



RFP HED.2025.1
Local Government Area of Opportunity Funding
for the 9% Housing Credits 2025 RFA

On April 14, 2025, 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 August 22, 2025, a Selection Committee met to review responsive proposals and made funding recommendations as follow:

Proposal	Score	Rank	Recommendation
Peace Village	263	1	\$1,000,000
Pine Bay	258	2	-\$0-

The funding recommendation will be considered by the Board of County Commissioners (BCC) at its meeting on October 7, 2025. 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, Deputy Director, Department of Housing and Economic Development, at CSerrano@pbc.gov

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: August 22, 2025



RFP HED.2025.1
Selection Committee Score Tally Sheet
August 22, 2025

Selection Committee Members	Pine Bay	Peace Village
David Brandt	88	91
William Cross	87	92
Aundra Lowe	83	80
TOTAL SCORE	258	263



RFP HED.2025.1
Selection Committee Member Score Sheet
August 22, 2025

Scoring Criterion	Maximum Points	Pine Bay	Peace Village
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	23	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	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	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, 2028.	10	10 ^{DA}	4 ^{DA}
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	10	20
TOTAL SCORE		88	91

Name: David Brandt
 Signature: [Signature] Date: 8/22/25



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Scoring Criterion	Maximum Points	Pine Bay	Peace Village
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	24	22
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	24	23
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	19	18
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, 2028.	10	10	9
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	10	20
TOTAL SCORE		87	92

Name: William C. Cross

Signature: William C. Cross Date: 8-22-25



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Scoring Criterion	Maximum Points	Pine Bay	Peace Village
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	20
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	20
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	18	15
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, 2028.	10	10	5
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	10	20
TOTAL SCORE		83	80

Name: Aundra D. Louder

Signature: [Signature] Date: 8/22/25

