

Alachua County Legacy Development Grant Application – Addendum #3:
Responses to Questions

1. **QUESTION:** Deed Transfer: The application mentions property conveyance upon meeting "required milestones." To ensure our lender's requirements align with the County's timeline, could you clarify if the deed transfer is typically triggered by the closing of construction financing, or is it contingent upon the completion of horizontal infrastructure?

RESPONSE: It depends on several factors. To ensure project viability, land transfer may occur when all entitlements are secured and the developer/builder has provided proof of funds and/or a construction closing is ready to occur and notice of commencement is ready to be filed. Deed transfer will have a reverter clause with specific project milestones and dates and is subject to approval by the Board of County Commissioners of Alachua County.

2. **QUESTION:** Surtax: Regarding potential support from the Infrastructure Surtax—is there a predefined cap for this support per unit? Additionally, are these funds eligible for the "Vertical" construction of homes targeted for 50-80% AMI households, or are they strictly reserved for public "Horizontal" improvements such as sewer and road dedication?

RESPONSE: The cap for Infrastructure Surtax (IST) funding is 10% of total development cost. In general, IST funds may be used for both vertical and horizontal construction costs of workforce housing, provided the project produces new workforce housing that creates economic development, under the expansive powers in section 125.045, Florida Statutes, and has a general public purpose of improving local economies by enhancing and preserving the purchasing power and employment opportunities of the residents of Alachua County. Regarding public horizontal improvements such as sewer and road dedication, if the BoCC makes the appropriate finding, the economic development part of IST may be used to fund sewer and roads for the project.

3. **QUESTION:** Self-Financing Scoring: Does the County view a request for Infrastructure Surtax support as a "standard partnership incentive," or would such a request negatively impact the 10-point "Financing of total development" score?

RESPONSE: Maximum points may be awarded for projects that are 100% self-financed.

4. **QUESTION:** HOA Unburdening: To maximize long-term affordability and minimize "carrying costs" for workforce homeowners, is the County open to accepting the dedication of common areas (roads, parks, etc.) for public maintenance? Our goal is to eliminate escalating HOA fees that can often threaten the sustainability of homeownership for 50-80% AMI families.

RESPONSE: Generally, no, but it depends on public access and public benefit. It is a project-by-project basis determination and may depend on requirements by City of Gainesville.
5. **QUESTION:** CLT Weighting: Does the County have a preferred duration for the LURA, and would a **Community Land Trust (CLT) model** or a **99-year commitment** be weighted more heavily than standard affordability periods in the "Preservation of Affordability" category?

RESPONSE: Long-term affordability is a priority for workforce homes, and projects enforcing longer periods of affordability may be scored as such.
6. **QUESTION:** High-Impact Services: Regarding the "On-site Amenities" score (10 points), does the County distinguish between "passive" amenities (playgrounds) and "high-impact" services (such as our planned licensed daycare and senior-specific facilities)?

RESPONSE: On-site amenities and services will be assessed in totality as a benefit to the residents of the development.