



## **RFP HED.2024.1**

### **HOME Investment Partnerships Program**

### **Community Housing Development Organizations (CHDO)**

### **Funding Recommendations**

In a public virtual meeting held on April 16, 2024 the Selection Committee for RFP HED.2024.1 made funding recommendations for \$750,000 in federal HOME CHDO Program Activities and up to \$250,000 in CHDO Operating funds to county certified Community Housing Development Organizations (CHDO) funding, as follow:

Rank	Score	Project	CHDO HOME Amount
1	236	Villas of Solana (Program Activities)	\$750,000
		Villas of Solana (Operating Funds)	\$250,000

All respondents to the RFP will receive direct notification of the recommendations. All recommendations for funding awards are subject to final approval by the Board of County Commissioners, tentatively scheduled for June 11, 2024.

Be advised that the Palm Beach County Lobbyist Registration Ordinance (Palm Beach County Code Section 2-351 to 2-357) remains in effect and prohibits any non-written communication regarding the RFP between a Respondent or a Respondent's representative and any member of the Board of County Commissioners, Commissioner's staff, or any member of the Selection Committee. This prohibition on non-written communication extends until the time at which the Board of County Commissioners makes a funding award, or until cancellation of the RFP.

Please direct questions to Lesley George, Housing Liaison, Department of Housing and Economic Development, at [lgeorge@pbcgov.org](mailto:lgeorge@pbcgov.org).

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

**POST: April 16, 2024**

RFP HED.2024.1 - CHDO  
 Selection Committee Score Tally Sheet  
 April 16, 2024

Selection Committee Members	Villas of Solana
Brown, Sheila	75
Lees, David	73
Pessoa, Marcel	85
TOTAL SCORE	236

*Full Scored 4/16/24*



Department of Housing & Economic Development

RFP HED.2024.1

Selection Committee Member Score Sheet

Scoring Criterion	Maximum Points	Villas of Solana
<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 services and facilities, and green building/resiliency features.	25	20
<b>Qualifications and Experience:</b> Assessment of the Respondent and development team's qualifications and experience, particularly with residential projects of a similar nature as that proposed.	20	15
<b>Financial Viability:</b> 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.	15	12
<b>Targeted Groups:</b> Units set aside for underserved populations (youth aging out of foster care, prisoners exiting jail, special needs, pregnant women, single parents) in Palm Beach County	15	12
<b>Leveraging:</b> Leveraging financing, commitment letters from other funding sources: 4:1 or greater = 10 points, 3:1 = 7 points, 2:1 = 5 points, 1:1 = 3 points Less than 1:1 = 1 point	10	7
<b>Project Schedule:</b> The project is able to deliver affordable units expeditiously, and the projected schedule and time frames are realistic and achievable.	10	7
<b>Geographic Preference:</b> Project located within the Glades Region of Palm Beach County	5	0
<b>TOTAL SCORE</b>		73

Name: DAVE LESS

Signature: [Handwritten Signature]

Date: 4/16/2024





RFP HED.2024.1

Selection Committee Member Score Sheet

Scoring Criterion	Maximum Points	Villas of Solana
<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 services and facilities, and green building/resiliency features.	25	20
<b>Qualifications and Experience:</b> Assessment of the Respondent and development team's qualifications and experience, particularly with residential projects of a similar nature as that proposed.	20	20
<b>Financial Viability:</b> 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.	15	13
<b>Targeted Groups:</b> Units set aside for underserved populations (youth aging out of foster care, prisoners exiting jail, special needs, pregnant women, single parents) in Palm Beach County	15	15
<b>Leveraging:</b> Leveraging financing, commitment letters from other funding sources: 4:1 or greater = 10 points, 3:1 = 7 points, 2:1 = 5 points, 1:1 = 3 points Less than 1:1 = 1 point	10	7
<b>Project Schedule:</b> The project is able to deliver affordable units expeditiously, and the projected schedule and time frames are realistic and achievable.	10	10
<b>Geographic Preference:</b> Project located within the Glades Region of Palm Beach County	5	
<b>TOTAL SCORE</b>		<b>85</b>

Name: Marcel Pessoa

Signature: Marcel Pessoa Date: 4/16/24



RFP HED.2024.1

Selection Committee Member Score Sheet

Scoring Criterion	Maximum Points	Villas of Solana
<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 services and facilities, and green building/resiliency features.	25	20
<b>Qualifications and Experience:</b> Assessment of the Respondent and development team's qualifications and experience, particularly with residential projects of a similar nature as that proposed.	20	15
<b>Financial Viability:</b> 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.	15	10
<b>Targeted Groups:</b> Units set aside for underserved populations (youth aging out of foster care, prisoners exiting jail, special needs, pregnant women, single parents) in Palm Beach County <b>50%</b>	15	15
<b>Leveraging:</b> Leveraging financing, commitment letters from other funding sources: 4:1 or greater = 10 points, 3:1 = 7 points, 2:1 = 5 points, 1:1 = 3 points Less than 1:1 = 1 point	10	10
<b>Project Schedule:</b> The project is able to deliver affordable units expeditiously, and the projected schedule and time frames are realistic and achievable.	10	5
<b>Geographic Preference:</b> Project located within the Glades Region of Palm Beach County	5	0
<b>TOTAL SCORE</b>		<b>75</b>

Name: Shela Brown

Signature: Shela Brown Date: 4.16.24

