



## **RFP HED.2023.2**

### **Multifamily Rental Housing Development Funding Recommendations**

On April 14, 2023 at 9:00 a.m. the RFP Selection Committee met at the Palm Beach County Airport Center, 100 Australian Avenue, 1<sup>st</sup> Floor Training Room, West Palm Beach, FL 33406. The Selection Committee reviewed the three (3) responsive proposals and made the following recommendations:

<b>Proposal</b>	<b>Score</b>	<b>Rank</b>	<b>Recommendation</b>
Roseland Gardens	288	First	\$3,000,000
4825 Maine Street	236	Second	\$600,000
Omega Apartments	189	Third	\$550,000

The funding recommendations will be presented for approval to the Board of County Commissioners (BCC) at its meeting on June 13, 2023. BCC meetings are held at the Palm Beach County Governmental Center, 301 North Olive Avenue, 6<sup>th</sup> Floor Chambers, West Palm Beach FL 33401.

Please direct questions to Carlos Serrano, Director of Strategic Planning and Operations, Department of Housing and Economic Development (HED) at [cserrano@pbcgov.org](mailto: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) 233-3600.

Avi sa a ak dokiman referansye yo disponib nan lang panyòl, ak sèvis tradiksyon ki disponib. Kontakte HED nan (561) 233-3600.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, THIS NOTICE AND THE DOCUMENTS REFERENCED HEREIN WILL BE MADE AVAILABLE IN ALTERNATE FORMAT, AND TRANSLATION SERVICES WILL BE MADE AVAILABLE FOR MEETINGS WITH AT LEAST 3 DAYS ADVANCE NOTICE. CONTACT HED AT (561) 233-3600.

**POSTED: April 14, 2023**

**RFP HED.2023.2**  
**Selection Committee Score Tally Sheet**  
**April 14, 2023**


Selection Committee Members	4825 Maine Street	Roseland Gardens	Omega Apartments
Bolton, Jeffrey	77	96	49
Jenkins-Gaskin, Dorina	80	100	72
O'Keefe, Elena	79	92	68
<b>TOTAL SCORE</b>	<b>236</b>	<b>288</b>	<b>189</b>



**RFP HED.2023.2**  
**Selection Committee Member Score Sheet**  
**April 14, 2023**

Scoring Criterion	Maximum Points	4825 Maine Street	Roseland Gardens	Omega Apartments
<b>Readiness to Proceed:</b> 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 December 30, 2025.	20	18	19	5
<b>Qualifications and Experience:</b> Assessment of the Respondent and development team qualifications and experience with residential projects of a similar nature as that proposed.	20	17	18	10
<b>Leveraging:</b> 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: \$100,000-125,000 per unit	20	10	20	10 <del>20</del>
<b>Increased Lower Income Targeting:</b> Minimum RFP eligibility requirements demand that no less than twenty-five percent (25%) of the County-Assisted Housing Units be set aside for occupancy by households with incomes no greater than eighty percent (80%) AMI. Projects that voluntarily set aside a greater number of County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive additional points as follow: ≥50% of County-Assisted Housing Units 5 points ≥75% of County Assisted Housing Units 10 points 100% of County Assisted Housing Units 15 points Projects setting aside less than fifty percent (50%) of County-Assisted Housing Units for households with incomes no greater than eighty percent (80%) AMI will receive zero (0) points for this scoring criterion.	15	15	15	15
<b>Quality of Proposed Project:</b> Assessment of project development plan, design features, unit finishes, site amenities, number of affordable units/income targeting, proximity to employment centers, transportation hubs and services, and storm mitigation/resiliency features	10	9	9	6
<b>Financial Viability:</b> 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.	10	8	10	3
<b>Green Building Sustainability:</b> Documentation demonstrates the project will comply with a sustainable building rating system or a national model green code identified in RFP Section I.M. (5 points). All other proposals will receive zero (0) points for this scoring criterion.	5	0	5	0
<b>TOTAL SCORE</b>	<b>100</b>	77	96	49

Name: JEFF BOLTON

Signature:  Date: 4/14/2023



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**April 14, 2023**

Scoring Criterion	Maximum Points	4825 Maine Street	Roseland Gardens	Omega Apartments
<b>Readiness to Proceed:</b> 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 December 30, 2025.	20	18	16	12
<b>Qualifications and Experience:</b> Assessment of the Respondent and development team qualifications and experience with residential projects of a similar nature as that proposed.	20	18	18	18
<b>Leveraging:</b> 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: \$100,000-125,000 per unit	20	10	20	<del>20</del> 10
<b>Increased Lower Income Targeting:</b> Minimum RFP eligibility requirements demand that no less than twenty-five percent (25%) of the County-Assisted Housing Units be set aside for occupancy by households with incomes no greater than eighty percent (80%) AMI. Projects that voluntarily set aside a greater number of County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive additional points as follow: ≥50% of County-Assisted Housing Units 5 points ≥75% of County Assisted Housing Units 10 points 100% of County Assisted Housing Units 15 points Projects setting aside less than fifty percent (50%) of County-Assisted Housing Units for households with incomes no greater than eighty percent (80%) AMI will receive zero (0) points for this scoring criterion.	15	15	15	15
<b>Quality of Proposed Project:</b> Assessment of project development plan, design features, unit finishes, site amenities, number of affordable units/income targeting, proximity to employment centers, transportation hubs and services, and storm mitigation/resiliency features	10	9	9	7
<b>Financial Viability:</b> 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.	10	9	9	6
<b>Green Building Sustainability:</b> Documentation demonstrates the project will comply with a sustainable building rating system or a national model green code identified in RFP Section I.M. (5 points). All other proposals will receive zero (0) points for this scoring criterion.	5	0	5	0
<b>TOTAL SCORE</b>	<b>100</b>	<b>79</b>	<b>92</b>	<b>68</b>


Name: Elena O'Keefe

Signature: [Signature] Date: 4/14/23



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Scoring Criterion	Maximum Points	4825 Maine Street	Roseland Gardens	Omega Apartments
<b>Readiness to Proceed:</b> 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 December 30, 2025.	20	20	20	15
<b>Qualifications and Experience:</b> Assessment of the Respondent and development team qualifications and experience with residential projects of a similar nature as that proposed.	20	15	20	15
<b>Leveraging:</b> 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: \$100,000-125,000 per unit	20	10	20	20 <sup>10</sup>
<b>Increased Lower Income Targeting:</b> Minimum RFP eligibility requirements demand that no less than twenty-five percent (25%) of the County-Assisted Housing Units be set aside for occupancy by households with incomes no greater than eighty percent (80%) AMI. Projects that voluntarily set aside a greater number of County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive additional points as follow: ≥50% of County-Assisted Housing Units 5 points ≥75% of County Assisted Housing Units 10 points 100% of County Assisted Housing Units 15 points Projects setting aside less than fifty percent (50%) of County-Assisted Housing Units for households with incomes no greater than eighty percent (80%) AMI will receive zero (0) points for this scoring criterion.	15	15	15	15
<b>Quality of Proposed Project:</b> Assessment of project development plan, design features, unit finishes, site amenities, number of affordable units/income targeting, proximity to employment centers, transportation hubs and services, and storm mitigation/resiliency features	10	10	10	10
<b>Financial Viability:</b> 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.	10	10	10	7
<b>Green Building Sustainability:</b> Documentation demonstrates the project will comply with a sustainable building rating system or a national model green code identified in RFP Section I.M. (5 points). All other proposals will receive zero (0) points for this scoring criterion.	5	0	5	0
<b>TOTAL SCORE</b>	<b>100</b>	80	100	72

Name: Dorina Jenkins Gaskin  
 Signature:  Date: 4/14/23

