



Alachua County Legacy Community Development of Workforce and Market Rate Housing

Single-Family Mixed-Income Residential Development

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Development Director

September 23, 2025

Board Motion- June 24, 2025

- 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;
- Have staff bring back the scope of work to refine the desired outcomes and determine the best direction moving forward.
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- Staff is to bring back the appropriate vehicle whether it be an Invitation to Negotiate (ITN), Grant Applications, or Request for Qualifications (RFQ);



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- 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 the 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.

Considerations in Recommendations

- Community Expectations
- Feedback from development community
- Funding sources for housing
- Best process for BoCC desired outcome



Legacy Request for Applications

- Request for Grant Applications process
 - County staff will review applications and make a recommendation to the Board of County Commissioners (BoCC)
 - Staff will negotiate final terms with the BoCC approved applicant
 - Final grant agreement to be considered for approval by the BoCC
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Project Objectives

- Deliver 30 or more detached single-family homes.
- Provide a mixed-income model with market-rate and workforce housing for families within 50%-120% AMI with long-term affordability where applicable.
- Construct durable, energy-efficient, and cost-effective housing types.



Project Objectives

- Maximize site utilization while preserving neighborhood character.
- Generate community benefits, including attainable homeownership and economic impact.
- Incorporate community amenities supporting livability and neighborhood identity.



Developer Qualifications

- Demonstrated experience in single-family residential and mixed-income development with capacity to deliver workforce and market rate housing
- Evidence of financial strength, bonding capacity and demonstration of the ability to secure financing.
- History of navigating land use approvals and infrastructure planning
- Commitment to sustainable design and community engagement



Proposal Submission

- Organizational Qualifications
- Financial Feasibility
- Conceptual site plan (including housing size, styles, prices)
- Development Timeline and Key Milestones
- Community Engagement and Impact Plan



Recommendation

1. Use 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.

