

INDIAN RIVER COUNTY, FLORIDA

MEMORANDUM

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**TO:** Jason E. Brown; County Administrator

**THROUGH:** Phillip J. Matson, AICP  
Community Development Director

**FROM:** John Stoll  
Chief, Long Range Planning

**DATE:** October 10, 2022

**SUBJECT:** Redevelopment of Gifford Gardens

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It is requested that the following information be given formal consideration by the Board of County Commissioners (BCC) at its regular meeting of October 18, 2022.

**DESCRIPTION AND CONDITIONS**

On April 12, 2022, the Board of County Commissioners (BCC) considered a presentation by staff concerning the single proposal received following an RFP (Request for Proposals) to redevelop the Gifford Gardens site with affordable single-family housing. In line with the recommendation of the Affordable Housing Advisory Committee (AHAC) at its February 23, 2022, meeting, the BCC voted against awarding the proposal over concerns that the price per house was too high.

Following the BCC's rejection of the proposal, a public workshop was held on April 27<sup>th</sup>, 2022, to solicit further direction concerning the redevelopment project. Topics including the price points, aesthetics, equity building potential, and community building potential for different types of housing options were discussed. The input received during the public workshop was incorporated into a new RFP, and in addition, the County's cash contribution towards the project, through the use of American Rescue Plan (ARP) funds, was increased from \$350,000 to \$500,000. In the new RFP, the target audience for the project was also modified to include all eligible households earning 120% or below of the Area Median Income (AMI).

Following the second RFP, one proposal was received from Habitat for Humanity. Based on this proposal, the redevelopment project includes the construction of 14 (3 bedroom / 2 bathroom / 1 car garage) single-family homes that are approximately 1,500 square feet in size. The estimated cost for each house based on the proposal is \$206,449.

On October 3, 2022, the selection committee reviewed the proposal and recommended that the BCC award the project to Habitat for Humanity.

**RECOMMENDATION**

Staff recommends that the Board of County Commissioners review the proposal from Habitat for Humanity to redevelop the Gifford Gardens site with affordable single-family homes and award the project to Habitat for Humanity.

**ATTACHMENTS**

1. Habitat for Humanity Gifford Gardens Redevelopment Proposal