



April 18, 2016

To: Mayor Teresa Jacobs  
and the Board of County Commissioners

From: Carrie Woodell, Acting Manager, Procurement Division

Contact: Mitchell L. Glasser, Manager  
Housing and Community Development Division  
407-836-5190

Subject: Selection of Developer, Request For Proposals Y16-613-PD  
Multi-Family Affordable Housing Development

ACTION REQUESTED:

Selection of Atlantic Housing Partners, L.L.L.P. / Southern Affordable Development L.L.C. for negotiation and award of a Multi-Family Affordable Housing Developers Agreement, under RFP Y16-613-PD, for the Housing and Community Development Division. Further request approval for the Procurement Division to execute the Developers Agreement and to negotiate terms of the loan within a budgeted amount of \$1,000,000 from Orange County's INVEST Program and \$1,000,000 from the State Housing Initiative Partnership (SHIP) program.

Proposals were evaluated by the Procurement Committee on April 13, 2016. Commissioner Clarke was assigned to the Procurement Committee.

PROCUREMENT:

To provide financial assistance to eligible developers to encourage and facilitate the acquisition and rehabilitation or new construction of affordable multi-family rental housing in Orange County with emphasis on serving low and very low-income households and special targeting for homeless families.

REMARKS:

One proposal was received and evaluated. Atlantic Housing Partners, L.L.L.P. / Southern Affordable Development L.L.C. requested Orange County's INVEST Program funding in the amount of \$1,000,000 and SHIP funding in the amount of \$1,000,000 for the construction of a new 70 unit affordable community named Goldenrod Point. In addition, the RFP had a special targeting requirement up to a maximum of 20 percent of the units (14 units) which will be set aside for those families and individuals that are homeless due to unforeseen economic hardship.

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These 14 set aside units will be low barrier for qualifying and have reduced rents which will provide homeless families the opportunity to re-establish themselves in the rental housing market. The remaining 56 units will all be affordable units at rent restricted levels for low-income households earning 60 percent or less of the area median income.

Thirty-five developers were notified of the solicitation. Twelve developers attended the pre-proposal meeting. Due to the special requirements of this RFP concerning the homeless and very low income, only one proposal was received.



Interoffice Memorandum

March 22, 2016

To: Perry Davis, Senior Purchasing Agent  
Purchasing and Contracts Division

FROM: Kesi Warren, Senior Contract Administrator   
Business Development Division

SUBJ: **RFP #Y16-613-PD, Multi-Family Affordable Housing Development**

Below are the respondents to the subject RFP with their firm's certified sub-consultants and MWBE participation score on a 1 – 5 rating:

1.	<b>Atlantic Housing Partners, LLC/Southern Affordable Development, LLC</b>		<b>2 Points</b>
*	None	0%	
	<b>Total MWBE Participation:</b>	<b>0%</b>	
*	EEO Staff	0%	
Bonus Points			
*	Service-Disabled Veteran (SDV)	<b>0</b>	
	Welfare Recipients:	<b>5</b>	

\*The minority forms were not included with the proposal.

*Ashena Ferguson*