



Alachua County Community Support Services

Housing and Strategic Development

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February 5, 2026

Alachua County Request for Grant Applications for Legacy Community Development

Alachua 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. 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. Potential funding for the workforce housing component of the single-family development may be considered from the Infrastructure Surtax, or another funding source, as deemed appropriate by the County and approved by the Board of County Commissioners.

The Legacy parcels are located east of SE 15th Street and south of SE 8th Avenue in Gainesville, Florida, near the Lincoln Heights and Azalea Trails neighborhoods. Affected community groups also include the East Gainesville Alliance. The Grantee is strongly encouraged to engage with the affected communities during the pre-development phase and throughout the development of the proposed project.

The intent of this grant application is to put the community's 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.

Applications are due no later than 5:00 p.m. on Friday, March 20, 2026 and must be submitted to: housing@alachuacounty.us. Late submissions will not be accepted or considered. Early submissions are encouraged.

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 16107-150-000: 6.37 acres
 - Parcel 16106-129-000: 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
- **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 of County Commissioners that the Grantee can and will achieve the following:

- Construction of 30 or more detached single-family homes and optional attached single-family, duplexes, or triplexes designed appropriately
- 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

V. 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 and throughout development process
 - 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 Grant Applications will be made, and the proposals will be evaluated by staff. Applicant is required to make a presentation to the Affordable Housing Advisory Committee and Housing Finance Authority advisory boards. 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.

VI. 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.



Alachua County
Community Support Services
Housing and Strategic Development
218 SE 24th Street
Gainesville, FL 32641
Ph. (352) 337-6240

Alachua County Legacy Development Grant Application

**Alachua County is accepting applications from qualified applicants proposing to develop workforce homes and market rate homes at the Legacy site located on SE 8th Avenue and SE 15th Street, Gainesville, Florida.
(Parcel numbers 16107-150-000 and 16106-129-000)**

Instructions

1. If you have any questions, contact Housing Program Manager, at (352) 337-6285, or by email at rreodica@alachuacounty.us.
2. Applications must be submitted and received by 5:00 p.m. (local time), **Friday, March 20, 2026**. Late applications will not be accepted.
3. Applications will be accepted only by email in the form of full color PDFs to housing@alachuacounty.us. In the subject line, enter "Application for Legacy Development" followed by the developer's name.
Attach all required documents as a zip file to the email. Early submission is recommended to allow applicant to address any technological issues.
The County **WILL NOT** accept applications submitted by mail or FAX.
4. All attachments must be titled and labeled.
5. Applications must include a PowerPoint presentation of development being proposed for community engagement.
6. Applicants must submit the Project Summary form that can be accessed by clicking on the following link: <https://wkf.ms/3lizq4q>
7. Applicants for this grant **may be required** to present the project (in-person) to the County's Affordable Housing Advisory Committee and Housing Finance Authority Board on May 20, 2026 (meeting date may be subject to change).
8. Funding awards may be subject to approval by the County Manager and/or the Board of County Commissioners and are based on funding availability.
9. The County reserves the right to accept or reject any or all applications.

Development Team and Organizational Capacity

- 1) Developer Name:**
- 2) Developer Address:**
- 3) Website Address:**
- 4) Licensed to do business in the State of Florida:** Yes No
- 5) Developer Contact Person:**
- 6) Contact Phone Number:**
- 7) Contact Email Address:**
- 8) Developer Experience:**
Attach a detailed description of the developer's work in the market rate and workforce/affordable housing market and number of years of experience.
Provide a list of housing developments in the last ten years.

- 9) Architecture Firm Name:**
- 10) Architecture Firm Address:**
- 11) Website Address:**

- 14) Licensed to do business in the State of Florida:** Yes No
- 15) Architecture Firm Contact Person:**
- 16) Contact Phone Number:**
- 17) Contact Email Address:**
- 18) Architecture Firm Experience:**
Attach a detailed explanation of qualifications for the design/construction team. Provide a list of housing projects that the architect has been involved in the last three years. Provide the following information: project name, project description, project completion date.

Project Development Information

1) Project Name:

2) Project Location/Address:

3) Building Type: Single-Family Detached Duplexes Triplexes
Other _____

4) Fill in the Unit Mix Chart listing the total number of bedrooms and bathrooms per unit (i.e. (5) Single Room Occupancy/Studio (5) 1 BR/1BA, (10) 2BR/2BA, (15) 3 BR/2BA, (20) 4 BR/3BA, etc.)

Single Room Occupancy/Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Other:	Total Units

5) Describe the project in detail, include the number of units (do not give percentages) of workforce/affordable versus market rate units, total housing units, housing types, community amenities, homeowner association (if any), etc.

Project Primary Target Market [Household Area Median Income (AMI)]:

Extremely Low (30% or less AMI)
Low (50% - 80% AMI)

Very Low (30% - 50% AMI)
Moderate (80% - 120% AMI)

Income Levels and Special Needs:

Please complete the following tables to the best of your ability. Show actual or estimated number of units for the development occupants/beneficiaries.

Income Levels:

Income Group	Number of Units
30% or less AMI	
30-50% AMI	
50-60% AMI	
60-80% AMI	
80-120% AMI	
Market-Rate	
TOTAL	

Special Needs Population:

Category	Number of Units
Elderly	
Disabled (Not Elderly)	
Persons with HIV/AIDS	
Veterans	
Other:	

Project Funding Information

1) County Funding Requested:

2) Total Project Costs:

3) Total Project Funding Sources:

Funding Source	Funding Status (Committed, Pending, Requested)	Amount
TOTAL		

(Please list all funding sources--must equal total project costs listed in #2 above)

4) Total Project Uses:

Funding Use	Amount
Acquisition	
Site Prep	
Hard Costs	
Soft Costs	
Financing Costs	
Other:	
TOTAL	

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Are there any officers or employees of the organization or members of their immediate families, or their business or partnership associates, who will be involved with conducting this project and are:

- a) Employees of, or related to employees of, Alachua County? Yes No
- b) Members of, or related to Members of the Alachua County Board of County Commissioners? Yes No
- c) Beneficiaries of the program for which funds are requested, either as clients or as paid providers of goods or services? Yes No

If you have answered YES to any question, please attach a full explanation to the Application. The existence of a potential conflict of interest does not necessarily make the project ineligible for funding, but the existence of an undisclosed conflict may result in the termination of any funding awarded. The disclosure statement must be signed and dated by an authorized organization representative.

I certify to the best of my knowledge and belief that the above information is true and correct. I authorize Alachua County to undertake the necessary actions to verify the information supplied. Further, I give permission to Alachua County to contact and receive information from my agents, financial institutions or other organizations.

Signature of Applicant

Date

Print Name of Applicant and Title

Date

U.S.C. TITLE 18 SEC. 1001 PROVIDES THAT: *Whoever in any manner within the jurisdiction of any agency of the United States knowingly and willingly falsifies...or makes false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry shall be fined not more than \$10,000 or imprisoned not more than five (5) years.*

ATTACHMENTS

Mandatory Items for Application Review

	Item	Included in Application	Pending	Status of Item
A.	Detailed narrative of proposed project			
B.	Letter of request for land parcel(s) and subsidy needed, if applicable			
C.	Development budget			
D.	Site plan			
E.	Preliminary drawings of construction plans			
F.	Development timeline for the project			
G.	Development pro forma			
H.	Copy of Applicant's most recent audit and/or certified financial statement.			
I.	Copies of commitment and support letters from financial institutions and partnering organizations.			
J.	Summary of how the project will be marketed, how the project will find homebuyers and support homeownership.			
K.	Community engagement plan and timeline which may begin at the pre-development phase and the throughout development process.			
L.	A list of paid staff (full and/or part time) that will have responsibility for the proposed project (include job titles and summary of project duties).			
M.	A list of all housing developments completed in the last 10 years.			
N.	3-5 Business References.			
O.	3-5 References from Local Governments that provided funding to housing developments that have been completed (if applicable).			

ALACHUA COUNTY

Legacy Housing Development Grant Application — EVALUATION CRITERIA

Criteria	Point Range
Developer experience building mixed-income residential projects (market-rate and workforce/affordable housing) in Alachua County and Florida. More points for more overall experience, including staff, subcontractors, and architecture and engineering firms.	0 – 20
Development timeframes. More points for faster completion given readiness to proceed (e.g., financing secured, appropriate zoning, etc.) and capacity of applicant.	0 – 15
Financing of total development. More points for projects self-financed, not requiring funding from Alachua County.	0 – 10
On-site amenities and services. More points for amenities and services that meet the needs of the project's residents (e.g., on-site childcare, playground, recreational facilities, clubhouse, and storage facilities).	0 – 10
Number of units. More points for more homes and leveraging funding for workforce housing.	0 – 10
Community Engagement Plan. More points for a robust plan engaging local community pre- and post-development, fostering community partnerships with local nonprofits for homebuyer education, budgeting and savings, homeowner maintenance, and stewardship of homeownership.	0 – 10
Energy Efficiency. More points for Energy Star qualified appliances and specifications for HVAC systems, low-flow fixtures, low or no-VOC paints in all homes and Green Building Certification (FGBC, LEED, NGBS, or Enterprise Green Communities)	0 – 10
Preservation of Affordability. More points for longer periods of affordability for workforce homes.	0 – 5
Housing type diversity. More points for a greater mix of housing types.	0 – 5
Marketing and outreach to potential homebuyers. More points for using local sources such as nonprofits, community-based organizations, housing authorities, and faith-based institutions to find homebuyers.	0 – 5
TOTAL MAXIMUM POINTS	100