



RFP HED.2023.3

Local Government Area of Opportunity Funding for the 9% Housing Credits RFA 2023-202

On May 10, 2023, Palm Beach County made available up to \$1,000,000 in federal HOME Investment Partnership Program (HOME) funding for one (1) loan to serve as the Local Government Area of Opportunity Funding (LGAOF) match for one (1) multifamily rental project application to the Florida Housing Finance Corporation's competitive 9% Housing Credits Program.

On July 6, 2023, a Selection Committee met to review responsive proposals and made funding recommendations as follow:

Proposal	Score	Rank	Recommendation
Waterview Apartments	285	1	\$1,000,000
Residences at Marina Village	239	2	-\$0-
Calusa Pointe	227	3	-\$0-

The funding recommendation will be considered by the Board of County Commissioners (BCC) at its meeting on August 22, 2023. BCC meetings start at 9:30am, and are held at the Palm Beach County Governmental Center, 301 N. Olive Avenue, 6th Floor Commission Chambers, West Palm Beach, FL 33401.

Please direct questions to Carlos Serrano, Director of Strategic Planning and Operations, Department of Housing and Economic Development, at cserrano@pbcgov.org

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, THIS NOTICE AND THE DOCUMENTS REFERENCED HEREIN MAY BE REQUESTED IN ALTERNATE FORMAT. CONTACT HED AT (561) 233-3600.



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Selection Committee Score Tally Sheet
July 6, 2023

Selection Committee Members	Calusa Pointe	Residences at Marina Village	Waterview Apartments
Bolton, Jeff	67	73	87
Cheney, Bud	80	83	100
George, Lesley	80	83	98
TOTAL SCORE	227	239	285



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Selection Committee Member Score Sheet
July 6, 2023

Scoring Criterion	Maximum Points	Calusa Pointe	Residences at Marina Village	Waterview Apartments
Quality of Proposed Project: Assessment of project development plan, design features, unit finishes, site amenities, number of affordable units/income targeting, proximity to services and facilities, and green building/resiliency features.	25	20	22	23
Qualifications and Experience: Assessment of the Respondent and development team's qualifications and experience, particularly with residential projects of a similar nature as that proposed.	25	22	22	22
Financial Viability: Assessment of financial viability of project, including availability of development funding sources and reasonableness of uses, product pricing, revenues/expenses, ability to repay debt and meet future physical needs, and likelihood of sustainable performance over time.	20	17	18	16
Readiness to Proceed: The project schedule and time frames are realistic and achievable. The project demonstrates the readiness to proceed in an expeditious manner following the award of County funds. There are no apparent obstacles that will jeopardize the project schedule. The project will deliver into service County-Assisted housing units by target date of June 30, 2026.	10	8	8	6
Leveraging: Score for leveraging of other development sources based on amount of funding/subsidy from all County sources per County-Assisted housing unit, as follows: 20 Points: Less than \$20,000 per unit 15 Points: \$20,000-\$39,999 per unit 10 Points: \$40,000-\$59,999 per unit 5 Points: \$60,000-\$79,999 per unit 3 Points: \$80,000-\$99,999 per unit 0 Points: \$100,000 or more per unit	20	0	3	20
TOTAL SCORE		67	73	87

Name: JEFF BOLTON

Signature: [Signature] **Date:** 7/6/23



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Quality of Proposed Project: Assessment of project development plan, design features, unit finishes, site amenities, number of affordable units/income targeting, proximity to services and facilities, and green building/resiliency features.	25	25	25	25
Qualifications and Experience: Assessment of the Respondent and development team's qualifications and experience, particularly with residential projects of a similar nature as that proposed.	25	25	25	25
Financial Viability: Assessment of financial viability of project, including availability of development funding sources and reasonableness of uses, product pricing, revenues/expenses, ability to repay debt and meet future physical needs, and likelihood of sustainable performance over time.	20	20	20	20
Readiness to Proceed: The project schedule and time frames are realistic and achievable. The project demonstrates the readiness to proceed in an expeditious manner following the award of County funds. There are no apparent obstacles that will jeopardize the project schedule. The project will deliver into service County-Assisted housing units by target date of June 30, 2026.	10	10	10	10
Leveraging: Score for leveraging of other development sources based on amount of funding/subsidy from all County sources per County-Assisted housing unit, as follows: 20 Points: Less than \$20,000 per unit 15 Points: \$20,000-\$39,999 per unit 10 Points: \$40,000-\$59,999 per unit 5 Points: \$60,000-\$79,999 per unit 3 Points: \$80,000-\$99,999 per unit 0 Points: \$100,000 or more per unit	20	0	3	20
TOTAL SCORE		80	83	100

Name: Bud Cheney

Signature: Bud Cheney **Date:** 7-6-23



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Qualifications and Experience: Assessment of the Respondent and development team's qualifications and experience, particularly with residential projects of a similar nature as that proposed.	25	25	25	25
Financial Viability: Assessment of financial viability of project, including availability of development funding sources and reasonableness of uses, product pricing, revenues/expenses, ability to repay debt and meet future physical needs, and likelihood of sustainable performance over time.	20	20	20	20
Readiness to Proceed: The project schedule and time frames are realistic and achievable. The project demonstrates the readiness to proceed in an expeditious manner following the award of County funds. There are no apparent obstacles that will jeopardize the project schedule. The project will deliver into service County-Assisted housing units by target date of June 30, 2026.	10	10	10	8
Leveraging: Score for leveraging of other development sources based on amount of funding/subsidy from all County sources per County-Assisted housing unit, as follows: 20 Points: Less than \$20,000 per unit 15 Points: \$20,000-\$39,999 per unit 10 Points: \$40,000-\$59,999 per unit 5 Points: \$60,000-\$79,999 per unit 3 Points: \$80,000-\$99,999 per unit 0 Points: \$100,000 or more per unit	20	0	3	20
TOTAL SCORE		80	83	98

Name: Lesley George

Signature: [Handwritten Signature] **Date:** 7/6/23

