



## City of Gainesville Agenda Item Report

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**File Number:** 2024-131

**Agenda Date:** February 22, 2024

**Department:** Sustainable Development

**Title:** 2024-131 Single Room Occupancy Residences LD24-000010 (B) 20240222

**Department:** Sustainable Development

**Description:** This request is to amend the LDC to strike certain requirements relating to the design and development of single room occupancy (SRO) residences. These are: 30-5.8(C), 30-5.8(D), and 30-5.8(E). Additionally, 30-5.8(G) and 30-5.8(H) would be amended as follows: For 30-5.8(G), text would be added to clarify that one private bathroom per floor is an additional requirement, where in-unit bathrooms are not provided; 30-5.8(H) would be amended to require on-call maintenance staff, as opposed to 24 hour management. These amendments aim to remove barriers to SRO construction, which align with Comprehensive Plan goals of housing affordability and reducing sprawl.

**Fiscal Note:** N/A

**Explanation:** Single Room Occupancy (SRO) units are a form of housing that can potentially provide a market-rate solution to housing unaffordability. This housing type offers a competitive return on investment from a lower rental rate, due to the ability to provide a greater number of units on a smaller plot of land. Removing barriers to SRO development is imperative to enable their efficacy as a market-rate affordable housing tool.

Single Room Occupancy units are typically defined as small, single-occupant units rented out by individuals or families, usually lacking a full bathroom, full kitchen, or both, instead sharing these features in common with other SRO occupants (though they sometimes include kitchenettes.) Each SRO unit is leased individually. These types of housing units are both affordable to renters and more easily profitable to potential developers: with shared kitchen or bathroom facilities, developers can build more units on smaller-sized lots, collect a greater rent per square foot, and reach an underserved market. Historic stock of SROs varied in quality; due to the prevalence of aging, dangerous buildings, SROs developed a negative public perception. However, development of new SROs are subject to modern building codes and property maintenance standards. This amendment would remove outdated restrictions on SRO development, including the 1,000-foot distance requirement between SROs, proximity to

public transit, mandatory on-site laundry facilities, and 24-hour on-site management, paving the way for more flexible and accessible housing solutions.

**Strategic Connection:**

Goal 3: A Great Place to Live and Experience

**Recommendation:** Staff to the City Plan Board – Approve Petition LD24-000010 Single Room Occupancy Residences