

The School District of Desoto County



Workforce Housing Community Workshop

PRESENTED BY:



CURRENT RENTAL MARKET IN ARCADIA, FL:



Rental market summary

The average rent for apartments in Arcadia, FL is **\$1,745**.

Average rent

\$1,745

Month-over-month change

+\$750

Year-over-year change

+\$445

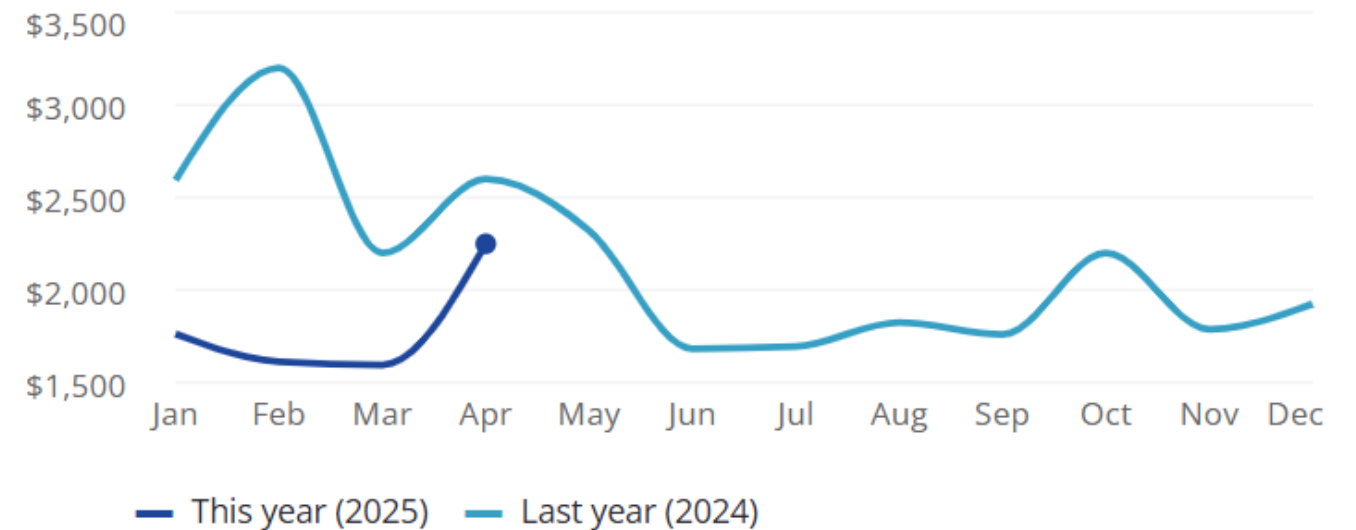
Available rentals

23

Source: Zillow Rentals data

Average rent price over time

In the last year, rent has increased by **\$445** compared to the previous year.





Availability of Economical Rental Options:

- Majority of Apartments are Income Restricted
- Limited Availability: Non-Restricted Units:

Only 23 Available Rentals in Arcadia

*Source Zillow Rental Data

Workforce Housing Communities General Discuss/Overview

Challenges Created by Lack of Affordable / Local Rental Housing Options:

- Long Commutes: Approximately 126 educators in the DeSoto County School District reside outside the county.
- Increased Transportation Costs
- Employee Fatigue and Burnout
- Recruitment and Retention Challenges.



39 Year in Business
4,000+ Units Managed

BUILD – MANAGE – INSPIRE



“Complete Turn-Key One Stop Solutions to Housing & Mix Community Development”





TEACHER & STAFF HOUSING COMMUNITY

- **Custom Sized Mixed Use Multifamily Development**
- *Complete Turn-Key Solution* from Development to Management
- **Rents with utilities set at or below 30% of Educators average salaries.**
- Apartment Mix, Unit Size & Amenities all selected based on *survey results of employee* surveys from the School District
- ***Improve Employee Retention and Recruitment***



Desoto School District Workforce Apartments

2590 SW County
Rd 760A
Arcadia, FL

Maximum density: 12
dwelling units per acre
Maximum impervious lot
coverage: 70%
Lot: 6 acres= 72 Units



Desoto School District Workforce Apartments

2590 SW County Rd 760A
Arcadia, FL



Required County Processes:

- Comprehensive Plan Amendment for increased density
- Rezone to Planned Unit Development/Concept Plan
- Improvement Plan
- Building Permit

Misty Servia, AICP
DeSoto County Planning Director

TEACHER & STAFF HOUSING COMMUNITY

- *Workforce housing dedicated for Teachers/Staff and hometown heroes of our community*
- *Complete Turn-Key Solution from Development to Management by One Stop Housing*
- **Rents including utilities set at or below 30% of Educators average salaries.**
- Two (3) story buildings featuring 72 Apartments with a mix of Studio, 1 bedroom & 2 bedroom units.
- **800 sq ft retail space for small café or retail store**
- Club house (700 sq ft) , bbq area, dog park, & more
- *Improve Employee Retention and Recruitment*



Located at: 2590 SW County Rd 760A, Arcadia FL













Studio Unit 350 SF



1 Bedroom Unit 532 SF



2 Bedroom Unit 715 SF



Studio Unit w Den 400 SF



1 Bedroom Unit w Den 632 SF W



2 Bedroom Unit w Den 815 SF W



Workforce Housing Communities

CONTACT INFORMATION

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Housing & Mix Community Development”