

Alachua County Request for Grant Applications for Legacy Community Development

I. Purpose of Grant

Alachua County (“the County”) is accepting grant applications to convey approximately 13.11 acres of County-owned land located within the City of Gainesville, Florida to qualified developers at no cost, except for documentary stamp tax and recording costs, which shall be paid by the Grantee. The successful grant applicant shall be required to develop a mixed-income community that aligns with the County’s goals for workforce and market-rate housing (the “Project”). Since this Grant involves the conveyance of one particular property, this Grant may be awarded to only one applicant.

While the County may consider additional support measures, such support is not guaranteed and shall be evaluated on a case-by-case basis.

II. Property Description

- **Total Acreage:** 13.11 acres
 - Parcel 16107-150: 6.37 acres
 - Parcel 16106-129: 6.74 acres
- **Location:** Within the incorporated area of Gainesville, Florida
- **Access:** SE 8th Avenue (north) and SE 15th Street (west)
- **Current Use:** Vacant, wooded land with existing infrastructure
- **Zoning:** Multifamily/mixed-use; variances anticipated for detached single-family development
- **Ownership:** Alachua County

III. County Objectives/Grant Terms

The County seeks proposals that demonstrate to the reasonable satisfaction of the Board that the Grantee can and will achieve the following:

- Construction of 30 or more detached single-family homes
- Responsibility for all costs associated with design, financing, permitting, construction, and operation of the Project
- Integration of workforce and market-rate housing
- Durable, energy-efficient, and cost-effective housing types
- Site utilization that preserves the character of the surrounding neighborhoods
- Inclusion of community amenities and optional retail components
- Long-term affordability strategies (that may include instruments such as a Land Use Restriction Agreement (LURA) being placed on the property)
- Local economic impact
- Ability to meet the required project milestones, at which time the County will convey the property at no cost to the Grantee.

IV. Minimum Eligibility Requirements

To be eligible for consideration, applicants must demonstrate:

- Proven experience in single-family and mixed-income residential development
- Capacity to deliver workforce housing (50–120% AMI) and market-rate units
- Financial strength and ability to secure financing
- Familiarity with land use approvals and infrastructure planning
- Commitment to sustainable design and community engagement

VII. Proposal Submission & Evaluation

Applicants must submit a complete proposal including:

- **Organizational qualifications**
 - Organizational background, ownership structure, and key personnel (planning, engineering, legal, financial, construction, etc.)
 - Demonstrated experience in single-family residential and mixed-income development.
 - History of navigating land use approvals.
 - References from comparable projects completed within the last 5–10 years
- **Financial feasibility and risk mitigation strategy**
 - Preliminary pro-forma (sources/uses, costs, revenues, and assumptions).
 - Evidence of financial strength, bonding capacity and demonstration of the ability to secure financing.
 - Anticipated financing structure, subsidies, or grants.
 - Risk mitigation strategies and contingency planning.
 - Impact of County land discount on project feasibility.
- **Conceptual Plan**
 - Neighborhood Design - vehicular and pedestrian circulation, green space, and amenities supporting livability and neighborhood identity
 - Conceptual site layout and density
 - Range of home sizes, styles, and anticipated sales prices.
 - Sustainability, resilience, and energy-efficiency features.
 - Infrastructure and utility extension strategy.
 - Phasing and construction sequencing.

-Development timeline and key milestones

- Proposed development schedule, including entitlement, financing, infrastructure, construction, and sales phases-from award to project completion
- Demonstrated capacity to deliver projects on schedule and within budget including key milestones (financing permitting, infrastructure, construction phases, occupancy)

- **Community engagement and impact plan**

- Methodology for ensuring affordability for 50–120% AMI households and long-term affordability protections where applicable.
- Homeownership support mechanisms (down payment assistance, lending partnerships).
- Long-term affordability protections where applicable.
- Community benefits such as local hiring, training programs, or partnerships.
- Proposed strategy to engage residents, neighborhood associations, and stakeholders during planning and design.
- Approach to ongoing community communication and feedback

Proposals will be evaluated based on alignment with County objectives, developer qualifications, and ability to deliver the project with minimal County support. A formal Request for Applications will be made, and the proposals will be evaluated by staff. County staff will make a recommendation to the Board of County Commissioners (BoCC). Once approved by BoCC, staff will negotiate final terms with the applicant leading to a final grant agreement to be considered for approval by the BoCC.

VIII. Disclaimer

This Request for Grant Applications does not constitute a binding offer. Rather, this is merely soliciting applications for the County's consideration. The County reserves the right to modify, withdraw, or cancel this Request for Grant Application at any time. The County also reserves the right to waive non-material mistakes and the right to reject any and all applications that the County deems, in its sole and reasonable discretion, to not meet the County's objectives. Final Grant terms will be subject to negotiation with the applicant, and the grant shall not be deemed awarded until a written grant agreement approval by the Board of County Commissioners and executed by the Grantee and the County.