



Agenda Item Summary

File #: 24-00699

Agenda Date: 8/27/2024

Agenda Item Name:

Legacy Project Request for Proposal

Presenter:

Claudia Tuck, Community Support Services Director (352) 231-0058
Candie Nixon, Assistant Director (352) 213-4896

Description:

Proposed scope for the development of single-family/workforce housing.

Recommended Action:

Approve the Scope and authorize Housing to work with Procurement to issue RFP.

Prior Board Motions:

05/28/204-#24-00276

Fiscal Note:

Fund 142 Infrastructure Surtax - Workforce Housing

Strategic Guide:

Housing

Background:

Alachua County will be seeking proposals for the development associated with the construction of single-family workforce and market rate housing for and on the County-owned Property.

2.1 Property Description

Acreage: 13.11 acres (Parcel 16107-150 is 6.37 acres and Parcel 16106-129 is 6.74 acres)

Location: Located entirely within the incorporated area of the City of Gainesville, Florida.

Access: The Sites are accessible from the north by SE 8th Avenue and from the west by SE 15th Street.

The Property is owned by Alachua County and is vacant and covered by groups of trees with no other recent uses. Standards related to zoning can be found in the City of Gainesville's Land Development Code. Utilities exist in the street and adjacent property. County staff has indicated the current existing infrastructure can support the maximum densities allowed on the Property by zoning.

2.2 Project Objectives

The primary objectives for the project for the development of the Property are as follows:

- To provide workforce housing opportunities at various income levels for Alachua County residents.
- To ensure housing built in the development remains affordable to workforce households as defined in the Alachua County Affordable Housing Plan now and in the future. Deed restrictions on the Property may be utilized to achieve this goal.
- Walkable with safe routes for walkers and bicyclists.
- Anticipating higher density than adjacent neighborhoods.
- Diverse architectural styles that minimize perceived mass, transition and complement adjacent neighborhoods thoughtfully, and considers human scale at sidewalks, yards, etc.
- Highly energy efficient construction and integration of on-site energy (solar) where possible as well as heat pumps for heating and cooling needs.
- Durable, low-maintenance buildings and landscaping.

PRE-DEVELOPMENT

- The Development Partner will be responsible for all permitting, licensing, and building approvals, including rezoning, land use modifications, zoning appeals and variances, if necessary.
- The Development Partner will be responsible for leading a community engagement effort regarding the proposed development and visioning process.

DEVELOPMENT

- If selected, the County and Development Partner will eventually enter into a written development agreement. The development agreement will consist of final development plans, housing unit architecture, and engineering for a project ready for City of Gainesville permits and approvals.
- The Development Partner will build the project in accordance with federal, state and local codes, laws, rules and regulations.
- Finally, development of a pro-forma which includes final unit sales amount and sales timing.
- Alachua County may choose to provide the Property at no cost to the developer to increase feasibility of an exemplary proposal and assist with the workforce housing affordability.