



## Agenda Item Summary

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**File #: 25-00690**

**Agenda Date: 9/23/2025**

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**Agenda Item Name:**

**Legacy Community Development of Workforce and Market Rate Housing**

**Presenter:**

Claudia Tuck, Community Support Services Director, (352) 231-0058  
Ralston Reodica, Housing and Strategic Director, (352) 262-3243

**Description:**

Discussion of process, scope and developer qualifications for the Legacy Community development of market-rate and workforce housing.

**Recommended Action:**

1. Approve a grant application process to offer the land plus potential funding for the workforce housing component consistent with usage of WSPP's Infrastructure Sales Tax.
2. Consider allowing options that include mixed housing types such as attached single-family or duplexes and triplexes designed appropriately.

**Prior Board Motions:**

June 24, 2025 Commissioner Cornell moved staff recommendation to reject all responses submitted under Request for Proposal (RFP) 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services and have staff bring back the scope of work to refine the desired outcomes and determine the best direction moving forward. Staff is to bring back the appropriate vehicle whether it be an Invitation to Negotiate (ITN), Grant Applications, or Request for Qualifications (RFQ). Staff is to have qualified developers submit their qualifications; staff will rank the developers and then will pick the developer to work with. After that is done then get the developer, the community and staff together to develop a single-family residential development that the community supports. If an extra 6-9 months is needed that will be fine. The intent is to put the Community Interest First and ensure whomever the County negotiates with has financial capability and qualifications. The Community is looking for a single-family developer with a history of developing market rate housing that the community would support and be proud of. 2nd Commissioner Wheeler. The motion carried 5-0

**Fiscal Note:**

Fiscal impacts to be determined based on Board direction.

**Strategic Guide:**

Housing

**Background:**

The Department of Community Support Services issued a Request for Proposal (RFP) 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land seeking a developer to build housing on 13 acres of county owned land commonly known as "Legacy". The County received four submittals. On June 24, 2025, staff recommended that the Board of County Commissioners (BoCC) reject the four submittals and requested additional time for staff to develop a process that more closely aligned with the BoCC's vision and community expectations.

The BoCC accepted the staff recommendation and provided staff with further guidance as stated in the motion:

- Commissioner Cornell moved staff recommendation to reject all responses submitted under Request for Proposal (RFP) 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services and have staff bring back the scope of work to refine the desired outcomes and determine the best direction moving forward. Staff is to bring back the appropriate vehicle whether it be an Invitation to Negotiate (ITN), Grant Applications, or Request for Qualifications (RFQ). Staff is to have qualified developers submit their qualifications; staff will rank the developers and then will pick the developer to work with. After that is done then get the developer, the community and staff together to develop a single-family residential development that the community supports. If an extra 6-9 months is needed that will be fine. The intent is to put the Community Interest First and ensure whomever the County negotiates with has financial capability and qualifications. The Community is looking for a single-family developer with a history of developing market rate housing that the community would support and be proud of. 2nd Commissioner Wheeler. The motion carried 5-0.

Community Support Services Housing and Strategic Development Division integrated feedback from several sources including: BoCC's direction, Growth Management, Public Works, the review of four submittals, consultation with Florida Housing Finance Coalition, survey of developers, and community expectations to develop a grant application that includes a more detailed scope and developer's qualifications.