



Permanent Housing Pilot

Dan Whitcraft, Facilities Director

Claudia Tuck, Community Support Services Director

February 27, 2024

Board Direction

Board Motion:

On November 14, 2023, Commissioner Wheeler moved to direct staff to explore a pilot project in collaboration with Grace Marketplace regarding shipping container permanent housing and to look at financial models and best practices from around the country.

Why a Container Home?

- Cost Effective
- Permanent
- Time saving
- Easily moved and stacked
- Flexible, allowing the units to fit varying and odd sizes of land parcels.
- Repurposable and Sustainable

Los Angeles

The Hilda L. Solis Care First Village

- \$57 million (Coronavirus Aid, CARES, and local government)
- Located on 4.2 acres- a former housing project
- Stacked containers encompassing 232 units on 3 levels
- Separate commercial kitchen, dining area, laundry facilities, and administrative space. Other amenities, courtyards, dog park, and parking



The Cottages at Hickory Crossing

- 50 units at 350-400 sq.ft.
- Braided funding with private donors, foundations, government and non-profit organizations
- Onsite medical and mental health services



Las Vegas

Sands Cares Container House Village

- Nonprofit organization
- Located in a residential neighborhood
- Veteran and family housing
- 10 Units
- Collaboration with VA, HUD, and nonprofits



Community Engagement

- **1/8/2024** County staff (Dan Whitcraft, Candie Nixon and Claudia Tuck) toured the Grace Marketplace campus vacant space to review opportunities for development of permanent housing. County staff met onsite with Jane Kupfer, Joe Jackson, Karen Slevin and the Grace Facilities Maintenance Director.
 - Grace representatives preferred a full-service housing model (units that include a bathroom and some cooking capability) over one that would require support from the day center.
- **1/16/2024** Ken McGurn, Grace Marketplace Board Chair, Kevin Spellicy, Joe Jackson and Karen Slevin met with Candie Nixon and Claudia Tuck to discuss Mr. McGurn's proposal to add 80 double occupancy rooms in the vacant Empowerment Center buildings and 120 container rooms on the vacant land outside the Grace fence.
- **1/25/2024** County staff (Dan Whitcraft, Candie Nixon and Claudia Tuck) met with John and Vanessa Cook of Welding to Recycle, Inc. and toured their container home model. Obtained information on pricing, options and model variations.

Grace Marketplace Campus



Issues Considered

Location: Grace Marketplace representatives expressed concern about campus impact with housing expansion.

Management: Coordination between City of Gainesville and Grace Marketplace needed regarding existing vacant buildings and land.

Land Issue: Discrepancy regarding amount of vacant land available for development and ownership of surrounding land.

Pilot at Scottish Inn



Scottish Inn Update

- Architectural and Engineering work is underway for the rehabilitation of the motel buildings
- Site design work is underway for Construction on the grounds on the northern side of the parcel.
- Funding is established for both rehabilitation and construction.

Container Home Model



Container Home Model



Staff Recommendations

- Approve the Permanent Housing Pilot program of container homes to be situated at the northern end of the County owned property formerly known as the Scottish Inn.
- Direct County staff work with Grace Marketplace, City of Gainesville, and other stakeholders to develop a master housing plan onsite at Grace Marketplace Campus.