

**EXHIBIT 3**

**AFFORDABLE HOUSING PROJECT WRITTEN DESCRIPTION**

**0 WALGREEN ROAD AND 0 I-95 EXPRESSWAY SOUTH**

**JANUARY 18, 2022**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses:

Applicant seeks a Development Order for the property located at 0 Walgreen Road and 0 I-95 Expressway South (RE#s 027243 5000, 027241 0000, 027242 0000, 027243 0000) as more particularly described in the legal description filed herewith (the “Property”) to facilitate development of affordable housing as defined under section 420.0004, Florida Statutes (the “Project”). The gross acreage of the Property is approximately 16.88 acres. The affordable housing units have been clustered as a part of Applicant’s larger development plan that will be addressed in a separate PUD application (tracking #3987).

The Property is bounded to the north by railroad tracks and I-95 to the east, near the I-95 and Golfair Boulevard interchange. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	LI, CGC	IL, CCG-2	Railroad tracks, Bevel Brothers (crane & rigging services)
East	LI	IL	I-95
South	LI	IL, CCG-2	Jacksonville Job Corps Center, Warehouse
West	LI	IL	Jacksonville Job Corps Center

B. Project engineer: PQH Group.

C. Project developer: I.M. Sulzbacher Center for the Homeless, Inc.

D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

E. Current land use designation: LI.

F. Current zoning designation: IL, CCG-2.

G. Real estate numbers: 027243 5000, 027241 0000, 027242 0000, 027243 0000.

**II. QUANTITATIVE DATA:**

A. Number of units: One hundred (100) for permanent supportive housing for residents earning 60% AMI or less.

B. Gross square feet of units: ± Sixty thousand (60,000) square feet.

C. Residential density: Six (6) units per acre.

### III. DESIGN GUIDELINES:

#### A. Lot requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings and structures: None.
3. Minimum building setback:
  - a. Front – zero (0) feet.
  - b. Side – ten (10) feet.
  - c. Rear – ten (10) feet.

These minimum setbacks shall not be required where adjacent to lands located within the Property.

4. Maximum height of structures: Thirty-five (35) feet; provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

#### B. Ingress, egress and circulation:

1. Parking requirements: A minimum of one (1) parking space per unit with no maximum restriction on the number of parking spaces provided. Separate loading spaces are not required; provided, however, that loading must be conducted on site and not within a public right of way. Bicycle parking shall be provided as required under Part 6 of the Zoning Code.
2. Vehicular access: Vehicular access to the Property shall be by way of Walgreen Road substantially as shown in the Site Plan. The final location of all access points and internal driveways are subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access shall be provided as required by the 2030 Comprehensive Plan.

#### C. Signs: Signage on the Property shall be consistent with the provisions of Part 13 of the Zoning Code for the IBP zoning district.

#### D. Landscaping: Landscaping on the Property shall be provided as required by Part 12 of the Zoning Code. Buffer requirements for an area of situational compatibility overlay zone are waived to the extent they exceed the uncomplimentary buffer standards set forth in Section 656.1216.

#### E. Lighting: Project lighting on the Property shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to

cast illumination downward and within the site shall be used rather than broad area illumination.

- F. Recreation and open space: Recreation and open space shall be provided on the Property as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the Property. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development on the Property which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

#### **IV. JUSTIFICATION FOR DEVELOPMENT ORDER**

- A. Provision of “Affordable” Housing:

Pursuant to section 420.0004(3), “‘Affordable’ means monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (9), subsection (11), subsection (12), or subsection (17).”

The requested Development Order will allow for such affordable housing as the proposed development will provide approximately one hundred (100) units for individuals or families whose total annual adjusted gross household income does not exceed sixty percent (60%) (or as adjusted by the Florida Housing Finance Corporation) of the median annual adjusted gross income for households within Florida. Extremely-Low-Income Persons as defined under section 420.0004(9) does not require those individuals to pay rent, nor does it exclude such people who cannot or do not pay rent.

- B. Consistency with Proposed 2030 Comprehensive Plan Future Land Use Element Policy 3.1.28:

Proposed Policy 3.1.28 permits “City Council to approve the development of affordable housing contingent upon funding from the Florida Housing Finance Corporation (“FHFC”) or the Jacksonville Housing Finance Authority (“JHFA”)”. Applicant intends to file an application in response to Request for Application (the “RFA”) that was issued by the FHFC. Among other things, the RFA provides housing credits and SAIL financing for homeless housing developments located in medium and large counties. If selected, Applicant would receive such funding from the FHFC.

Proposed Policy 3.1.28 allows City Council to approve the development of affordable housing on “any parcel designated on the Future Land Use Map and the Zoning Atlas for multi-family residential, commercial or industrial use.” The Property is designated Light Industrial (“LI”) land use and Industrial Light (“IL”) zoning and is therefore consistent with Policy 3.1.28.

The Project complies with the definition of “Affordable” as defined under section 420.0004. The definition includes “low-income persons” and “extremely-low-income persons” and does not exclude people that do not pay rent. **See § 420.0004(3), (9), (11), Fla. Stat.** As a result, the Project’s housing for low-income and extremely-low-income persons qualifies as affordable housing, including such housing provided to homeless individuals.

Finally, Proposed Policy 3.1.28 requires “development densities shall be consistent with the requirements of the funding agreements provided the FHFC or the JHFA.” Applicant will follow any development density provision outlined in any funding agreement from FHFC or JHFA.