



RFP HED.2022.1
Request for Proposals
SHIP Multifamily Development

On March 7, 2022, Palm Beach County issued this RFP making available up to \$2,000,000 in State Housing Investment Partnership (SHIP) Program funding for loans to developers for the construction, acquisition, or rehabilitation of affordable multifamily rental housing.

The RFP Selection Committee met on May 5, 2022, at 9:00am, at the Palm Beach County Airport Center, 100 Australian Avenue, 5th Floor Conference Room, West Palm Beach. The committee discussed and scored proposals, and made the following funding recommendations:

Project	Score	Recommendation (\$)
Wells Landing	270	\$1,499,500
Berkeley Landing	259	\$500,500
Calusa Pointe II	257	\$-0-

The funding recommendations will be presented to the Board of County Commissioners for approval during its meeting of June 14, 2022. BCC Meetings begin at 9:30am and are located at the PBC 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.

Este aviso y los documentos a los que se hace referencia en este documento están disponibles en español y hay servicios de traducción disponibles. Comuníquese con HED al (561) 233-3623. Avi sa a ak dokiman referansye yo disponib nan lang panyòl, ak sèvis tradiksyon ki disponib. Kontakte HED nan (561) 233-3623. 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.

POST: May 5, 2022

RFP HED.2022.1
Selection Committee Score Tally Sheet
May 4, 2022

Selection Committee Members	Berkeley Landing	Calusa Pointe II	Wells Landing
Bolton, Jeff	80	78	91
Cheney, Bud	90	88	90
George, Lesley	89	91	89
TOTAL SCORE	259	257	270



RFP HED.2022.1

Selection Committee Member Score Sheet

Scoring Criterion	Maximum Points	Berkeley Landing	Calusa Pointe II	Wells Landing
Assessment of the Respondent and development team's qualifications and experience, particularly with residential projects of a similar nature as that proposed.	25	23	23	23
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 SHIP funds. There are no apparent obstacles that will jeopardize the project schedule. The Project will deliver SHIP-assisted units/beneficiaries by June 30, 2024.	25	21	17	24
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.	20	18	17	21
Assessment of financial viability of project, including availability of development funding sources and reasonableness of uses, revenues/expenses, ability to repay debt and meet future physical needs, and likelihood of sustainable performance over time. Consideration given to level of SHIP subsidy requested per SHIP-assisted housing unit, and to leveraging of committed non-SHIP development funding sources.	20	18	16	23
Projects located within a Census Tract with a poverty rate of no less than 20% (as determined by 2019 American Community Survey 5-Year Data Table S1701) will receive five (5) points.	5	0	5	0
Projects where no fewer than 50% of the total housing units will be occupied by Disabled Persons, Elderly Persons, or Veterans will receive five (5) points.	5	0	0	0
Projects that voluntarily commit to restrict rents in all SHIP-Assisted Housing Units to no greater than 30% of tenant household income will receive five (5) points.	5	0	0	0
TOTAL SCORE		80	78	91

Name: JEFF BORTON

Signature: [Handwritten Signature]

Date: 5/4/2022



RFP HED.2022.1

Selection Committee Member Score Sheet

Scoring Criterion	Maximum Points	Berkeley Landing	Calusa Pointe II	Wells Landing
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
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 SHIP funds. There are no apparent obstacles that will jeopardize the project schedule. The Project will deliver SHIP-assisted units/beneficiaries by June 30, 2024.	25	25	18	25
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.	20	20	20	20
Assessment of financial viability of project, including availability of development funding sources and reasonableness of uses, revenues/expenses, ability to repay debt and meet future physical needs, and likelihood of sustainable performance over time. Consideration given to level of SHIP subsidy requested per SHIP-assisted housing unit, and to leveraging of committed non-SHIP development funding sources.	20	20	20	20
Projects located within a Census Tract with a poverty rate of no less than 20% (as determined by 2019 American Community Survey 5-Year Data Table S1701) will receive five (5) points.	5	0	5	0
Projects where no fewer than 50% of the total housing units will be occupied by Disabled Persons, Elderly Persons, or Veterans will receive five (5) points.	5	0	0	0
Projects that voluntarily commit to restrict rents in all SHIP-Assisted Housing Units to no greater than 30% of tenant household income will receive five (5) points.	5	0	0	0
TOTAL SCORE		90	88	90

Name: Bud Cheney

Signature: Bud Cheney

Date: 5-4-2022



RFP HED.2022.1

Selection Committee Member Score Sheet

Scoring Criterion	Maximum Points	Berkeley Landing	Calusa Pointe II	Wells Landing
Assessment of the Respondent and development team's qualifications and experience, particularly with residential projects of a similar nature as that proposed.	25	24	23	24
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 SHIP funds. There are no apparent obstacles that will jeopardize the project schedule. The Project will deliver SHIP-assisted units/beneficiaries by June 30, 2024.	25	25	23	25
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.	20	20	20	20
Assessment of financial viability of project, including availability of development funding sources and reasonableness of uses, revenues/expenses, ability to repay debt and meet future physical needs, and likelihood of sustainable performance over time. Consideration given to level of SHIP subsidy requested per SHIP-assisted housing unit, and to leveraging of committed non-SHIP development funding sources.	20	20	20	20
Projects located within a Census Tract with a poverty rate of no less than 20% (as determined by 2019 American Community Survey 5-Year Data Table S1701) will receive five (5) points.	5	0	5	0
Projects where no fewer than 50% of the total housing units will be occupied by Disabled Persons, Elderly Persons, or Veterans will receive five (5) points.	5	0	0	0
Projects that voluntarily commit to restrict rents in all SHIP-Assisted Housing Units to no greater than 30% of tenant household income will receive five (5) points.	5	0	0	0
TOTAL SCORE		89	91	89

Name: Lesley George

Signature: [Signature] Date: 5/4/22

