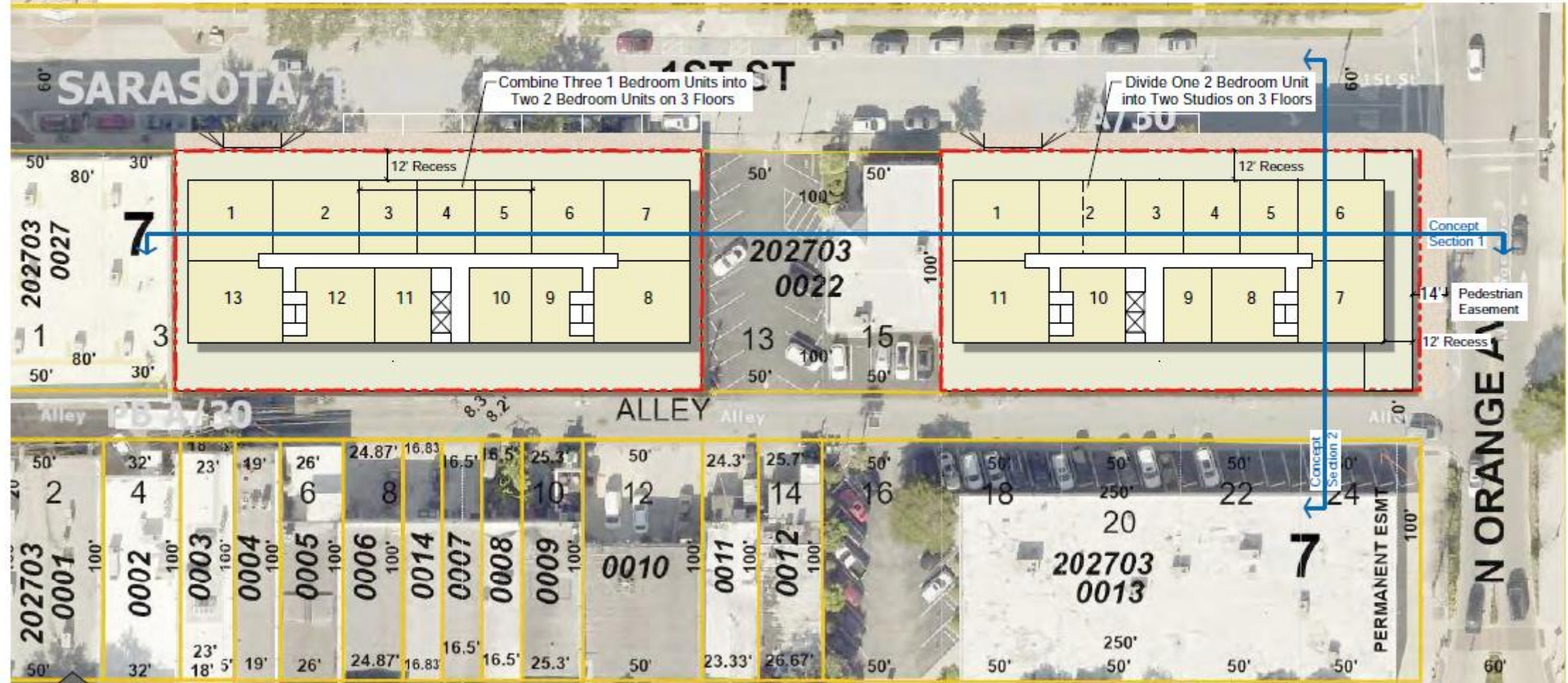
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80'

- 'Test Fit' Building:  
West Tower 12 Story Building  
 - ± 9,700 sf Ground Floor w/ ± 8,200 sf of Commercial  
 - 3 Parking Levels w/ ± 155 Spaces  
 - 8 Residential Levels w/ ± 101 Units  
 - Typical Residential Floor (± 14,280 sf) w/:  
 - (5) 2 Bed Units (1,100-1,300 sf)  
 - (7) 1 Bed Units (740-900 sf)  
 - (1) Studio Unit (540 sf)

- 'Test Fit' Building:  
East Tower 12 Story Building  
 - ± 8,450 sf Ground Floor w/ ± 6,900 sf of Commercial  
 - 3 Parking Levels w/ ± 125 Spaces  
 - 8 Residential Levels w/ ± 91 Units  
 - Typical Residential Floor (± 12,240 sf) w/:  
 - (5) 2 Bed Units (1,100-1,300 sf)  
 - (5) 1 Bed Units (680-800 sf)  
 - (1) Studio Unit (620 sf)

- Allowed:  
1530/1544 1st St: For a ± 0.505 Ac. Site, 101 Units at 200 per ac.  
1590 1st St: For a ± 0.46 Ac. Site, 91 Units at 200 per ac.
- Proposed:  
 - Two 12 Story Buildings with ± 192 Residential Units  
 - ± 15,100 sf of Ground Floor Commercial Space  
 - ± 292 On Site Parking Spaces  
 - ± 7 On Street Parking Spaces



## Residential Level Concept Plan

1530, 1544 & 1590 1st St, Sarasota, Florida

## Two Separate Parking Option

Scale: 1" = 40'-0"

# 'Test fit' Buildings:



## West tower 12 story residential building

- $\pm 9,700$  sf ground floor w/  $\pm 8,200$  sf of Commercial
- Typical residential floor ( $\pm 14,280$  sf) w/:
- (5) 2 bed units (900-1,100 sf)
- (7) 1 bed units (720-800 sf)
- (1) studio units (540 sf)
- 3 Parking levels w/  $\pm 155$  spaces
- 8 Residential Level w/  $\pm 101$  units

## East Tower 12 Story Residential Building

- $\pm 8,450$  sf ground floor w/  $\pm 6,900$  sf of Commercial
- Typical residential floor ( $\pm 12,240$  sf) w/:
  - (5) 2 bed units (1,050 sf)
  - (5) 1 bed units (720-800 sf)
  - (1) studio units (540 sf)
  - 3 parking levels w/  $\pm 125$  Spaces
  - 8 Residential levels w/  $\pm 91$  units

# Building Break Down:

## East Tower 12 Story Residential Building

- ± 8,450 sf ground floor w/ ±6,900 sf of Commercial
- Typical residential floor (±12,240 sf) w/:
  - (5) 2 bed units (1,050 sf)
  - (5) 1 bed units (720-800 sf)
  - (1) studio units (540 sf)
  - 3 parking levels w/: ± 125 Spaces
  - 8 Residential levels w/: ± **91 units**

### East Tower Break Down:

11 units (5 Two beds, 5 One bed & 1 Studio) on 5 floors  
Total: 55 Units

12 units (4 Two beds, 6 One bed & 2 Studios) on 3 floors  
Total: 36 Units

## West Tower 12 story Residential Building

- ± 9,700 sf ground floor w/ ± 8,200 sf of Commercial
- Typical residential floor (±14,280 sf) w/:
  - (5) 2 bed units (900-1,100 sf)
  - (7) 1 bed units (720-800 sf)
  - (1) studio units (540 sf)
  - 3 Parking levels w/: ± 155 spaces
  - 8 Residential Level w/: ± **101 units**

### West Tower Break Down:

13 units (5 Two beds, 7 One bed & 1 Studio) on 5 floors  
Total: 65 Units

12 units (7 Two beds, 4 One beds & 1 Studio) on 3 floors  
Total: 36 Units

# Attainable Units Distribution Based on 192 Dwelling Unit Development:



Base Units	48	
Bonus Units	144	
Total Units	192	
15% of Bonus Units required to be attainable:	22	(21.6 Roundup)

Bonus Units Distribution	No. of Units
At least 1/3 ≤ 80% of Area Median Income (AMI)	8
> 80% and ≤ 100% of Area Median Income (AMI)	7
No more than 1/3 > 100% and ≤ 120% of Area Median Income (AMI)	7

*Remaining 122 bonus units will be provided for attainable workforce housing including the 48 base units.*



## Estimated Property Price: \$7.4 M

- Engage Philanthropic Community for \$x M
- City to Contribute \$ x M
- Engage other Government Entities in Project to contribute \$ x M

# Residential Level Concept Plan:



Maximum Rent	Rents Based on Family Size 2023 Subsidy Chart			
	1 Person	2 Persons	3 Persons	4 Persons
80% of AMI	\$ 1,280	\$ 1,463	\$ 1,645	\$ 1,828
100% of AMI	\$ 1,600	\$ 1,830	\$ 2,058	\$ 2,468
120% of AMI	\$ 1,920	\$ 2,196	\$ 2,469	\$ 2,742



# Tiering Requirement



Medical Assistants  
\$39,970

Paramedics  
\$46,380

HVAC Technicians  
\$48,410

Electricians  
\$50,410



Firefighters  
\$51,330



Police and Sheriff's  
Patrol Officers  
\$61,800

Elementary School  
Teachers  
\$62,480

Licensed Practical Nurses (LPNs)  
\$52,400

Special Education Teachers  
\$64,170

Respiratory Therapists  
\$70,300

Web Designers  
\$74,170

Power-Line  
Installers/Repairers  
\$75,200

First Unit designated to 80% AMI or below. At least 1/3 of designated attainable units.

**80%**

\$51,200

\$1,280 max. rent with utilities

**80%**

\$51,200

\$1,280 max. rent with utilities

**100%**

\$64,000

\$1,600 max. rent with utilities

**100%**

\$64,000 max. rent with utilities

No more than 1/3 of designated attainable units may be 100-120% AMI

**120%**

\$76,800 max. rent with utilities

# Timeline:

*Target deadline for sellers to sign contracts:* March 2024

*Plan to bring signed contracts to the commission for approval:* April 2024

**Partnership agreements with nonprofits and governmental agencies to be executed upon review by all entities and legal representatives: (TBD)**

Design timeframes information:

- City procures Project Development Manager (approx. 3 months)
- Project Development team prepares site plan approval docs (approx. 2 months)
- DRC process and Planning Board adjustments (approx. 6-8 months)
- Project design (approx. 6-8 months)
- City permitting (approx. 3-4 months)
- Start construction mid 2025 (up to 24 months)



# Summary:

## ALL 192 UNITS OF ATTAINABLE WORKFORCE HOUSING ARE BELOW 120% OF AREA MEDIAN INCOME

A promising opportunity has emerged to create attainable workforce housing for working individuals just off of Main Street.

The proposed plan includes:

- Two 12-story residential buildings with a total of 192 units
  - Among the 192 attainable dwelling units, 22 units must be distributed as the following:
    - 8 units for individuals at or below 80% of the Area Median Income (AMI), 7 units for those between 80% and 100% of AMI, and 7 units for those between 100% and 120% of AMI.
  - 15,100 square feet of ground floor commercial space.
  - A parking garage and surface parking with around 292 spaces, and additional on-street and alley parking.
  - The estimated land purchase cost is \$7.4 million, with funding expected from the philanthropic community, the city, and other government entities.



# Administration Recommendations:

1. Direct the City Manager to proceed with the Attainable Workforce Housing Project as conceptually presented and return to the City Commission with further design concepts as discussed/directed by the City Commission for consideration.
2. Approve the contract (purchase agreement) to purchase 1590 First Street, Sarasota Florida, 34236 in the amount of \$5,000,000.
3. Approve the contract (purchase agreement) to purchase 1544 First Street, Sarasota Florida, 34236 in the amount of \$2,100,000.
4. Direct the City Attorney to work with the Barancik Foundation, the Community Foundation of Sarasota County, and the Gulf Coast Community Foundation on the Funding Partnership/Ownership Agreement for the purchase of the properties at 1590 First Street, Sarasota Florida, 34236 and 1544 First Street, Sarasota Florida, 34236 to be brought back for City Commission consideration. (This agreement can and should be amended to include other partners as needed)
5. Direct the City Manager to proceed with a Request for Proposals for a Development Team to manage, design and construct the Attainable Workforce Housing Project.
6. Direct the City Manager to proceed with a Request for Proposals for an individual to be the advocate for and oversee the Attainable Workforce Housing Project on behalf of the City, from the design and permitting through the end of construction.
7. Direct the City Manager to contact, share the project concept and work with other governmental entities, non-profits, and others who may be interested in becoming funding partners on the Attainable Workforce Housing Project.
8. Direct the City Manager to work with the Affordable Housing Advisory Committee (AHAC) on requirements/criteria for the lease of the units.
9. Direct the City Manager to proceed with a Request for Proposals for management/operation of the Attainable Workforce Housing units.
10. Consider allocating funding from our Affordable Housing Trust Fund, and if needed, the General Fund - Fund Balance, firstly, to make up the difference for the property acquisitions, including any fees and closing costs, and secondly, for other tasks related to this initiative. This request, in more detail, will be brought back as a budget amendment for your consideration.



# THANK YOU

Marlon Brown, City Manager

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