



One Stop Housing Development and Construction | Redefining Affordable Luxury in Workforce Housing

Workforce housing is pivotal for establishing sustainable communities that enhance economic stability, living conditions, and overall societal well-being for the working class. However, with evolving economies and expanding urban populations, providing affordable workforce housing for middle-income workers has become a pressing concern. Construction companies grapple with limitations in building and creating affordable and accessible residences for the workforce. This underscores the necessity for an entity that can effectively address these challenges.

One Stop Housing Development and Construction (OSHDC), a prominent player in the realm of multifamily and mixed-use communities sector, is dedicated to revolutionizing luxury construction by placing affordability at its forefront. It specializes in both new developments and renovations with extensive expertise in crafting market-rate luxury apartments designed as workforce housing.

“With a commitment to value engineering and cost efficiency, One Stop addresses a crucial philanthropic need by making high-quality housing accessible at affordable rates,” says Mark Vengroff, managing partner of OSHDC.

The company achieves this goal by consolidating key trades in-house, functioning as a licensed general contractor, plumber, electrician, and roofer. This comprehensive approach covers the entire process, from development to design and construction, under one roof.

OSHDC’s in-house development team guides projects through various stages, ensuring a seamless process that includes site plan approvals, rezoning, legal processes, and architectural design to provide hands-on support, especially for clients with limited experience in such endeavors. Once a permitted set of plans is secured, the construction team executes the plan efficiently with many trades kept in-house. This integrated approach streamlines communication, fosters collaboration within the team, and ensures closer adherence to timelines and budgets.

OSHDC’s substantial project volume enables successful outcomes through value engineering and strategic negotiations. “With about 800 multifamily units currently under development and another 1200 units under contract within the next 24 months,



our volume enables us to negotiate better rates and build stronger loyalty with subcontractors,” says Gabor Sztuska, president of OSHDC.

OSHDC is committed to establishing the benchmark for multifamily construction, offering affordable housing options for families and individuals. This encompasses various projects, including large apartment complexes, multi-family and mix use residential communities, employer & student housing.

OSHDC has gained accolades for its award-winning involvement in diverse mixed-use developments. Its comprehensive development and construction services are pivotal in revitalizing local neighborhoods and fostering sustainable lifestyles for

residents that encourage a dynamic live, work, and play lifestyle with a focus on exceptional quality and affordability.

In addition to new developments, OSHDC excels in renovations and repurposing existing assets, seamlessly tackling diverse projects such as transforming schools and hotels into multifamily apartments with mixed-use components.

One notable project involved the city of Orlando, where a distressed hotel plagued by crime sought transformation. Struggling to condemn the building, they sought assistance from OSHDC. Recognizing its proficiency from a previous project a mile away, where One Stop had converted another property into multifamily apartments, the city entrusted them with purchasing and successfully transforming the troubled hotel into a multifamily apartment complex.

Beyond its construction prowess, the company’s commitment to community welfare shines through its nonprofit arm, One Stop Cares. Through initiatives like food and toy drives and Thanksgiving events, OSHDC actively contributes to community well-being. This dedication exemplifies a genuine commitment to a mission-driven, community-centric culture.

OSHDC is a recipient of prestigious accolades, including the Top Business of the Year Award from both the Chamber of Commerce in Manatee County and the Chamber of Commerce in Sarasota County. Its dedication to affordability, quality, and community well-being sets a benchmark in the industry, making it an ideal choice for clients seeking comprehensive support and expertise in construction and development.

**One Stop Housing
Development and Construction**



The annual listing of 10 contractors in Florida that are at the forefront of providing exceptional services and impacting the Construction marketplace