

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: October 18, 2022 [ ] Consent [X] Regular  
[ ] Ordinance [ ] Public Hearing

Department: Housing and Economic Development

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

- A) **approve** an American Rescue Plan Act (ARPA) Response Projects Fund award of \$2,760,000 to Autumn Ridge Apartments, Ltd.;
- B) **approve** an ARPA Response Projects Fund award of \$5,500,000 to The SPECTRA Organization, Inc.;
- C) **approve** a budget transfer of \$8,260,000 in the ARPA Response Projects Fund;
- D) **direct** staff to negotiate the loan agreements; and
- E) **authorize** the County Administrator, or designee, to execute the loan agreement, amendments thereto, and all other documents necessary for project implementation.

**Summary:** On July 20, 2022, the Department of Housing and Economic Development issued Request for Proposals HED.2022.4 (RFP) making \$13,000,000 in County ARPA Response Projects Fund funding available to developers for new construction of affordable multifamily housing. A selection committee consisting of five voting members met at a public meeting held on September 23, 2022, and recommended funding for two projects:

- 1) \$2,760,000 loan to Autumn Ridge Apartments, Ltd. (an affiliate of West Palm Beach Housing Authority and Landmark Development Corporation) to construct Autumn Ridge, a 106-unit multifamily development, including no fewer than 96 County-assisted units, located at 1580 N. Congress Avenue, in the Westgate CRA/Belvedere Homes CRA. The project includes 16 units for tenants at 30% AMI, 68 units for 60% AMI, 12 units for 80% Area Median Income (AMI), one unit for 100% AMI, four units for 120% AMI, and five units for 140% AMI. The total project development cost is \$40.7M; and
- 2) \$5,500,000 loan to The SPECTRA Organization, Inc. (an affiliate of Palm Beach County Housing Authority) to construct Legacy at 45<sup>th</sup> Street, a 48-unit multifamily development, including no fewer than 34 County-assisted units, located at 3430 45<sup>th</sup> Street, West Palm Beach. All housing units are for tenants not to exceed 80% AMI. The total project development cost is \$15.5M.

In addition to this funding, on August 17, 2021, the Board awarded a \$715,000 HOME Program grant to Autumn Ridge as the local match for 9% Housing Credits. All County-assisted units will remain affordable to tenants with incomes no greater than 80% of AMI for no less than 30 years. The funding agreements and related documents pursuant to these funds will be between the County and the entities identified herein or their respective successors and/or assigns. To facilitate project implementation, staff requests authorization for the County Administrator or designee to execute the loan agreements and related documents. **These are County ARPA replacement funds that are now ad-valorem funds that do not require a local match.** District 7 (HJF)

**Background and Policy Issues: Continued on Page 3**

**Attachment(s):**

- 1 Selection Committee Scoring Sheets
- 2 Request for Proposals HED.2022.4
- 3 Project Description for Autumn Ridge
- 4 Project Description for Legacy at 45<sup>th</sup> Street
- 5 Budget Transfer

Recommended By: Jonathan Brun 10/6/2022  
Department Director Date

Approved By: Pee 10/11/22  
Assistant County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures					
Operating Costs	8,260,000				
External Revenues					
Program Income					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>	<b>8,260,000</b>				

# ADDITIONAL FTE POSITIONS (Cumulative)	-0-				
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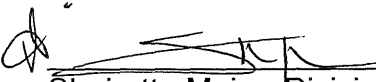
Is Item Included In Proposed Budget? Yes  X  No    
 Does this Item include the use of Federal funds? Yes   No  X

Budget Account No.:

Fund 1164 Dept. 143 Unit 310F Object 8201 Program Code/Period N/A 5,500,000  
1141 143 310 G 8201 N/A 2,760,000

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

Approval of this agenda item will appropriate \$8,260,000 in County ARPA Response Project Fund funding for two (2) affordable housing projects as follows: Autumn Ridge (\$2,760,000) and Legacy at 45<sup>th</sup> Street (\$5,500,000).

C. Departmental Fiscal Review:   
 Shairette Major, Division Director II

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

 10/6/22 ESW 10/6/22  
 OFMB JA 10/6  
 10/10/22  
 Contract Development and Control

**B. Legal Sufficiency:**

 10/11/22  
 Chief Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)

**Background and Policy Issues: (continued from Page 1)**

A total of five (5) proposals were received in response to the RFP. Two (2) proposals were determined to be responsive to the eligibility and submittal requirements of the RFP. Three (3) proposals were determined to be ineligible or non-responsive. A proposal from Atlantic Pacific Communities for the Dixie Manor project was determined to be ineligible because it did not meet the RFP eligibility requirement to create additional housing inventory. Proposals from ASC Development for the 850 13<sup>th</sup> Street project and from Neighborhood Renaissance for the Coleman Park Renaissance project were determined to be non-responsive to the submittal requirements of the RFP for failing to submit various required documentation. The RFP selection committee reviewed and scored responsive proposals during a public meeting on September 23, 2022. The proposal scores and ranking were as follow:

<b>Rank</b>	<b>Score</b>	<b>Project</b>	<b>Funding Recommendation</b>
1	379	Autumn Ridge	\$2,760,000
2	359	Legacy at 45 <sup>th</sup> Street	\$5,500,000

All respondents to the RFP have been notified of the funding recommendations and of the RFP protest procedures. No protests were received by the protest period deadline.

**RFP HED.2022.4**  
**Selection Committee Score Tally Sheet**  
**September 23, 2022**

ATTACHMENT 1

Selection Committee Members	Autumn Ridge	Legacy at 45th Street
Bailey, Olive	78	73
Bolton, Jeff	70	75
Cheney, Bud	77	75
Davis, Bryan	75	63
Lawrence, Robyn	79	73
<b>TOTAL SCORE</b>	379	359



**RFP HED.2022.4**  
**Selection Committee Member Score Sheet**

Scoring Criterion	Maximum Points	Autumn Ridge	Legacy at 45th Street
<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, 2024.	20	19	8
<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	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 services and facilities, and green building/resiliency features.	15	13	13
<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: 15 Points: Less than \$20,000 per unit 12 Points: \$20,000-39,999 per unit 9 Points: \$40,000-59,999 per unit 6 Points: \$60,000-79,999 per unit 3 Points: \$80,000-99,999 per unit 0 Points: \$100,000 or more per unit	15	12	0
<b>Increased Rental Affordability:</b> Minimum RFP eligibility requirements restrict rents in County-Assisted Housing Units to no more than the applicable FHFC Multifamily Rental Programs rent limits. Projects that will voluntarily restrict rents in all County-Assisted Housing Units to Palm Beach County Voluntary Rent Limits: a) no more than eighty percent (80%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive fifteen (15) points; or b) no more than ninety percent (90%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive five (5) points. All other projects will receive zero (0) points.	15	0	15

**RFP HED.2022.4**  
**Selection Committee Member Score Sheet**

<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	7
<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 will voluntarily set aside all County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive five (5) points. All other projects will receive zero (0) points.	5	5	5
<b>TOTAL SCORE</b>		15	63

Name: BRYAN DAVIS



Signature: [Handwritten Signature] Date: 23 SEPT. 2022

**RFP HED.2022.4**  
**Selection Committee Member Score Sheet**

Scoring Criterion	Maximum Points	Autumn Ridge	Legacy at 45th Street
<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, 2024.	20	18	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	19	19
<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.	15	14	14
<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: 15 Points: Less than \$20,000 per unit 12 Points: \$20,000-39,999 per unit 9 Points: \$40,000-59,999 per unit 6 Points: \$60,000-79,999 per unit 3 Points: \$80,000-99,999 per unit 0 Points: \$100,000 or more per unit	15	12	0
<b>Increased Rental Affordability:</b> Minimum RFP eligibility requirements restrict rents in County-Assisted Housing Units to no more than the applicable FHFC Multifamily Rental Programs rent limits. Projects that will voluntarily restrict rents in all County-Assisted Housing Units to Palm Beach County Voluntary Rent Limits: a) no more than eighty percent (80%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive fifteen (15) points; or b) no more than ninety percent (90%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive five (5) points. All other projects will receive zero (0) points.	15	0	15

**RFP HED.2022.4  
Selection Committee Member Score Sheet**

<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.	<b>10</b>	9	7
<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 will voluntarily set aside all County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive five (5) points. All other projects will receive zero (0) points.	<b>5</b>	5	5
<b>TOTAL SCORE</b>		77	75

Name: Bud Cheney



Signature: *Bud Cheney* Date: 9-23-2022



**RFP HED.2022.4**  
**Selection Committee Member Score Sheet**

Scoring Criterion	Maximum Points	Autumn Ridge	Legacy at 45th Street
<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, 2024.	<b>20</b>	17	16
<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.	<b>20</b>	18	16
<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.	<b>15</b>	11	14
<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: 15 Points: Less than \$20,000 per unit 12 Points: \$20,000-39,999 per unit 9 Points: \$40,000-59,999 per unit 6 Points: \$60,000-79,999 per unit 3 Points: \$80,000-99,999 per unit 0 Points: \$100,000 or more per unit	<b>15</b>	<b>12</b>	<b>0</b>
<b>Increased Rental Affordability:</b> Minimum RFP eligibility requirements restrict rents in County-Assisted Housing Units to no more than the applicable FHFC Multifamily Rental Programs rent limits. Projects that will voluntarily restrict rents in all County-Assisted Housing Units to Palm Beach County Voluntary Rent Limits: a) no more than eighty percent (80%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive fifteen (15) points; or b) no more than ninety percent (90%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive five (5) points. All other projects will receive zero (0) points.	<b>15</b>	<b>0</b>	<b>15</b>

**RFP HED.2022.4**  
**Selection Committee Member Score Sheet**

<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	7	9
<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 will voluntarily set aside all County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive five (5) points. All other projects will receive zero (0) points.	5	5	5
<b>TOTAL SCORE</b>		70	75

Name: JEFF BOLTON



Signature: *J. Bolton* Date: 9/23/2022

**RFP HED.2022.4**  
**Selection Committee Member Score Sheet**

Scoring Criterion	Maximum Points	Autumn Ridge	Legacy at 45th Street
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<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.	<b>20</b>	20	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 services and facilities, and green building/resiliency features.	<b>15</b>	15	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: 15 Points: Less than \$20,000 per unit 12 Points: \$20,000-39,999 per unit 9 Points: \$40,000-59,999 per unit 6 Points: \$60,000-79,999 per unit 3 Points: \$80,000-99,999 per unit 0 Points: \$100,000 or more per unit	<b>15</b>	<b>12</b>	<b>0</b>
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**RFP HED.2022.4**  
**Selection Committee Member Score Sheet**

<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.	<b>10</b>	8	8
<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 will voluntarily set aside all County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive five (5) points. All other projects will receive zero (0) points.	<b>5</b>	5	5
<b>TOTAL SCORE</b>		78	73

Name: Olive Bailey



Signature: Olive Bailey Date: 9/23/22

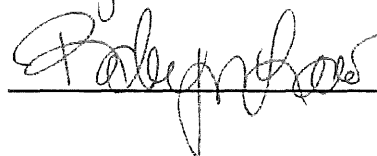
**RFP HED.2022.4**  
**Selection Committee Member Score Sheet**

Scoring Criterion	Maximum Points	Autumn Ridge	Legacy at 45th Street
<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, 2024.	<b>20</b>	18	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.	<b>20</b>	20	16
<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.	<b>15</b>	15	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: 15 Points: Less than \$20,000 per unit 12 Points: \$20,000-39,999 per unit 9 Points: \$40,000-59,999 per unit 6 Points: \$60,000-79,999 per unit 3 Points: \$80,000-99,999 per unit 0 Points: \$100,000 or more per unit	<b>15</b>	<b>12</b>	<b>0</b>
<b>Increased Rental Affordability:</b> Minimum RFP eligibility requirements restrict rents in County-Assisted Housing Units to no more than the applicable FHFC Multifamily Rental Programs rent limits. Projects that will voluntarily restrict rents in all County-Assisted Housing Units to Palm Beach County Voluntary Rent Limits: a) no more than eighty percent (80%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive fifteen (15) points; or b) no more than ninety percent (90%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive five (5) points. All other projects will receive zero (0) points.	<b>15</b>	<b>0</b>	<b>15</b>

**RFP HED.2022.4  
Selection Committee Member Score Sheet**

<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.	<b>10</b>	9	7
<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 will voluntarily set aside all County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive five (5) points. All other projects will receive zero (0) points.	<b>5</b>	5	5
<b>TOTAL SCORE</b>		19	13

Name: Robyn Lawrence

Signature:  Date: 9/23/22



# Request for Proposals

RFP HED.2022.4



## Multifamily Rental Housing Development

July 2022



ATTACHMENT 2

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**SECTION I**

**A. Statement of Purpose**

Through this RFP, the Palm Beach County Board of County Commissioners (County) is offering funding to Developers to create additional housing units to expand the local inventory of affordable Multifamily Rental Housing.

**B. Funding Available**

RFP HED.2022.4 makes available \$13,000,000 in County funds. Funds are exclusively to provide loan financing for the new construction of Multifamily Rental Housing.

**C. Defined Terms**

**Affordability Requirements** are defined as the requirements imposed upon County-Assisted Housing Units to serve lower income households at affordable rents as established in this RFP HED.2022.4.

**Area Median Income (AMI)** is defined as the most current income limits published by the Florida Housing Finance Corporation (FHFC) for the West Palm Beach - Boca Raton Metropolitan Statistical Area (Palm Beach County).

**County-Assisted Housing Unit** is defined as a housing unit assisted with County funding provided through RFP HED.2022.4 and bearing all requirements related thereto.

**Developer** is defined as an entity which: 1) is funded through this RFP to complete the development of County-Assisted Housing Units; 2) has site control of the project site; and 3) plans and implements the project through completion and delivery to Eligible Beneficiaries. Such entities shall be limited to private for-profit entities, private non-profit entities, public agencies, or ventures between the same. Developers assume responsibility for compliance with all County requirements.

**Eligible Beneficiaries** are defined as households with incomes not exceeding the limits of the various income tiers up to 140% AMI identified herein, adjusted for household size.

**Multifamily Rental Housing** is defined as housing characterized by four (4) or more attached units per residential structure under common ownership and offered for rent through a leasehold agreement.

**Palm Beach County Voluntary Rent Limits** are defined as rents that do not exceed ninety percent (90%) or eighty percent (80%) of FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income.

**Period of Affordability** is defined as the time period for which County-Assisted Housing Units shall bear Affordability Requirements of RFP HED.2022.4.

**Respondent** is defined as an entity that submits a proposal in response to this RFP.

**Selection Committee** is defined as the body of individuals that evaluates responsive proposals at a public meeting and formulates funding recommendations for consideration by the Palm Beach County Board of County Commissioners.

#### **D. Location Requirements**

Properties must be located exclusively within Palm Beach County. Projects may be located within the unincorporated area or any municipality within the county. For projects located within municipalities, the jurisdiction with building permitting authority over the project site must commit to provide an expedited permitting process for the project. The Respondent is solely responsible for obtaining documentation of the commitment to provide an expedited permitting process, and for providing such documentation at time of proposal submittal.

#### **E. Eligible Projects**

Eligible projects shall be limited to new construction of Multifamily Rental Housing, including redevelopment/conversion of non-residential properties. Projects involving the acquisition, rehabilitation, or refinancing of existing housing units are not eligible for funding. Single-family housing, transitional housing, emergency shelters, group homes, single-room occupancy housing, and condominium units are not eligible for funding.

Funds shall not assist housing units used to meet a Developer's Palm Beach County Workforce Housing Program (PBCWHP) obligation, nor to assist PBCWHP exchange units.

#### **F. County-Assisted Housing Units**

Developers shall designate no less than twenty-five (25%) of the total housing units within a project as County-Assisted Housing Units that will bear County requirements and be occupied by Eligible Beneficiaries. There shall be a representative distribution of housing unit sizes among the mix of County-Assisted Housing Units and non-County-Assisted Housing Units. Housing units that are set-aside within the project to meet the requirements of other non-County funding sources may also serve as County-Assisted Housing Units. There is no maximum award or maximum per unit subsidy

amount. RFP scoring criteria favors projects requesting a lower per unit subsidy amount (see Section III-A).

#### **G. Income Set Asides / Eligible Beneficiaries**

During the Period of Affordability, all County-Assisted Housing Units must be set aside for Eligible Beneficiaries, that is for households among the various income tiers up to 140% AMI identified at Exhibit A. The Developer may determine the distribution of unit set asides among the income tiers, except that no less than twenty five percent (25%) of the County-Assisted Housing Units must be set aside for households with incomes no greater than 80% AMI. For at least half of these  $\leq 80\%$  AMI units, the Developer's tenant selection process must give preference to prospective tenants referred through the Palm Beach County Community Services Department Coordinated Entry System and/or households seeking family reunification under the auspices of the courts or Department of Children and Families.

#### **H. Period of Affordability**

All County-Assisted Housing Units shall bear the Affordability Requirements of RFP HED.2022.4 for no less than thirty (30) years (the Period of Affordability). Should other project development funding sources require a longer affordability period than thirty (30) years, the County's Period of Affordability will be set to match the longest required term. During the Period of Affordability, all County-Assisted Housing Units shall be occupied by Eligible Beneficiaries as leasehold tenants. The Period of Affordability will be enforced through an encumbrance on title to the property.

#### **I. Affordable Rental Rates**

During the Period of Affordability, all County-Assisted Housing Units must be leased to Eligible Beneficiaries at affordable rents that do not exceed applicable rents limits established herein.

Rents in County-Assisted Housing Units shall not exceed the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income set forth at Exhibit B. Limits will change annually with FHFC publication of new Multifamily Rental Programs rent limits.

RFP scoring criteria will favor projects that voluntarily further restrict rents in County-Assisted Housing Units to Palm Beach County Voluntary Rent Limits (see Section III-A). Palm Beach County Voluntary Rent Limits equal to ninety percent (90%) and eighty percent (80%) of the applicable FHFC rent limit amounts and are set forth at Exhibit C. Palm Beach County Voluntary Rent Limits will be adjusted by the County annually after FHFC issuance of new Multifamily Rental Programs rent limits.

This RFP places no restrictions on the rents Developers may charge for the non-County-Assisted

Housing Units within a mixed income project, except that those rents shall comply with the applicable requirements of any other subsidy sources. All rental requirements will be included in a funding agreement between the County and the Developer and will be secured by an encumbrance on title to the property.

**J. Eligible Costs**

Eligible uses of the County funds are limited to project development costs attributable to the County-Assisted Housing Units; including: architectural and engineering services; demolition; site improvements, construction; building permits; utility connection fees; impact fees; and developer fee. Determination of cost eligibility and reasonableness shall be at the County's sole and absolute discretion. Costs of acquisition; off-site improvements, payment of delinquent taxes and other fees, and costs related to other project financing are ineligible for payment with County funds.

**K. County Funding Terms**

County funding will be provided to Developers in the form of a loan for permanent financing. The loan shall be secured by a mortgage and note that require repayment of principal and interest. The loan's interest rate will be fixed at a rate from 0% - 3%. At its sole discretion, the County may offer fully amortized and partially amortized / balloon loans. In the case of partially-amortized loans, repayment of principal shall begin no later than Year 16. The County will determine the structure of the loan offer based on project underwriting. The Developer shall pay a \$2,500 annual monitoring fee during each year of the term of the loan.

**L. Relocation**

The County seeks to avoid displacement of residential households. If a project will result in the displacement of residential tenants from the project site, the Respondent will be required to submit a plan to provide relocation assistance to such displaced persons, and to identify non-County funding for relocation costs in the development budget. The Developer is solely responsible for all requirements and costs related to implementation of the relocation plan.

**M. Schedule**

It is the goal of the County to select proposals that are most likely to meet the following targets:  
December 30, 2022 .....Execution of Funding Agreement  
December 30, 2024.....Completion of All County-Assisted Housing Units

## SECTION II

### **A. Proposal Requirements**

A completed registration form for RFP HED.2022.4 shall be submitted to HED in order to be eligible to submit a proposal. The registration form is located at [pbcgov.com/hed](http://pbcgov.com/hed) or may be obtained by visiting HED at 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

Each proposal shall meet the following criteria to be considered responsive and to be eligible for funding consideration:

1. Provide a detailed project description, including but not limited to: development category; development type; site plan; architectural renderings; numbers and types of buildings; total numbers of housing units by unit size, designated income tier, and proposed rents; numbers of County-Assisted Housing Units by unit size, designated income tier, and proposed rents either FHFC (Exhibit B) or 90% or 80% of FHFC (Exhibit C); site amenities; and targeted resident populations. The description shall include a narrative description of the green building design features and/or construction methods, materials, equipment, and appliances that provide for energy efficiency and resiliency of the project. The description shall include project location information including the development site(s) PCN(s), address (if any), Census Tract, and a detailed site location map. The description shall describe the site's proximity to and availability of transportation services, employment centers, commercial centers, medical facilities, and educational services. *Submit as Attachment 1.*
2. Identify the contact information for all of the project team members. Information should include the name, business affiliation, address, phone number and contact person for each team member. The proposal must identify at a minimum the Respondent, Developer, construction contractor, A&E consultant(s), and attorney. *Submit as Attachment 2.*
3. Provide an organizational chart that details the ownership structure of the project, including the membership of the Respondent and Developer. *Submit as Attachment 3.*
4. Describe the experience of the Respondent in undertaking similar activities, including details of the last three (3) projects of similar scope and magnitude to the project proposed by the Respondent. The proposal shall include documentation of any audit findings, punitive sanctions, or adverse designations to which the Developer or its ownership entities have been subject within the past three (3) years. In addition, the proposal shall include individual résumés that identify each of the proposed team members' experience in similar roles. *Submit as Attachment 4.*
5. Provide evidence of site control for the entire project site(s) in the form of a fully executed contract for purchase of the property(ies), option to purchase, long-term lease, lease option, recorded deed, or recorded certificate of title. *Submit as Attachment 5.*

6. Provide a detailed development pro forma which includes all project sources and uses of funding, and which explicitly states all assumptions. The proposal shall discretely identify all proposed sources of County funding/subsidy. The proposal shall include documentation supporting all proposed construction costs in the form of either an estimate of probable cost prepared by a licensed architect or by written price estimates from at least two (2) licensed contractors. *Submit as Attachment 6.*
7. Provide a detailed 15-year operating pro forma that includes all project revenues, expenses, debt service, and reserves, and which explicitly states all assumptions. *Submit as Attachment 7.*
8. Provide documentation evidencing availability of all sources of funding required for the non-County balance of the project development budget. Acceptable documentation includes documentation from the funding source(s) providing a firm or a conditional commitment to fund and identifying all terms and conditions. If development sources include Palm Beach County Workforce Housing Program (WHP) exchange funding, the proposal shall include documentation of Board of County Commissioners approval of the comingling of WHP exchange funds with other County funds in the project. The proposal shall also document availability of all sources of operating subsidy (if any), including project-based voucher subsidies. *Submit as Attachment 8.*
9. Provide a detailed project schedule including all development activities from pre-development through lease-up, and indicating activity status at time of submittal. The schedule *Submit as Attachment 9.*
10. Identify the current zoning and land use for the project site, and identify all applicable development review processes including but not limited to: re-zoning, zoning variances, future land use changes, comprehensive plan amendments, platting, site plan approval, and building permitting. Provide estimated dates/timeframes for all submittals, reviews, hearings, and approvals, and indicate the status of project applications in all such applicable development review processes. *Submit as Attachment 10.*
11. For projects located within municipalities, provide documentation from the entity/jurisdiction with building permitting authority over the project site that evidences commitment to provide an expedited permitting process for the proposed project. *Submit as Attachment 11.*
12. Indicate if the project is anticipated to cause any residential displacement, and if so, shall identify: the number of occupied housing units at time of proposal submittal; number of households that will be displaced; householder tenure; estimated number of persons to be displaced; and whether displacement is temporary or permanent. For projects that will result in the displacement of residential tenants from the project site, the proposal shall include a

relocation plan to provide relocation assistance to such tenants. *Submit as Attachment 12.*

13. Provide a completed and executed copy of the Respondent Certification Form, attached hereto as Exhibit D. *Submit as Attachment 13.*
14. Provide an executed public disclosure, in writing, under oath and subject to the penalties prescribed for perjury, on the form attached hereto as Exhibit E, disclosing the name and address of every person having a beneficial interest in the proposed transaction. The beneficial interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public, is exempt and need not be disclosed. *Submit as Attachment 14.*
15. Provide an executed public disclosure, in writing, under oath and subject to the penalties prescribed for perjury, on the form attached hereto as Exhibit F, disclosing the name of any Respondent officer, director, or agent, who is also an employee of Palm Beach County, and disclosing the name of any County official or employee who owns, directly or indirectly, an interest in Respondent's firm or any of its affiliates. *Submit as Attachment 15.*
16. Provide a detailed litigation history of the Respondent, which shall identify any litigation matter in the past five (5) years involving any projects or key personnel employed by Respondent. *Submit as Attachment 16.*
17. Provide an executed Drug Free Workplace Certification indicating that the Respondent has implemented a Drug Free Workplace Program, which meets requirements of Section 287.087, Florida Statutes. A Drug Free Workplace Certification is provided as Exhibit G to this RFP. If Respondent has not implemented a Drug Free Workplace program, simply complete the form using "not applicable". *Submit as Attachment 17.*

**Proposals which fail to provide all applicable proposal requirements listed in Section II.A above will be deemed non-responsive. Determination of responsiveness is at the sole discretion of the County. Non-responsive proposals will receive no consideration for funding by the Selection Committee.**

**B. Timetable**

The anticipated schedule and deadlines for the RFP are as follows:

<u>Activity</u>	<u>Date, Time, and Location</u>
Issue RFP	Advertised <b>Wednesday, July 20, 2022</b>
Non-Mandatory Pre-Submittal Workshop	<b>Friday, August 5, 2022, 9:30am</b> conducted remotely via Webex software platform (Meeting number 2319 707 5414 /



Password bMM7D4ns3iM).

**Submittal Deadline** **Tuesday, September 6, 2022, 4:00pm**, at the Department of Housing and Economic Development, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

**Proposals received after the deadline will be not be considered, and will be returned without consideration for funding. Modifications to proposals will not be permitted after the deadline.**

**Selection Committee Meeting** **Friday September 23, 2022, (TENTATIVE)** at the PBC Airport Center, 100 Australian Avenue, 4<sup>th</sup> Floor Room 4-790, West Palm Beach, FL 33406.

**BCC Consideration** **October 18, 2022 (TENTATIVE)**, at the Commission Chambers, 6<sup>th</sup> Floor, PBC Robert Weisman Governmental Center, 301 North Olive Avenue, West Palm Beach, FL 33401. BCC meetings begin at 9:30am.

**C. Addenda**

If necessary, addenda will be mailed or delivered electronically to all known to have received a complete set of the RFP documents. Copies of the addenda will be made available at the Department of Housing and Economic Development, 100 Australian Avenue, Suite 500, West Palm Beach, Florida 33406 where the RFP documents are on file for that purpose. No addenda will be issued later than three (3) calendar days prior to the date for receipt of submittal deadline, except an addendum withdrawing the RFP or one, which includes postponement of the submittal deadline.

**D. Submittal Format**

Failure to provide all of the information and documentation required by this RFP (Section II.A— Submittal Requirements) shall result in a proposal being deemed non-responsive. Non-responsive proposals will receive no consideration for funding.

The Respondent must submit an electronic copy of the complete proposal in pdf file format on a USB drive, and eight (8) hard copies of the complete proposal. One (1) original hard copy must be in loose-leaf form, on paper no larger than 8.5" x 11". The remaining seven (7) hard copies shall be bound on paper no larger than 8.5" x 11", with tabbed/identified sections for each required attachment.

**E. Submittal Deadline**

Completed proposal submittal must be received by HED no later than 4:00p.m. Tuesday, September 6, 2022, at HED offices located at 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406.

The Respondent is solely responsible for ensuring that its proposal arrives prior to the closing time and date. Delivery problems by third parties are not a valid excuse for missing the closing date or time. The words **RFP HED.2022.4** must be boldly printed on the proposal.

**F. Responsiveness Review**

Each proposal shall be reviewed by the County to determine, in its sole discretion, if the proposal is responsive to the RFP. **A responsive proposal is one which has been submitted by the specified submittal deadline, that meets all basic eligibility requirements of the RFP, and that contains all information and documentation required by Section II.A—Proposal Requirements. Determination of responsiveness is at the sole discretion of the County. Proposals deemed to be non-responsive shall be rejected without being evaluated by the Selection Committee.**

While poor formatting, poor documentation, and/or incomplete or unclear information may not be cause to classify a proposal as non-responsive, such substandard submissions may adversely impact the evaluation of a proposal. Respondents who fail to comply with the required and/or desired elements of this RFP do so at their own risk.

**G. Contact Person**

Carlos Serrano, Division Director  
Strategic Planning and Operations  
Department of Housing and Economic Development  
100 Australian Avenue, 5<sup>th</sup> Floor, West Palm Beach, FL 33406  
Phone: (561) 233-3608  
Email: [cserrano@pbcgov.org](mailto:cserrano@pbcgov.org)

**H. Lobbying - "Cone of Silence"**

Respondents are advised that the "Palm Beach County Lobbyist Registration Ordinance", a copy of which is attached hereto as Exhibit H, is in effect. The Respondent shall read and familiarize themselves with all of the provisions of said Ordinance, but for convenience, the provisions relating to the Cone of Silence have been summarized here. "Cone of Silence" means a prohibition on any non-written communication regarding this RFP between any Respondent or respondent's representative and any County Commissioner or Commissioner's staff. A Respondent's

representative shall include but not be limited to the Respondent's employee, partner, officer, director or consultant, lobbyist, or any actual or potential subcontractor or consultant of the Respondent. The Cone of Silence is in effect as of the submittal deadline. The provisions of this Ordinance shall not apply to oral communications at any public proceeding, including pre-bid conferences, oral presentations before selection committees, or negotiations during any public meeting. The Cone of Silence shall terminate at the time that the BCC awards or approves a funding award, rejects all proposals or otherwise takes action which ends the solicitation process.

**I. Postponement/Cancellation**

The County may, at its sole and absolute discretion, reject any and all, or parts of any and all proposals; re-advertise this RFP; postpone or cancel this RFP; or waive any irregularities in this RFP or in the proposals received as a result of this RFP.

**J. Costs Incurred by Respondents**

All costs involved with the preparing and submission of Respondent's proposal to the County, and any work performed in connection therewith and in negotiating a proposed final agreement(s) shall be borne by the Respondent.

**K. Right of Clarification**

The County retains the right to contact Respondents after submittal in order to obtain supplemental information and/or clarification in either oral or written form.

**L. Delineation of RFP**

This is a Request for Proposals. The County reserves the right to reject all proposals or to negotiate individually with one or more Respondents, and to select a proposal on the basis of what the Board of County Commissioners determines to be in the best interest of the County.

**M. Oral Presentation(s)**

Respondents may be required to make oral presentations during the Selection Committee Meeting, and possibly, to answer questions in support of their proposal or to exhibit or otherwise demonstrate the information contained therein.

**N. Proprietary/Confidential Information**

All information submitted as part of, or in support of, proposals will be available for public inspection after submittal of proposals, in compliance with Chapters 119 and 286, Florida Statutes, popularly known as the "Public Records Law" and the "Government in the Sunshine Law", respectively.

**O. Non-Discrimination**

Palm Beach County does not discriminate on the basis of race, disability, color, sex, sexual orientation, religion, ancestry, age, gender identity or expression, genetic information, marital status, familial status, or national origin. Palm Beach County provides equal housing opportunities to all individuals.

**P. Rules, Regulations, Licensing Requirements**

The Respondent shall comply with all laws, ordinances, and regulations applicable to the agreement contemplated herein, including those applicable to conflict of interest and collusion. Respondents are presumed to be familiar with all federal, state, and local laws, ordinances, codes, and regulations that may in any way affect the contract, especially Executive Order No. 11246 entitled "Equal Employment Opportunity" and as amended by Executive Order No. 11375, as supplemented by the Department of Labor Regulations (41 CFR, Part 60).

**Q. Disclaimer**

All documents and information, whether written, oral or otherwise, provided by the County relating to this RFP are being provided solely as an accommodation and for informational purposes only, and the County is not making any representations or warranties of any kind as to the truth, accuracy or completeness, or the sources thereof. County shall have no liability whatsoever relating to such documents and information and all parties receiving the same shall not be entitled to rely on such documents and information, but shall have a duty to independently verify the accuracy of the information contained therein.

**R. Public Entity Crime**

As provided in Florida Statutes 287.132-133, by submitting a proposal pursuant to this RFP or performing any work in furtherance hereof, the Respondent certifies that it, its affiliates, suppliers, subcontractors and consultants who will perform hereunder, have not been placed on the convicted vendor list maintained by the State of Florida Department of Management Services within the thirty-six (36) months immediately preceding the date hereof. This notice is required by Florida Statutes 287.133(3)(a).

**S. Insurance**

The Developer shall be required to comply with County insurance requirements at such time that an agreement is executed.

**T. Palm Beach County Office of the Inspector General**

Palm Beach County has established the Office of Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The Inspector General's authority includes but is not limited to the power to review past, present and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of any party doing business with the County, including the party's officers, agents, employees, and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud. All consultants and parties doing business with the County shall fully cooperate with the Inspector General including providing access to records relating to this RFP and any resulting contract. Failure to cooperate with Inspector General or interfering with or impeding any investigation shall be in violation of Palm Beach County Code, Section 2-421 – 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

**SECTION III**

**A. Proposal Selection and Evaluation**

A Selection Committee will be designated for evaluation of all responsive proposals. Non-responsive proposals will not be evaluated by the Selection Committee and will be given no consideration for funding. The Selection Committee shall conduct its evaluation in adherence with the program requirements and evaluation criteria outlined in this RFP. The County reserves the right to appoint non-County employee(s) to the Selection Committee.

The following criteria will be used by the Selection Committee as a guideline in evaluating proposals, and is not intended to identify all items within each category to be considered. The Selection Committee will award scores up to the maximum amounts identified for each criterion to result in a combined total of up to 100 points:

**20 Points - 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 December 30, 2024.

**20 Points - Qualifications and Experience**

Assessment of the Respondent and development team qualifications and experience with residential projects of a similar nature as that proposed.

**15 Points - 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.

**15 Points – 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:

15 Points:	Less than \$20,000 per unit
12 Points:	\$20,000-39,999 per unit
9 Points:	\$40,000-59,999 per unit
6 Points:	\$60,000-79,999 per unit
3 Points:	\$80,000-99,999 per unit
0 Points:	\$100,000 or more per unit

**15 Points - Increased Rental Affordability**

Minimum RFP eligibility requirements restrict rents in County-Assisted Housing Units

to no more than the applicable FHFC Multifamily Rental Programs rent limits. Projects that will voluntarily restrict rents in all County-Assisted Housing Units to Palm Beach County Voluntary Rent Limits: a) no more than eighty percent (80%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive fifteen (15) points; or b) no more than ninety percent (90%) of the FHFC Multifamily Rental Programs rent limit amount for the applicable unit size and income, will receive five (5) points. All other projects will receive zero (0) points.

**10 Points - Financial Viability**

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.

**5 Points - Increased Lower Income Targeting**

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 will voluntarily set aside all County-Assisted Housing Units for occupancy by households with incomes no greater than eighty percent (80%) AMI will receive five (5) points. All other projects will receive zero (0) points.

The Selection Committee shall tally individual scores to yield a total score for each project, and shall rank the projects from highest scoring to lowest scoring. In the event of a tie score among two or more highest scoring proposals, the below-listed criteria shall be applied to the tied proposals in sequence until a rank order is established among the proposals.

1. Proposal with higher score for Readiness to Proceed scoring criterion
2. Proposal with higher score for Qualifications and Experience scoring criterion
3. Proposal with higher score for Quality of Proposed Project scoring criterion

**B. Award Recommendation**

The recommendation to award, if any, will be made to the Respondent whose proposal is considered to be most advantageous to the County as determined by vote of the Selection Committee. The Selection Committee may elect not to recommend the award of funding to any of the Respondents. The Department of Housing and Economic Development will post the award recommendation for review.

**C. Funding Award**

The Department of Housing and Economic Development will present the funding recommendation to the Palm Beach County Board of County Commissioners (BCC) at a public meeting. **The BCC has the sole authority to modify, reject, or approve funding recommendations under this RFP, or to award to another Respondent.**

#### **D. Agreement Negotiations**

After approval by the BCC, the County will enter into negotiations with the Respondent(s) awarded funding. If the County and the Respondent cannot successfully negotiate an agreement, the County may terminate said negotiations and the funding award, and may elect to initiate negotiations with the second highest ranked Respondent. This process may continue until an agreement(s) has been executed or until the County elects to terminate the process. No Respondent shall have any right against the County arising from such negotiations or termination.

#### **E. Right to Protest**

Any proposer who is aggrieved in connection with the recommended award of an RFP may submit a written protest via hand delivery, mail or email within three (3) business days following notice of the recommendation to award. The protest must be submitted to the designated RFP contact person and must contain identification of the RFP and the protestor, as well as a factual summary of the basis of the protest. The written protest is considered filed when it is received and date/time stamped. Only the issues submitted in writing within the period specified for the protest will be considered.

Upon receipt of a written protest, HED staff shall review the protest and any written material provided by the protestor, and submit a written summary of the protest along with a recommendation to the Department Director or designee as to the validity of the protest. The Department Director or designee shall have the authority to:

1. Deny the protest, based on the findings of the review; or
2. Uphold the protest, and recommend award to the next highest ranked proposer; provided however if the RFP is awarded to the next highest ranked proposer, new notice and protest provisions defined in the RFP shall apply.
3. Cancel the RFP.

The ruling of the Department Director or designee shall be final, unless the Respondent appeals it to a Special Master. If the protest is denied, the protestor may submit a written request of appeal, along with a \$1,500 non-refundable check, which shall be submitted in the form of a money order, cashier's check or a bank check payable to Palm Beach County, for costs associated with the engaging of a Special Master, to the designated RFP contact within three (3) business days of the issuance of the Department Director's written decision. If no appeal is submitted within the allotted time, the Department may proceed with the award process as provided in the RFP. Upon timely submittal of a written request of appeal, the designated RFP contact shall submit all documents



relating to the protest, including the written decision, to the Director of Purchasing to be referred directly to a Special Master under contract with Palm Beach County in accordance with Section 2-55(c)(4) of the Palm Beach County Code. Notwithstanding the provisions of Section 2-55(c)(4) of the Palm Beach County Code, the request for a Special Master hearing shall be accompanied by a protest bond of \$1,500. Any costs associated with the engaging of a Special Master in excess of \$1,500, shall be the sole responsibility of the protestor. Special Master hearings shall be conducted in accordance with Countywide PPM CW-L-039, "Procurement Protest Hearings". The Special Master shall make a recommendation as to whether the protest should be upheld or denied. If the Special Master upholds the protest, the Special Master shall either make a recommendation to cancel the RFP, or to cancel the award recommendation and post a new award recommendation after re-evaluation based on the Special Master's determination of the facts in the case. The Board of County Commissioners may accept or reject the decision of the Special Master in making its final funding determination.

EXHIBIT A

2022 INCOME LIMITS CHART

2022 Income Limits for Palm Beach County (West Palm Beach – Boca Raton, FL HMFA)

Based on Florida Housing Finance Corporation Income Limits

Income Tier	Income Limits by Number of Persons in Household									
	1	2	3	4	5	6	7	8	9	10
20%AMI	\$12,880	\$14,720	\$16,560	\$18,400	\$19,880	\$21,360	\$22,820	\$24,300	\$25,760	\$27,232
40% AMI	\$25,760	\$29,440	\$33,120	\$36,800	\$39,760	\$42,720	\$45,640	\$48,600	\$51,520	\$54,464
60% AMI	\$38,640	\$44,160	\$49,680	\$55,200	\$59,640	\$64,080	\$68,460	\$72,900	\$77,280	\$81,696
80% AMI	\$51,250	\$58,880	\$66,240	\$73,600	\$79,520	\$85,440	\$91,280	\$97,200	\$103,040	\$108,928
100% AMI	\$64,265	\$73,600	\$82,800	\$92,000	\$99,400	\$106,800	\$114,100	\$121,500	\$128,800	\$136,160
120% AMI	\$77,280	\$88,320	\$99,360	\$110,400	\$119,280	\$128,160	\$136,920	\$145,800	\$154,560	\$163,392
140% AMI	\$90,160	\$103,040	\$115,920	\$128,800	\$139,160	\$149,520	\$159,740	\$170,100	\$180,320	\$190,624

EXHIBIT B

2022 FHFC MULTIFAMILY PROGRAM RENT LIMITS

Income Tier	Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
20%AMI	\$322	\$345	\$414	\$478	\$534	\$589
40% AMI	\$644	\$690	\$828	\$957	\$1,068	\$1,178
60% AMI	\$966	\$1,035	\$1,242	\$1,435	\$1,602	\$1,767
80% AMI	\$1,288	\$1,380	\$1,656	\$1,914	\$2,136	\$2,356
100% AMI	\$1,610	\$1,725	\$2,070	\$2,392	\$2,670	\$2,945
120% AMI	\$1,932	\$2,070	\$2,484	\$2,871	\$3,204	\$3,534
140% AMI	\$2,254	\$2,415	\$2,898	\$3,349	\$3,738	\$4,123

EXHIBIT C

**2022 PALM BEACH COUNTY VOLUNTARY RENT LIMITS**

Based on Florida Housing Finance Corporation Multifamily Program Rent Limits, with reduction down to **80%** of FHFC rent limit amounts.

Income Tier	80% of FHFC Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
20%AMI	\$258	\$276	\$331	\$382	\$427	\$471
40% AMI	\$515	\$552	\$662	\$766	\$854	\$942
60% AMI	\$773	\$828	\$994	\$1,148	\$1,282	\$1,414
80% AMI	\$1,030	\$1,104	\$1,325	\$1,531	\$1,709	\$1,885
100% AMI	\$1,288	\$1,380	\$1,656	\$1,914	\$2,136	\$2,356
120% AMI	\$1,546	\$1,656	\$1,987	\$2,297	\$2,563	\$2,827
140% AMI	\$1,803	\$1,932	\$2,318	\$2,679	\$2,990	\$3,298

Based on Florida Housing Finance Corporation Multifamily Program Rent Limits, with reduction down to **90%** of FHFC rent limit amounts.

Income Tier	Rent Limit by Number of Bedrooms in Unit					
	0	1	2	3	4	5
20%AMI	\$290	\$311	\$373	\$430	\$481	\$530
40% AMI	\$580	\$621	\$745	\$861	\$961	\$1,060
60% AMI	\$869	\$932	\$1,118	\$1,292	\$1,442	\$1,590
80% AMI	\$1,159	\$1,242	\$1,490	\$1,723	\$1,922	\$2,120
100% AMI	\$1,449	\$1,553	\$1,863	\$2,153	\$2,403	\$2,651
120% AMI	\$1,739	\$1,863	\$2,236	\$2,584	\$2,884	\$3,181
140% AMI	\$2,029	\$2,174	\$2,608	\$3,014	\$3,364	\$3,711

EXHIBIT D

RESPONDENT CERTIFICATION FORM

By signing below, the undersigned \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_ (the Respondent), a \_\_\_\_\_ i.e. Florida corporation hereby certifies that the undersigned is duly authorized to sign this Respondent Certification Form on behalf of the Respondent and that this Respondent Certification Form shall be fully binding upon Respondent. Respondent hereby covenants and agrees to comply with the terms upon RFP HED.2022.4, all related Federal Regulations, and related Addenda and to attempt to negotiate in good faith with the County the terms of an agreement and will implement the response submitted by Respondent of the RFP. The Respondent further covenants and agrees that it has received all of the information referenced in the RFP, that Respondent fully understands the same, that Respondent completely and accurately completed the response submitted by Respondent pursuant to the RFP, that the information contained in such response submitted by Respondent is true and correct and that Respondent shall be bound by the terms and conditions of the RFP and the covenants, agreements and representations made by Respondent herein and in the response submitted by Respondent to the RFP.

Date of Execution by Respondent: \_\_\_\_\_, 2022.

\_\_\_\_\_  
RESPONDENT By: \_\_\_\_\_  
Signature

Its: \_\_\_\_\_  
SEAL Print Signatory's Name

The foregoing Respondent Certification Form was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, \_\_\_\_\_ the \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_ (state and type of entity), who is personally known to me OR who produced \_\_\_\_\_ as identification and who did take an oath.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_  
Print Notary Name

NOTARY PUBLIC  
State of \_\_\_\_\_ at large  
My Commission Expires

EXHIBIT E

DISCLOSURE OF BENEFICIAL INTERESTS  
(REQUIRED BY FLORIDA STATUTES 286.23)

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY  
DESIGNATED REPRESENTATIVE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared \_\_\_\_\_ hereinafter referred to an Affiant who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the \_\_\_\_\_ which entity is the Lead Entity for the Respondent to Palm Beach County Request for proposals Number \_\_\_\_\_.
2. Affiant's address is: \_\_\_\_\_
3. Attached hereto, and made a part thereof, as an Attachment is a complete listing of the names and addresses of every person or entity having a five percent (5%) or greater beneficial interest in the proposed project and the percentage interest of each such person or entity.
4. Affiant acknowledges that this Affidavit is given to comply with Florida Statutes 286.23, and will be relied upon by Palm Beach County.
5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

By: \_\_\_\_\_, Affiant

The foregoing instrument was sworn to, subscribed and acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, who is personally known to me OR who produced \_\_\_\_\_ as identification and who did take an oath.

(NOTARY SEAL BELOW)

Notary Signature: \_\_\_\_\_

Notary Name: \_\_\_\_\_

Notary Public State of Florida

**ATTACHMENT TO DISCLOSURE OF BENEFICIAL INTERESTS**

**SCHEDULE TO BENEFICIAL INTERESTS IN PROJECT PROPOSAL**

Affiant is only required to identify five percent (5%) or greater beneficial interest holders in the proposed project. If none, so state. Affiant must identify individual owners. If, by way of example, the proposed project is wholly or partially owned by another entity, such as a corporation, Affiant must identify such other entity, its address and percentage interest, as well as such information for the individual owners of such other entity.

NAME	ADDRESS	PERCENTAGE OF INTEREST

EXHIBIT F

DISCLOSURE OF RELATIONSHIPS WITH COUNTY

TO: PALM BEACH COUNTY CHIEF OFFICER, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, this day personally appeared \_\_\_\_\_ hereinafter referred to an Affiant who being by me first duly sworn, under oath, deposes and states as follows:

- 1. Affiant is the \_\_\_\_\_ which entity is the Lead Entity for the Respondent to Palm Beach County Request for proposals Number \_\_\_\_\_.
2. Affiant's address is: \_\_\_\_\_
3. Attached hereto, and made a part thereof, as an Attachment is a complete listing of the names and addresses of every officer, director, or agent of the Respondent who is also an employee of Palm Beach County, and the names and addresses of every County official or employee who owns, directly or indirectly, an interest in the Respondent's firm or any of its affiliates.
4. Affiant acknowledges that this Affidavit will be relied upon by Palm Beach County.
5. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.
6. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

By: \_\_\_\_\_, Affiant

The foregoing instrument was sworn to, subscribed and acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, who is personally known to me OR who produced \_\_\_\_\_ as identification and who did take an oath.

(NOTARY SEAL BELOW) Notary Signature: \_\_\_\_\_
Notary Name: \_\_\_\_\_
Notary Public State of Florida



**ATTACHMENT TO DISCLOSURE OF RELATIONSHIPS WITH COUNTY**

Affiant shall list the names and addresses of every officer, director, or agent of the Respondent who is also an employee of Palm Beach County, and the names and addresses of every County official or employee who owns, directly or indirectly, an interest in the Respondent's firm or any of its affiliates.

NAME	ADDRESS	RELATIONSHIP

**EXHIBIT G**

**DRUG FREE WORKPLACE CERTIFICATION**

Preference shall be given to businesses with drug-free workplace programs. Pursuant to Section 287.087, Florida Statutes, whenever two or more competitive solicitations that are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a response received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie responses will be followed if none of the tied providers has a drug free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under proposal a copy of the statement specified in Subsection (1).
4. In the statement specified in Subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or *nolo contendere* to, any violation of Chapter 894, Florida Statutes, or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on any employee who is so convicted or require the satisfactory participation in a drug abuse assistance or rehabilitation program as such is available in the employee's community.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of applicable laws, rules and regulations.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

\_\_\_\_\_  
BUSINESS NAME

\_\_\_\_\_  
PROVIDER'S SIGNATURE

**EXHIBIT H**

**PALM BEACH COUNTY LOBBYIST REGISTRATION ORDINANCE**

Sec. 2-351. - Title and purpose.

- (a) This article may be cited as the "Palm Beach County Lobbyist Registration Ordinance."
- (b) The board of county commissioners of the county and the governing bodies of the municipalities located within the county hereby determine that the operation of responsible government requires that the fullest opportunity be afforded to the people to petition their county and local governments for the redress of grievances and to express freely to the elected officials their opinions on legislation and other actions and issues; that to preserve and maintain the integrity of the governmental decision-making process, it is necessary that the identity and activities of certain persons who engage in efforts to influence the county commissioners, members of the local municipal governing bodies, mayors or chief executive officers that are not members of local municipal governing bodies, county and municipal advisory board members, and county and municipal employees on matters within their official duties, be publicly and regularly disclosed. In accordance with Section 1.3 of the County Charter, this article shall not apply in any municipality that has adopted an ordinance in conflict governing the same subject matter.

(Ord. No. 03-018, § 1, 5-20-03; Ord. No. 2011-039, § 1(Exh. 1), 12-20-11)

Sec. 2-352. - Definitions.

Unless expressly provided herein to the contrary, for purposes of this article, the following definitions will apply:

*Advisory board* shall mean any advisory or quasi-judicial board created by the board of county commissioners, by the local municipal governing bodies, or by the mayors who serve as chief executive officers or by mayors who are not members of local municipal governing bodies.

*Board* will mean the board of county commissioners of Palm Beach County, Florida.

*County commissioner* will mean any member of the board of county commissioners of Palm Beach County, Florida.

*Central lobbyist registration site* will mean the official location for countywide lobbyist registration.

*Lobbying* shall mean seeking to influence a decision through oral or written communication or an attempt to obtain the goodwill of any county commissioner, any member of a local municipal governing body, any mayor or chief executive officer that is not a member of a local municipal governing body, any advisory board member, or any employee with respect to the passage, defeat or modification of any item which may foreseeably be presented for consideration to the advisory board, the board of county commissioners, or the local municipal governing body lobbied as applicable.

*Lobbyist* shall mean any person who is employed and receives payment, or who contracts for economic consideration, for the purpose of lobbying on behalf of a principal, and shall include an employee whose principal responsibility to the employer is overseeing the employer's various relationships with government or representing the employer in its contacts with government. "Lobbyist" shall not include:

- (1) Any employee, contract employee, or independent contractor of a governmental agency or entity lobbying on behalf of that agency or entity, any elected local official when the official is lobbying on behalf of the governmental agency or entity which the official serves, or any member of the

official's staff when such staff member is lobbying on an occasional basis on behalf of the governmental agency or entity by which the staff member is employed.

- (2) Any person who is retained or employed for the purpose of representing an employer, principal or client only during a publicly noticed quasi-judicial hearing or comprehensive plan hearing, provided the person identifies the employer, principal or client at the hearing.
- (3) Any expert witness who is retained or employed by an employer, principal or client to provide only scientific, technical or other specialized information provided in agenda materials or testimony only in public hearings, so long as the expert identifies the employer, principal or client at the hearing.
- (4) Any person who lobbies only in his or her individual capacity for the purpose of self-representation and without compensation.
- (5) Any employee, contract employee, or independent contractor of the Palm Beach County League of Cities, Inc. lobbying on behalf of that entity.

*Local municipal governing body* will mean the councils and commissions of the municipalities located within Palm Beach County, Florida.

*Member of local municipal governing body* will mean any member of the municipal council or commission.

*Official or employee* means any official or employee of the county or the municipalities located within the county, whether paid or unpaid. The term "employee" includes but is not limited to all managers, department heads and personnel of the county or the municipalities located within the county. The term also includes contract personnel and contract administrators performing a government function, and chief executive officer who is not part of the local governing body. The term "official" shall mean members of the board of county commissioners, a mayor, members of local municipal governing bodies, and members appointed by the board of county commissioners, members of local municipal governing bodies or mayors or chief executive officers that are not members of local municipal governing body, as applicable, to serve on any advisory, quasi judicial, or any other board of the county, state, or any other regional, local, municipal, or corporate entity.

*Palm Beach County Commission on Ethics* means the commission established in section 2-254 et seq. to administer and enforce the ethics regulations set forth herein, and may also be referred to as the "commission on ethics" in this article.

*Persons and entities* shall be defined to include all natural persons, firms, associations, joint ventures, partnerships, estates, trusts, business entities, syndicates, fiduciaries, corporations, and all other organizations.

*Principal* shall mean the person or entity a lobbyist represents, including a lobbyist's employer or client, for the purpose of lobbying.

(Ord. No. 03-018, § 2, 5-20-03; Ord. No. 03-055, Pt. I, 11-18-03; Ord. No. 2009-051, pt. 2, 12-15-09; Ord. No. 2011-039, § 1(Exh. 1), 12-20-11)

Sec. 2-353. - Registration and expenditures.

- (a) *Registration required.* Prior to lobbying, all lobbyists shall submit an original, fully executed registration form to county administration, which shall serve as the official location for countywide lobbyist registration and which shall be known as the "central lobbyist registration site." The registration may be submitted in paper or electronic form pursuant to countywide policies and procedures. Each lobbyist

is required to submit a separate registration for each principal represented. A registration fee of twenty-five dollars (\$25.00) must be included with each registration form submitted. A registrant shall promptly send a written statement to county administration canceling the registration for a principal upon termination of the lobbyist's representation of that principal. This statement shall be signed by the lobbyist. Lobbying prior to registration is prohibited. It is the responsibility of the lobbyist to keep all information contained in the registration form current and up to date.

- (b) *Registration form.* The registration form shall be prepared by county administration and shall require the following information:
- (1) The name, phone number and address of the lobbyist;
  - (2) The name, phone number and address of the principal represented;
  - (3) The date the lobbyist was initially retained by the principal;
  - (4) The nature and extent of any direct business association or partnership the lobbyist and principal might have with any current county commissioner, member of a local municipal governing body, mayor or chief executive office that is not a member of a local municipal governing body, advisory board member, or employee;
  - (5) The area of legislative interest;
  - (6) A statement confirming that the registrant is authorized to represent the principal;
  - (7) Signatures of both the registrant and principal where such signatures may be made electronically pursuant to countywide policies and procedures; and
  - (8) The county or municipalities to be lobbied.
- (c) *Registration exceptions.* Registration shall not be required for the following:
- (1) Persons under contract with the county or municipalities as applicable who communicate with county commissioners, members of local municipal governing bodies, mayors or chief executive officers that are not members of a local municipal governing body, advisory board members or employees regarding issues related only to the performance of their services under their contract;
  - (2) Any attorney representing a client in an active or imminent judicial proceeding, arbitration proceeding, mediation proceeding where a mediator is present, or formal administrative hearing conducted by an administrative law judge in the division of administrative hearings, in which the county or municipality as applicable is a party, who communicates with county or municipal attorneys on issues related only to the subject matter of the judicial proceeding, arbitration proceeding, mediation proceeding, or formal administrative hearing. This exception to the registration requirement includes communications with other government officials and employees conducted during depositions, mediation, arbitration hearings or trial, judicial hearings or trial, and settlement negotiations for active litigation, so long as the county or municipal attorneys are present for those communications.
- (d) *Reporting of expenditures.* Commencing November 1, 2011, and by November 1 of each year thereafter, all lobbyists shall submit to the central lobbyist registration site a signed statement under oath listing all expenditures made by the lobbyist in lobbying county or municipal officials and employees in excess of twenty-five dollars (\$25.00) for the preceding fiscal year commencing on October 1 and ending on September 30. A statement shall be filed even if there have been no expenditures during the reporting period. The statement shall list in detail each expenditure category, including food and beverage, entertainment, research, communications, media advertising, publications, travel, lodging and special events. Political contributions and expenditures which are reported under election laws as well as campaign-related personal services provided without compensation are excluded from the reporting

requirements. A lobbyist or principal's salary, office overhead expenses and personal expenses for lodging, meals and travel also are excluded from the reporting requirements. Research is an office expense unless it is performed by independent contractors rather than by the lobbyist or the lobbyist's firm.

- (1) The county administrator of the central lobbyist registration site shall provide notice of violation to any lobbyist who fails to timely file an expenditure report and shall also notify the county commission on ethics of this failure. In addition to any other penalties which may be imposed under this article, any lobbyist who fails to file the required expenditure report within thirty (30) days of the date of notice of violation shall be suspended from lobbying unless the notice of violation has been appealed to the commission on ethics.
- (e) *False statements.* A lobbyist shall not knowingly make, or cause to be made, a false statement or misrepresentation in maintaining registration or when lobbying county commissioners, members of local municipal governing bodies, mayors or chief executive officers that are not members of local municipal governing bodies, advisory board members, or employees.
- (f) *Existing county registrations.* All registrations on file and in effect with the county before the effective date of this ordinance shall remain in full force and effect.

(Ord. No. 03-018, § 3, 5-20-03; Ord. No. 03-055, Pt. II, 11-18-03; Ord. No. 2009-051, pt. 2, 12-15-09; Ord. No. 2011-039, § 1(Exh. 1), 12-20-11)

Sec. 2-354. - Record of lobbying contacts.

- (a) *Contact log.* Except when appearing before the board, local municipal governing body, or any advisory board, all persons shall sign, for each instance of lobbying, contact logs maintained and available in the office of reception of each department of county or municipal government as applicable. The person shall provide his or her name, whether or not the person is a lobbyist as defined in this article, the name of each principal, if any, represented in the course of the particular contact, and the subject matter of the lobbying contact. All contact logs shall be maintained by the county or municipality as applicable for a period of five (5) fiscal years.
- (b) *Lobbying outside of county or municipal offices.* In the event that a lobbyist engages in lobbying which is outside of county or municipal offices as applicable, and which is a scheduled appointment initiated by any person for the purpose of lobbying, the lobbyist shall advise in writing the commissioner's office, the member of a local municipal governing board's office, the mayor or chief executive officer's office, the advisory board member's office, or the employee's department office as appropriate of the calendar scheduling of an appointment and the subject matter of the lobbying contact.

(Ord. No. 03-018, § 4, 5-20-03; Ord. No. 2011-039, § 1(Exh. 1), 12-20-11)

Sec. 2-355. - Cone of silence.

- (a) "Cone of silence" means a prohibition on any communication, except for written correspondence, regarding a particular request for proposal, request for qualification, bid, or any other competitive solicitation between:
  - (1) Any person or person's representative seeking an award from such competitive solicitation; and
  - (2) Any county commissioner or commissioner's staff, any member of a local governing body or the member's staff, a mayor or chief executive officer that is not a member of a local governing body

or the mayor or chief executive officer's staff, or any employee authorized to act on behalf of the commission or local governing body to award a particular contract.

- (b) For the purposes of this section, a person's representative shall include but not be limited to the person's employee, partner, officer, director, consultant, lobbyist, or any actual or potential subcontractor or consultant of the person.
- (c) The cone of silence shall be in effect as of the deadline to submit the proposal, bid, or other response to a competitive solicitation. The cone of silence applies to any person or person's representative who responds to a particular request for proposal, request for qualification, bid, or any other competitive solicitation, and shall remain in effect until such response is either rejected by the county or municipality as applicable or withdrawn by the person or person's representative. Each request for proposal, request for qualification, bid or any other competitive solicitation shall provide notice of cone of silence requirements and refer to this article.
- (d) The provisions of this article shall not apply to oral communications at any public proceeding, including pre-bid conferences, oral presentations before selection committees, contract negotiations during any public meeting, presentations made to the board or local municipal governing body as applicable, and protest hearings. Further, the cone of silence shall not apply to contract negotiations between any employee and the intended awardee, any dispute resolution process following the filing of a protest between the person filing the protest and any employee, or any written correspondence at any time with any employee, county commissioner, member of a local municipal governing body, mayor or chief executive officer that is not a member of the local municipal governing body, or advisory board member or selection committee member, unless specifically prohibited by the applicable competitive solicitation process.
- (e) The cone of silence shall not apply to any purchases made in an amount less than the competitive bid threshold set forth in the county purchasing ordinance (County Code, chapter 2, article III, division 2, part A, section 2-51 et seq.) or municipal ordinance as applicable.
- (f) The cone of silence shall terminate at the time the board, local municipal governing body, or a county or municipal department authorized to act on behalf of the board or local municipal governing body as applicable, awards or approves a contract, rejects all bids or responses, or otherwise takes action which ends the solicitation process.
- (g) Any contract entered into in violation of the cone of silence provisions in this section shall render the transaction voidable.

(Ord. No. 03-018, § 5, 5-20-03; Ord. No. 03-055, Pt. 3, 11-18-03; Ord. No. 2009-051, pt. 2, 12-15-09; Ord. No. 2011-039, § 1(Exh. 1), 12-20-11)

Sec. 2-356. - Enforcement.

- (a) If the county administrator or municipal administrator as applicable is informed of any person who has failed to comply with the requirements of this article, he or she shall conduct a preliminary investigation as deemed necessary under the circumstances. In the event the county administrator or municipal administrator as applicable determines that a violation may have occurred based on the results of the investigation, the county administrator or municipal administrator as applicable shall forward the matter to the county commission on ethics for further investigation and enforcement proceeding as set forth in article XIII of this chapter, the countywide code of ethics. For the purposes of further investigation and enforcement by the commission on ethics, a complaint submitted under this subsection by the county administrator or municipal administrator shall be deemed legally sufficient.

(b) The commission on ethics may process any other legally sufficient complaints of violations under this article pursuant to the procedures established in article XIII of this chapter.

(Ord. No. 03-018, § 6, 5-20-03; Ord. No. 2009-051, pt. 2, 12-15-09; Ord. No. 2010-043, pt. 6, 9-28-10; Ord. No. 2011-039, § 1(Exh. 1), 12-20-11)

Sec. 2-357. - Penalties.

Violations of this article shall be punishable as follows:

- (1) Failure to properly register as required by section 3-353 of this article shall be deemed a single violation, punishable by a fine of two hundred fifty dollars (\$250.00) per day for each day an unregistered lobbyist engages in lobbying activity, in an amount not to exceed a total of two thousand five hundred dollars (\$2,500.00).
- (2) Failure to properly provide lobbying contact information as required by section 2-354 of this article shall be punishable by a fine of two hundred fifty dollars (\$250.00) for each violation.
- (3) Violations of the cone of silence set forth in section 2-355 of this article shall be punishable by a fine of two hundred fifty dollars (\$250.00) for each violation.
- (4) Any person who knowingly makes or causes to be made a false statement or misrepresentation in maintaining a lobbyist registration shall be subject to a fine of two hundred fifty dollars (\$250.00) for each violation.
- (5) Any person who violates the provisions of this article more than once during a twelve-month period shall be prohibited from lobbying as follows: A second violation shall result in a prohibition of one (1) year; a third violation shall result in a prohibition of two (2) years.
- (6) The penalties provided in this section shall be exclusive penalties imposed for any violation of the registration, contact log, and cone of silence requirements of this article. Willful and knowing violations of this article shall be referred by the commission on ethics to the state attorney for prosecution in the same manner as a first degree misdemeanor pursuant to F.S. § 125.69. Failure or refusal of any lobbyist to comply with any order of the commission on ethics shall be punishable as provided by law, and shall otherwise be subject to such civil remedies as the county or municipality as applicable may pursue, including injunctive relief.

(Ord. No. 03-018, § 7, 5-20-03; Ord. No. 2009-051, pt. 2, 12-15-09; Ord. No. 2011-039, § 1(Exh. 1), 12-20-11)

Secs. 2-358—2-370. — Reserved



# Autumn Ridge

## Attachment 1

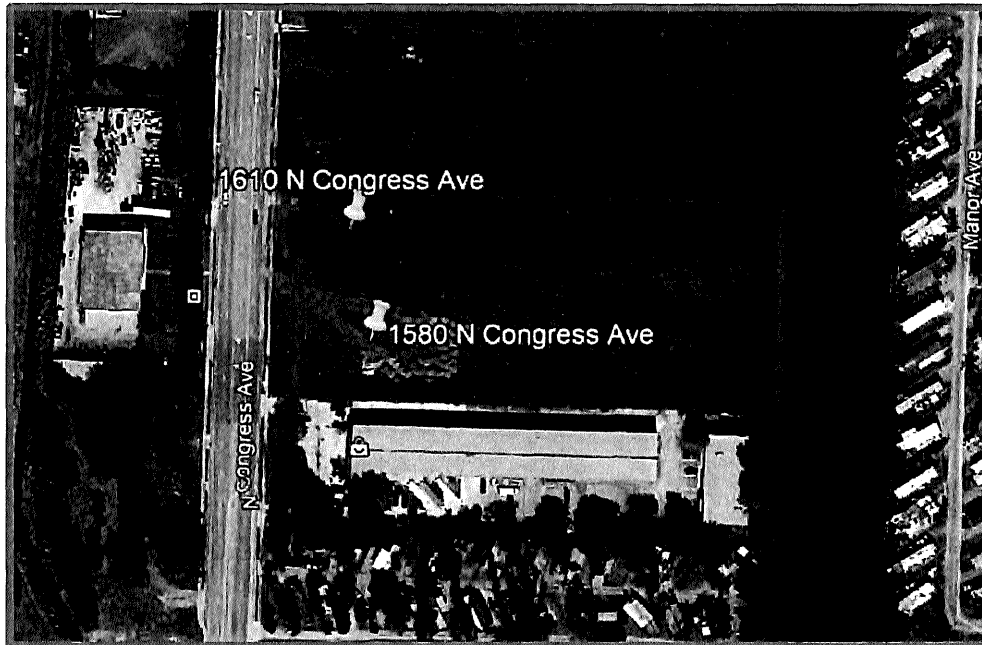
### Project Description, Proximity to Services & Market Study

- Project Description: Addresses & PCN Numbers, Census Tract, Development Category & Type, Number of Buildings & Units, & Targeted Resident Population
- 2022 HUD Census Tract Location Map
- Development Features: Amenities, Resident Programs, Green Building Design Features and Construction Type
- Number of Housing Units by Unit Size, Designated Income Tier, and Proposed Rents
- Architectural Renderings, Prospective Clubroom Appearance, and Site Plans
- Proximity Survey Report
- Proximity to Transportation Services, Medical Facilities, Educational Services, Employment, and Commercial Centers
- Market Study prepared by Integra Realty Resources

# Autumn Ridge

## Attachment 1

### Project Description, Proximity to Services & Market Study



**Autumn Ridge consists of the following two (2) parcels:**

1. 1610 N Congress Ave. (PCN: 00-43-43-29-00-000-3180)
2. 1580 N Congress Ave. (PCN: 00-43-43-29-00-000-3160)

**Census Tract:** 29.00 (refer 2022 HUD Census Tract Info. behind this page)

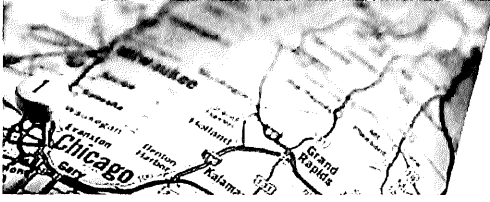
**Development Category:** New Construction

**Development Type:** Mid-Rise, 5-story with Two (2) Elevators

**Number of Buildings:** One

**Number of Units:** 106

**Targeted Resident Population:** Elderly - At least 80% of the units (85 units) at Autumn Ridge will serve Elderly persons at 62 years of age or older.



## 2021 and 2022 Small DDAs and QCTs

1610 n congress ave

Go

Select a State

Select a County

Go

Map Options : Clear | Reset | Full Screen

QCT Legend:

Tract Outline

LIHTC Project

2022 Qualified Census Tracts

SADDA Legend:

FMR Boundary

2022 Small DDA

Non Metro DDA

Hide the overview

The 2022 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2022. The 2022 designations use data from the 2010 Decennial census. The designation methodology is explained in the federal Register notice published September 9, 2021

### Map Options

17 Current Zoom Level

Show Difficult Development Areas (Zoom 7+)

Color QCT Qualified Tracts (Zoom 7+)

Show Tracts Outline (Zoom 11+)

Show FMR Outlines (Zoom 4+)

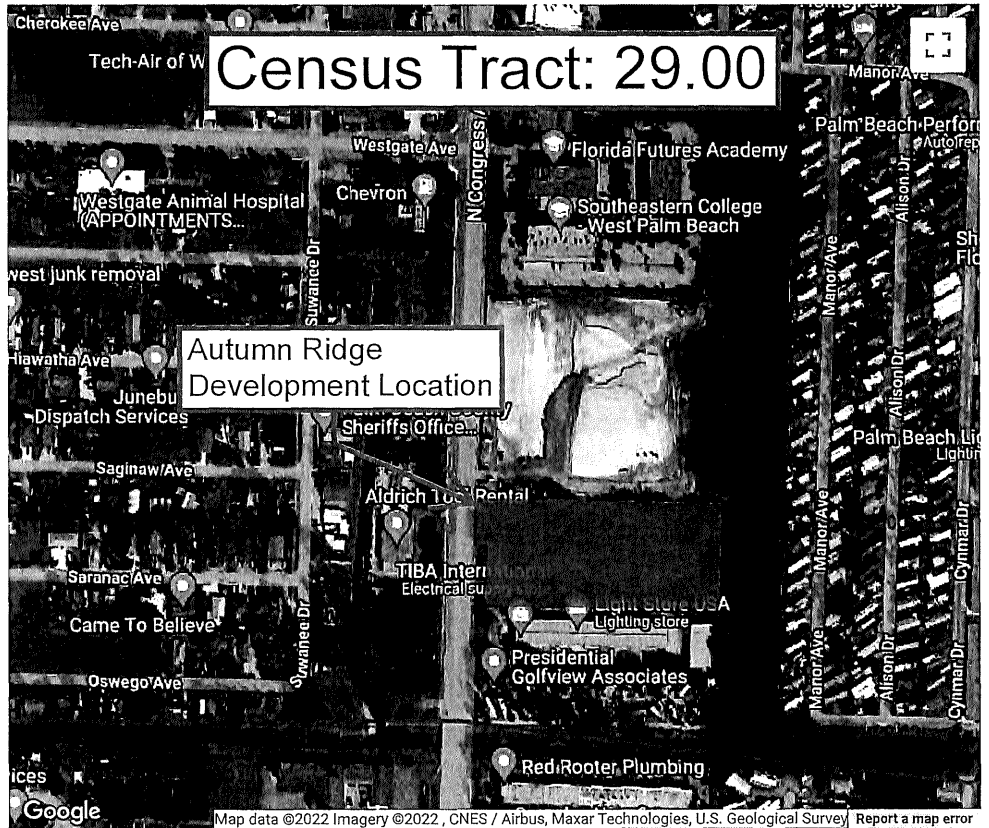
Show LIHTC Projects (Zoom 11+)

[Click here for full screen map](#)

### Select Year

2022

2021



2.1K

### About PD&R

[PD&R Mission](#)

[Organization Chart](#)

[PD&R Events](#)

[HUD Secretary's Awards](#)

### Reference

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[Webstore](#)

### Research

[Case Studies](#)

[Datasets](#)

[Periodicals](#)

[Regulatory Barriers Clearinghouse](#)

[Reports](#)

# Autumn Ridge

## Attachment 1

### Amenities

#### Community Amenities

- Bike Racks
- Easily Accessible Bus Stops/within 0.3 miles of Public Transportation
- Termite Prevention and Pest Control
- Two Elevators
- Access Controlled Building & Security Cameras
- On-site Professional Property Management
- Fully Staffed On-site Leasing & Maintenance Personnel
- Ground Level Retail Space
- Fully Equipped Exercise Room
- Community Laundry Facility
- Monthly Community Events & Classes
- Fully Equipped Business Center/Computer Room
- Maintenance Room
- Community Clubroom & Media Room
- Outdoor Pavilion and BBQ Grills with Seating Areas
- Recreation and Green Area (shuffleboard court)
- Dog Exercise Area
- Outdoor Public Art Display

#### Unit Amenities

- Juliet balconies
- Tile/Vinyl Flooring throughout
- Energy Star certified refrigerator, dishwasher, bedroom ceiling fan with lighting fixtures, bathroom ventilation fan, and A/C with a minimum SEER rating of 15
- Full-size range and oven with over-the-range microwave, garbage disposal, and built-in dishwasher
- Low-flow water fixtures in all bathrooms
- Energy efficient water heater in all units
- Window covering for each window and glass door
- Impact resistant windows
- Wired for high-speed internet and cable TV
- Washer/dryer connections
- Low VOC paint for all interior walls

# Autumn Ridge

## Attachment 1

### Site Features

#### Resident Programs

- Adult Literacy
- Computer Training
- Assistance with Light Housekeeping, Grocery Shopping and/or Laundry

#### Energy Efficiency & Resiliency

##### *A) Green Building Design Features*

- Meet ICC 700 National Green Building Standards (NGBS) Certification (Refer to NGBS registration confirmation behind this page)
- Low VOC paint for all interior walls
- Low-flow water fixtures in all bathrooms
- Energy efficient water heater in all units
- Energy Star certified:
  - Bedroom ceiling fan with lighting fixtures
  - Refrigerator and dishwasher
  - Bathroom ventilation fan
  - Central air conditioning with a minimum SEER rating of 15

##### *B) Construction Type*

- Ground floor and elevated floor slabs will be poured concrete
- All exterior walls will be concrete block

**From:** [lmarchman@homeinnovation.com](mailto:lmarchman@homeinnovation.com)  
**To:** [Kyle Abney](#); [Nicole Marie Rojo](#)  
**Cc:** [ProjectRegistration@homeinnovation.com](mailto:ProjectRegistration@homeinnovation.com); [mfoster@homeinnovation.com](mailto:mfoster@homeinnovation.com); [Kyle Abney](#)  
**Subject:** NGBS Green Building Certification - Project ID: 112JVX  
**Date:** Friday, August 21, 2020 3:15:50 PM

---

Dear: Kyle Abney,

Congratulations!

You have successfully registered the project below for certification to the ICC 700 National Green Building Standard.

-----  
Your Project ID:

**112JVX**

Be sure to keep this Project ID in a safe place as you will need it throughout the certification process.

Builders can find more information about the NGBS Green certification process at:  
[www.HomeInnovation.com/BRG](http://www.HomeInnovation.com/BRG)

**PLEASE NOTE:** You cannot notify Home Innovation Research Labs of a rough inspection for this project until the Project Information Form (referenced below) is submitted. Once the form is submitted, please allow one business day for the project information to get into our system before attempting to schedule a rough inspection.

-----  
**Verifier Name:** Kyle Abney  
**Verifier Organization:** Abney + Abney Green Solutions  
**Standard Selected:** 2015 NGBS  
**Scoring Path Selected:** 2015 MF New Construction  
**Anticipated Certification Level:** Bronze  
**Project Name:** Autumn Ridge  
**Project Unit Count:** 106  
**Project Building Count:** 1  
**Project Address/Lot:** Congress Ave & Cherry Rd.  
**Project City:** West Palm Beach  
**Project State:** Florida  
**Project Zip code:** 33409  
**Project County:** Palm Beach  
**Accessory Structure:** No  
**Accessory Description:**  
**Contact First Name:** Nicole

**Contact Last Name:** Rojo  
**Contact Email:** nicole@landmarkco.net  
**Responsible Application Packet:** Developer  
**Party Named On Certificate:** Developer  
**Community Name On Certificate:** Yes

-----

**PROJECT INFORMATION FORM:** Please complete or have someone from the Project Team complete the Project Information Form that will be emailed to you shortly. This information is necessary to earn the NGBS Green certification and will be used to market your project on [www.NGBS.com](http://www.NGBS.com). Verifiers cannot notify Home Innovation of the rough inspection date without this information complete.

**MARKETING:** Builders with Home Innovation agreements in place should receive an NGBS Green *Insider Update* with a link to our program style guide and logos/marks that can be used through the certification process – if the builder for this project has not received that message, please have them email [info@HomeInnovation.com](mailto:info@HomeInnovation.com). Additional marketing materials can be found online at [www.HomeInnovation.com/marketgreencertified](http://www.HomeInnovation.com/marketgreencertified).

We look forward to working with you as an NGBS Green Partner. If you have any questions about the certification process, please [contact us](#).

If you did not submit this project for registration please [let us know](#).

August 18<sup>th</sup> 2022

Re: Autumn Ridge

To whom it may concern,

My name is Kyle Abney and I certify that I have met all of the requirements and am currently in good standing with the Home Innovation Research Labs' National Green Building Standard (NGBS) green building certification program, allowing me to perform third-party review, verifications and certification services for projects that are pursuing a NGBS certification.

Abney + Abney Green Solutions intends to provide consulting services for the above referenced project, located:

- 1580/1610 N. Congress Ave. 33409

As the Green Verifier for this project, we plan to work closely with the entire design and construction team by preparing a list of guidelines for the NGBS. We will review the construction documents, as well as provide multiple site visits to verify the project remains on track for a NGBS certification.

Please let me know if you have any questions.

Respectfully,



Vice President



# Autumn Ridge

## Attachment 1

### County-Assisted Housing Units

#### Note to Reader:

The Autumn Ridge development will consist of 106 units. Under RFP HED.2022.4, the Respondent is only applying for funding for the 96 units (County-Assisted Housing Units, as defined on pg. 1 of this RFP) set-aside at 80% or less of the 2022 FHFC Area Median Income.

The Respondent does not commit to further restrict County-Assisted Housing Units to Palm Beach County Voluntary Rent Limits with a rent reduction that does not exceed 80% or 90% of FHFC Multifamily Rental Programs rent limit for the applicable unit size and income.

For at least 48 County-Assisted Housing Units, the tenant selection plan will give preference to tenants referred through the Palm Beach County Community Services Department Coordinated Entry System.

# Autumn Ridge

## Attachment 1

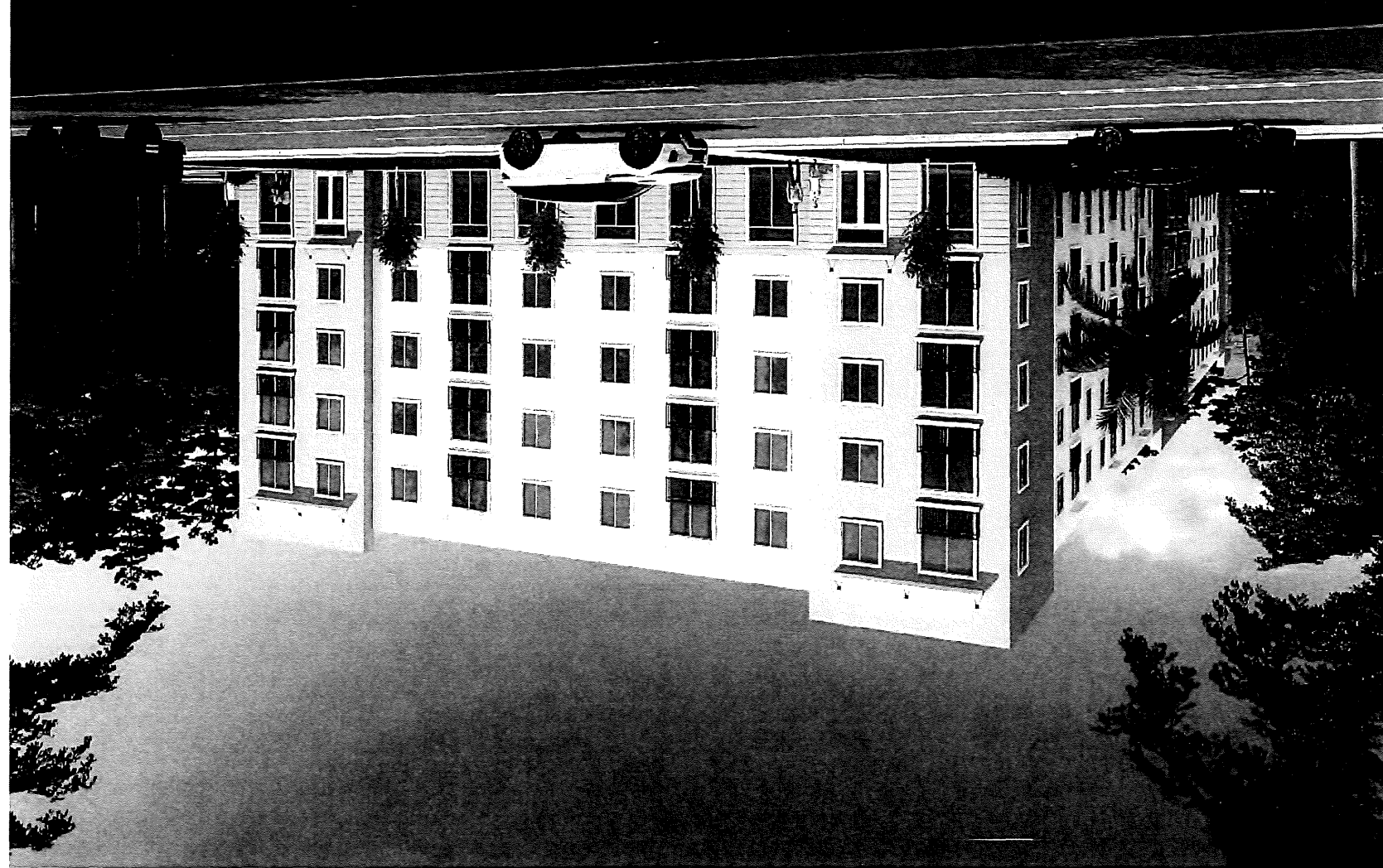
### Number of Housing Units by Unit Size, Designated Income Tier, and Proposed Rents

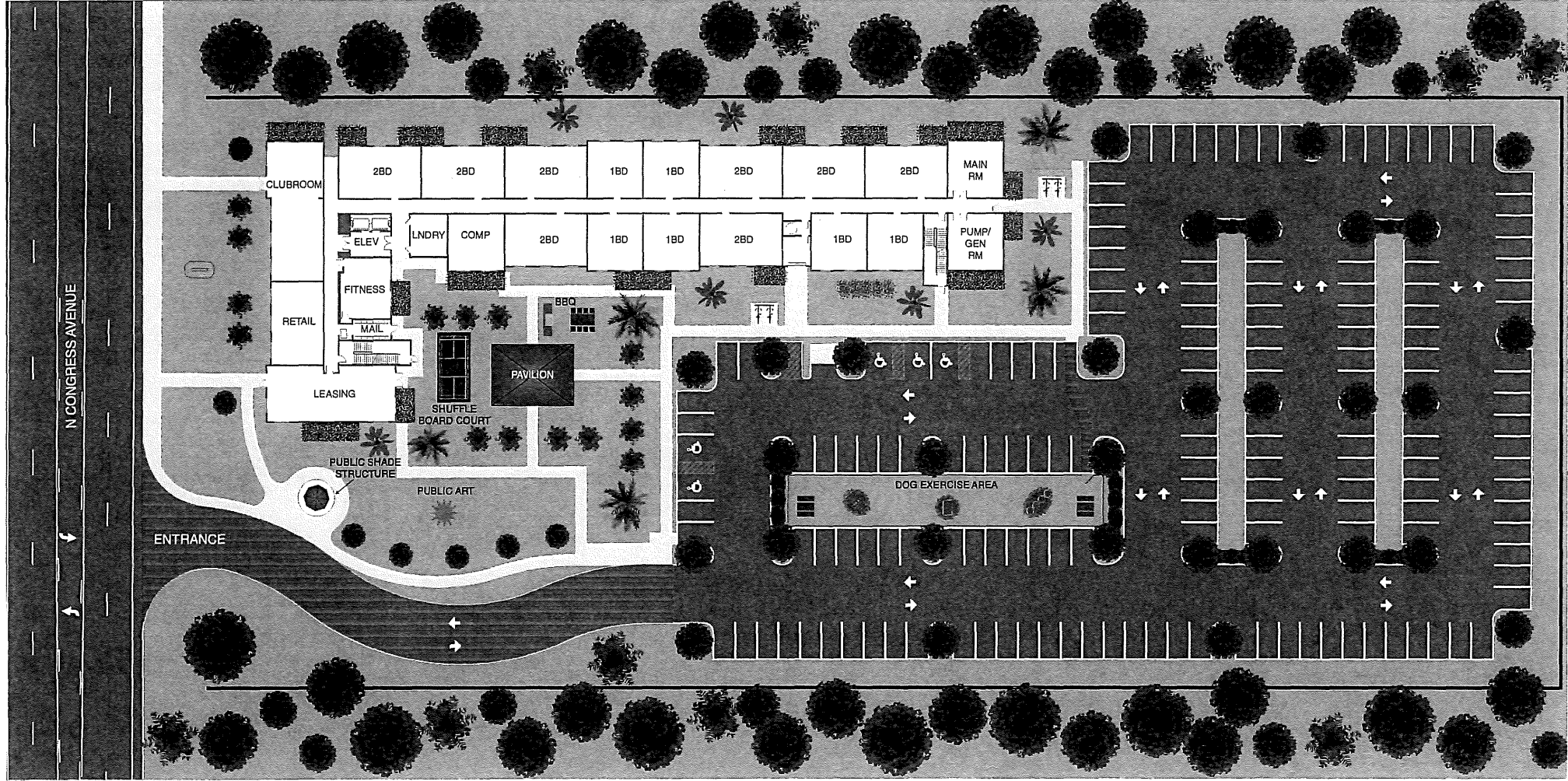
Number of Housing Units by Unit Size, Designated Income Tier, and Proposed Rents							
% of AMI	Unit Type	Unit Sq. Ft. <sup>1</sup>	No. of County-Assisted Housing Units	No. of Non-County-Assisted Housing Units	Max Net Rents <sup>2,3</sup>	Monthly Proposed Rents Per Unit <sup>2</sup>	Total Monthly Proposed Rents <sup>2</sup>
30% AMI	1 BD 1 BA	651	8	0	\$427	\$427 <sup>3</sup>	\$3,416 <sup>3</sup>
	2 BD 2 BA	880	8		\$514	\$514 <sup>3</sup>	\$4,112 <sup>3</sup>
60% AMI	1 BD 1 BA	651	36		\$945	\$945 <sup>3</sup>	\$34,020 <sup>3</sup>
	2 BD 2 BA	880	32		\$1,135	\$1,135 <sup>3</sup>	\$36,320 <sup>3</sup>
80% AMI	1 BD 1 BA	651	6		\$1,290	\$1,250 <sup>4</sup>	\$7,500 <sup>4</sup>
	2 BD 2 BA	880	6		\$1,549	\$1,450 <sup>4</sup>	\$8,700 <sup>4</sup>
100% AMI	2 BD 2 BA	880	0	1	\$1,963	\$1,450 <sup>4</sup>	\$1,450 <sup>4</sup>
120% AMI	1 BD 1 BA	651		2	\$1,980	\$1,250 <sup>4</sup>	\$2,500 <sup>4</sup>
	2 BD 2 BA	880		2	\$2,377	\$1,450 <sup>4</sup>	\$2,900 <sup>4</sup>
140% AMI	1 BD 1 BA	651		2	\$2,325	\$1,250 <sup>4</sup>	\$2,500 <sup>4</sup>
	2 BD 2 BA	880	3	\$3,349	\$1,450 <sup>4</sup>	\$4,350 <sup>4</sup>	
Total			96	10			\$107,768

**Notes:**

1. Unit sq. ft. figures may be subject to change.
2. Rents include a deduction for electric-only utility allowances, effective 1/1/22. Water & sewer utilities paid by Owner.
3. Rents are based on the FHFC - Palm Beach County 2022 Income Limits and Rent Limits, effective 4/18/22.
4. Proposed rents for units set-aside at 80% AMI and above are anticipated to be lower than the maximum allowable rents according to the FHFC - Palm Beach County 2022 Income Limits and Rent Limits, effective 4/18/22.

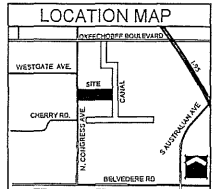
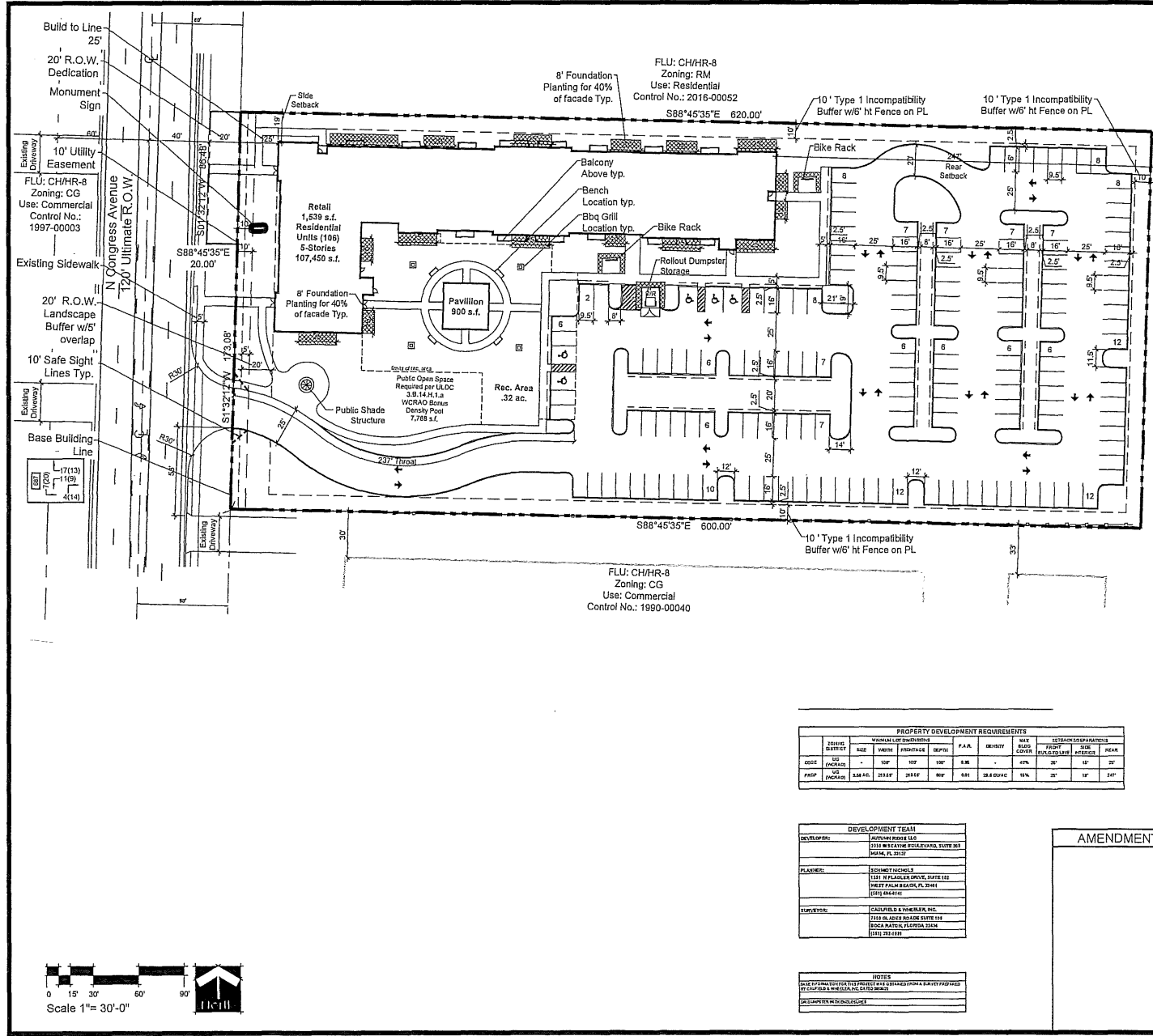
# AUTUMN RIDGE RENDERING





AUTUMN RIDGE





FLU: HR-8  
Zoning: RM  
Use: Residential  
Control No.: N/A

SITE TABULAR DATA	
Application Name	Autumn Ridge
Control Number	2020-00152
Application Number	1830
Title	Urban Redevelopment
Existing Future Land Use Designation	CHUR
Existing Zoning District	CG & RM
City	West Palm Beach
Section, Township, Range	33(04)3
Property Control Numbers	60-43-13-00-000-3160, 3161
Existing Use	Multi-Family Residential
Proposed Use	Multi-Family Residential
Total Gross Site Area	1.82 AC. (157,438 s.f.)
Total Use Site Area	2.48 AC. (155,734 s.f.)
Total Number of Dwelling Units	108 Units
1 BD: 52 Units	
2 BD: 52 Units	
Units from HR-8 Future Land Use	29 Units
WCRAO Density Bonus Pool Units	77 Units
Total Required WUP	33 Units
WUP Required from Future Land Use	1 Unit
Units from Density Bonus	32 Units
WUP per WCRAO (40% per WCRA (Item 8-15-20))	31 Units
Total Proposed WUP	32 Units
Total Gross Floor Area	108,209 s.f.
Residential	107,450 s.f.
Retail	1,539 s.f.
Total Floor Area Ratio	0.70
Total Building Coverage (including 800A pavilion)	15% (22,000 s.f.)
Building Height	max. 51'-0"
Number of Stories	5
Total Open Space Required	7,787 s.f.
WCRAO: 5% of 2.48 ac. = 2,787 s.f.	
Total Open Space Provided	7,738 s.f. (55%)
WCRAO Parking Required	164 SPACES
Multi-Family As of Right - 1 space/50 Units @ 54 Units = 54 Spaces	
Multi-Family As of Right - 1.5 space/42 BD Unit @ 52 Units = 78 Spaces	
Multi-Family As of Right - 1 Guest Space/4 Units @ 108 Units = 27 Spaces	
Commercial/Retail - 3 Space/1,000 s.f. @ 1,000 s.f. = 3 Spaces	
Proposed Parking	171 SPACES
Handicap Spaces Required	3
Handicap Spaces Provided	3
Bicycle Racks Required	2
Bicycle Racks Provided	3
Required Recreation Area	0.32 ac. (0% of site area)
Proposed Recreation Area	0.32 ac. (0% of site area)
Traffic Analysis Zone	1251
Concurrence Approval: Multi-Family: 108 units Retail: 1,539 s.f.	

PROPERTY DEVELOPMENT REQUIREMENTS									
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	F.A.R.	DENSITY	MAX. BULK COVER	SETBACKS (COMPARISONS)				
CODE	LOT (FOOT)	WIDE (FOOT)	DEPTH (FOOT)	FRONT (FOOT)	REAR (FOOT)				
RM-10	100'	100'	100'	8.0%	20'				
RM-15	100'	100'	100'	8.0%	20'				
RM-20	100'	100'	100'	8.0%	20'				
RM-25	100'	100'	100'	8.0%	20'				
RM-30	100'	100'	100'	8.0%	20'				
RM-35	100'	100'	100'	8.0%	20'				
RM-40	100'	100'	100'	8.0%	20'				
RM-45	100'	100'	100'	8.0%	20'				
RM-50	100'	100'	100'	8.0%	20'				
RM-55	100'	100'	100'	8.0%	20'				
RM-60	100'	100'	100'	8.0%	20'				
RM-65	100'	100'	100'	8.0%	20'				
RM-70	100'	100'	100'	8.0%	20'				
RM-75	100'	100'	100'	8.0%	20'				
RM-80	100'	100'	100'	8.0%	20'				
RM-85	100'	100'	100'	8.0%	20'				
RM-90	100'	100'	100'	8.0%	20'				
RM-95	100'	100'	100'	8.0%	20'				
RM-100	100'	100'	100'	8.0%	20'				

DEVELOPMENT TEAM	
DEVELOPER:	Autumn Ridge LLC 2315 W. AVENUE BOULEVARD, SUITE 203 MIAMI, FL 33137
PLANNERS:	SCHMIDT NICHOLS 1501 W. PALM BEACH AVENUE, SUITE 101 WEST PALM BEACH, FL 33411 (561) 464-4141
SURVEYOR:	CAULFIELD & WHEELER, INC. 2115 SW JEFFERSON ROAD, SUITE 101 BOCA RATON, FLORIDA 33433 (561) 391-4111

NOTES	
1.	ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PROVIDED BY CAULFIELD & WHEELER, INC. DATE: 05/11/21.
2.	ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PROVIDED BY CAULFIELD & WHEELER, INC. DATE: 05/11/21.

AMENDMENT STAMP

ZONING STAMP  
PROJECT #: 05712-000  
CONTROL #: 2020-0152  
APPLICATION #: DRO 2020-1059  
RESOLUTION #: N/A  
  
EXHIBIT # 1  
SUPERSEDES #: N/A  
  
DATE APPROVED:  
05-21-2021  
PROJECT MANAGER:  
J. Jafar

SCHMIDT NICHOLS  
LANDSCAPE ARCHITECTURE AND URBAN PLANNING  
1551 N. Flagler Dr. Ste 102  
West Palm Beach, FL 33401  
Phone: 561.684.6141  
Email: info@snlandplan.com  
Website: www.snlandplan.com  
License No: LC26000232

Autumn Ridge  
Palm Beach County, Florida

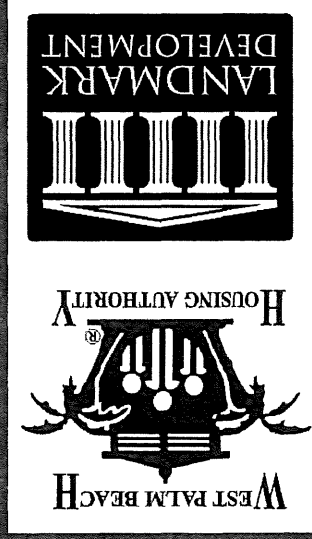
Date: 09/8/20  
Scale: 1" = 30'-0"  
Design By: DWP  
Drawn By: CWP  
Checked By: JAI  
File No: 712.03  
Job No: 20-39

- REVISIONS / SUBMISSIONS
- 01/11/21 Resubmittal
  - 01/25/21 Resubmittal
  - 02/09/21 Resubmittal
  - 02/22/21 Resubmittal
  - 03/22/21 Resubmittal
  - 04/12/21 Resubmittal
  - 05/10/21 Resubmittal

Final Site Plan  
FSP

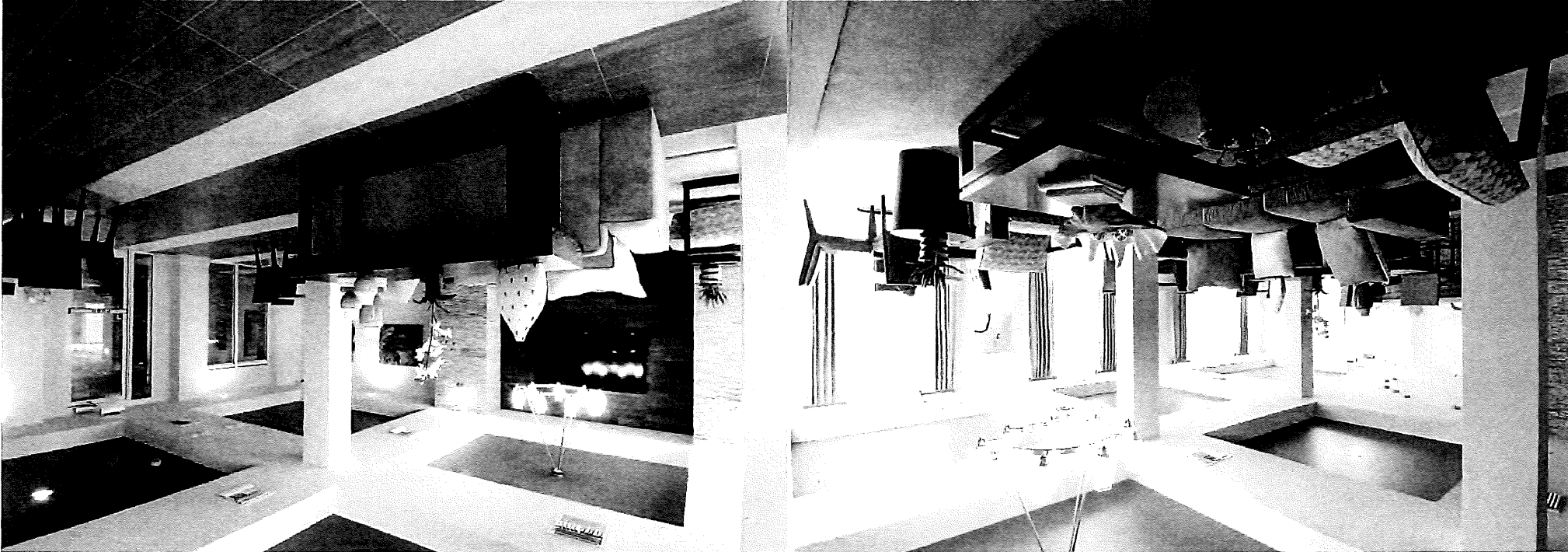
Prospective Autumn Ridge  
Clubroom Appearance:  
Prior Landmark & WPBHA  
Developments

*Autumn Ridge will have the same level of attention and detail as  
the projects reflected in the following pages.*



Hampton Village Clubroom  
2800 NW 43rd Terrace,  
Miami, FL 33142  
100 units

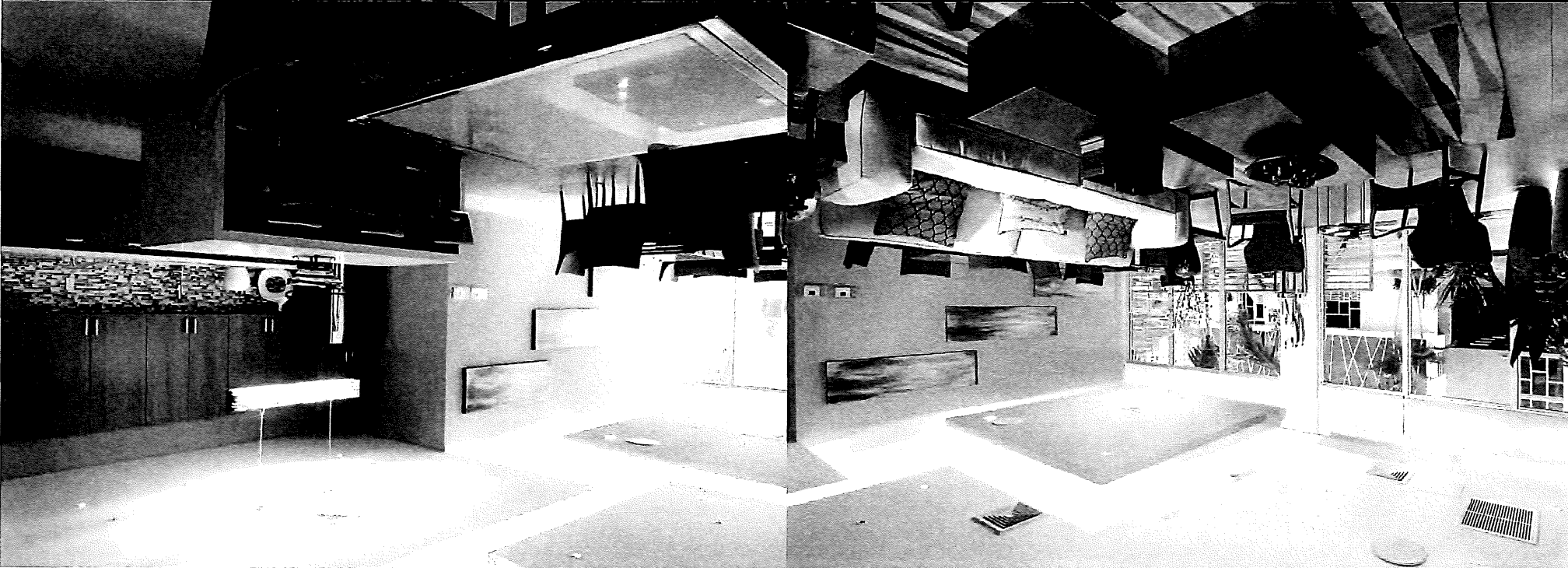
Developed by Landmark Development Corp.



145 SW 8<sup>th</sup> Street,  
Miami, FL 33130  
98 units

# City Heights Clubroom

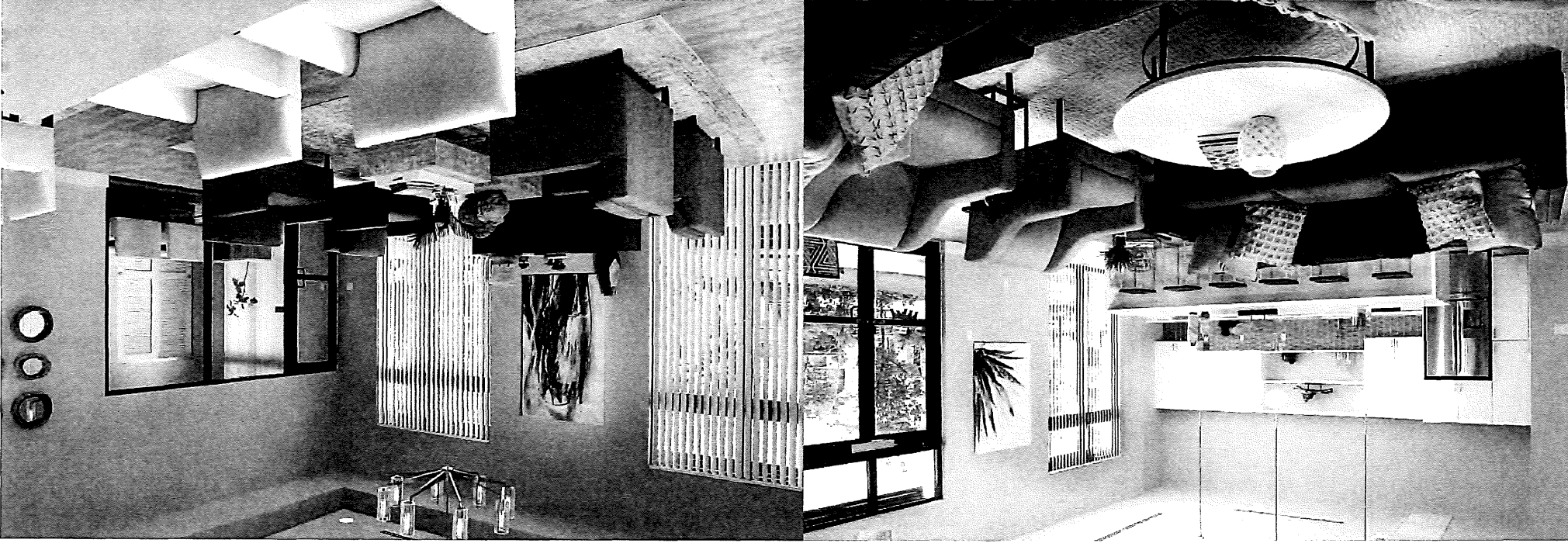
Developed by Landmark Development Corp.





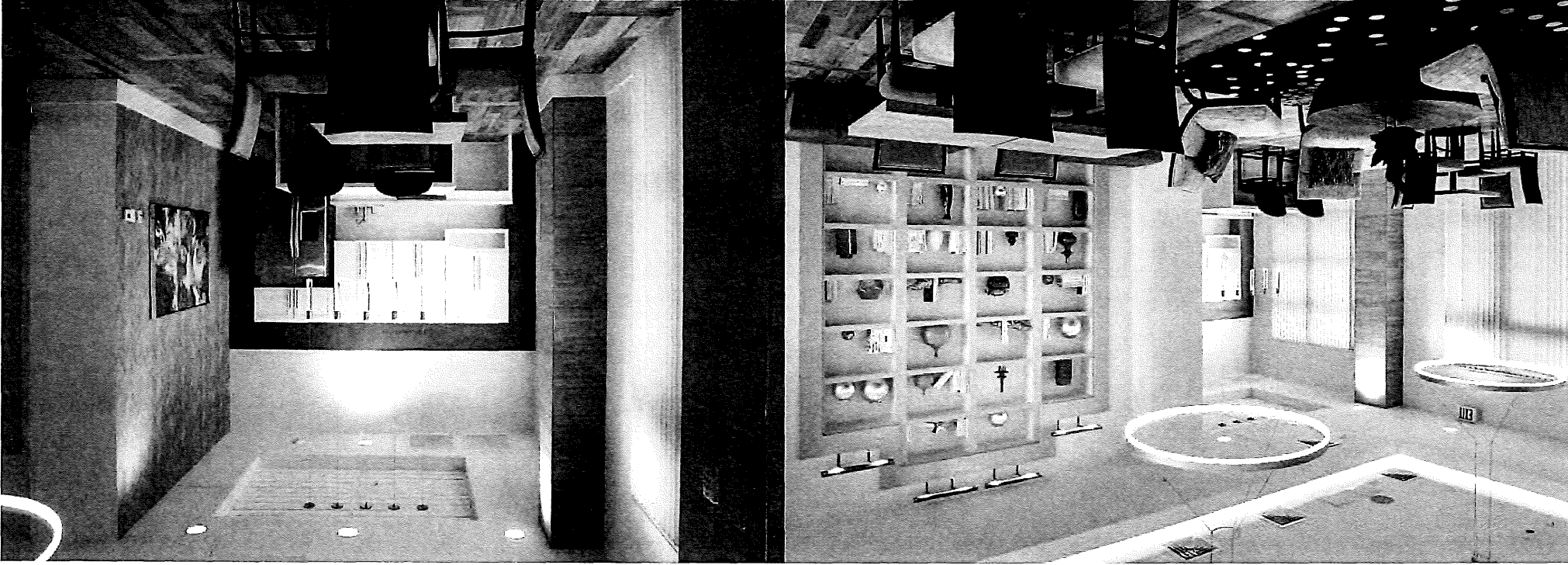
Royal Palm Place Clubroom  
808 17<sup>th</sup> Street,  
West Palm Beach, FL 33407  
125 units

Developed by Landmark Development Corp. &  
an affiliate of the WPBHA.



Silver Palm Place Clubroom  
838 Adams Street,  
West Palm Beach, FL 33407  
120 units

Developed by Landmark Development Corp. &  
an affiliate of the WPBHA.





Proximity Survey Report

**Project:** Autumn Ridge

1580 & 1610 N. Congress Avenue

West Palm Beach, Florida

**Development Location Point (DLP):** East side of Congress Ave., 700 ft. north of the Intersection of Congress Ave. & Cherry Rd., Palm Beach County, FL

**Legal Description:** Refer to "1580-1610 Survey", attached

**Development Location Point:** (Located within the boundaries of the above described property).

Latitude: N 26.699866°

Longitude: W-80.086457°

Transit Services

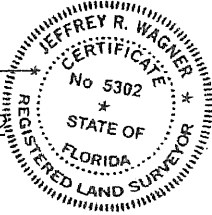
Service	Latitude	Longitude	Distance (rounded up to the nearest hundredth of a mile)*
Public Bus Stop (3)	(1) 26.698092°	-80.089594°	0.23
	(2) 26.706578°	-80.087281°	0.46
	(3) 26.706147°	-80.085769°	0.43
Public Bus Transfer Stop	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
Public Bus Rapid Transit Stop	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>
SunRail Station, MetroRail Station, or TriRail Station	<u>Latitude Coordinates</u>	<u>Longitude Coordinates</u>	<u>Distance</u>

Community Services

Service	Service Name	Service Address	Distance (rounded up to the nearest hundredth of a mile)*
Grocery Store	Aldi	2481 Okeechobee Blvd, West Palm Beach, FL 33409	0.56
Medical Facility	MD Now Urgent Care	2007 Palm Beach Lakes Blvd, West Palm Beach, FL 33409	1.18
Pharmacy	Walgreen's Pharmacy	2200 Palm Beach Lakes Blvd, West Palm Beach, FL 33409	0.95
Public School	West Gate Elementary	1545 Loxahatchee Dr, West Palm Beach, FL 33409	0.33

\*The horizontal project datum is the Florida State Plane Coordinate System East Zone, North American Datum of 1983, 2007 adjustment (NAD83/2007), as established using real-time kinematic global positioning system (“RTK GPS”) survey methods using the private Lengemann of Florida L-net network of fixed base stations. The corrected positions computed by these networks were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies. Conversion to WGS84 was made as required.

*Jeffrey R. Wagner*  
 Jeffrey R. Wagner, PLS  
 Reg. Land Surveyor #5302  
 State of Florida – LB 3591





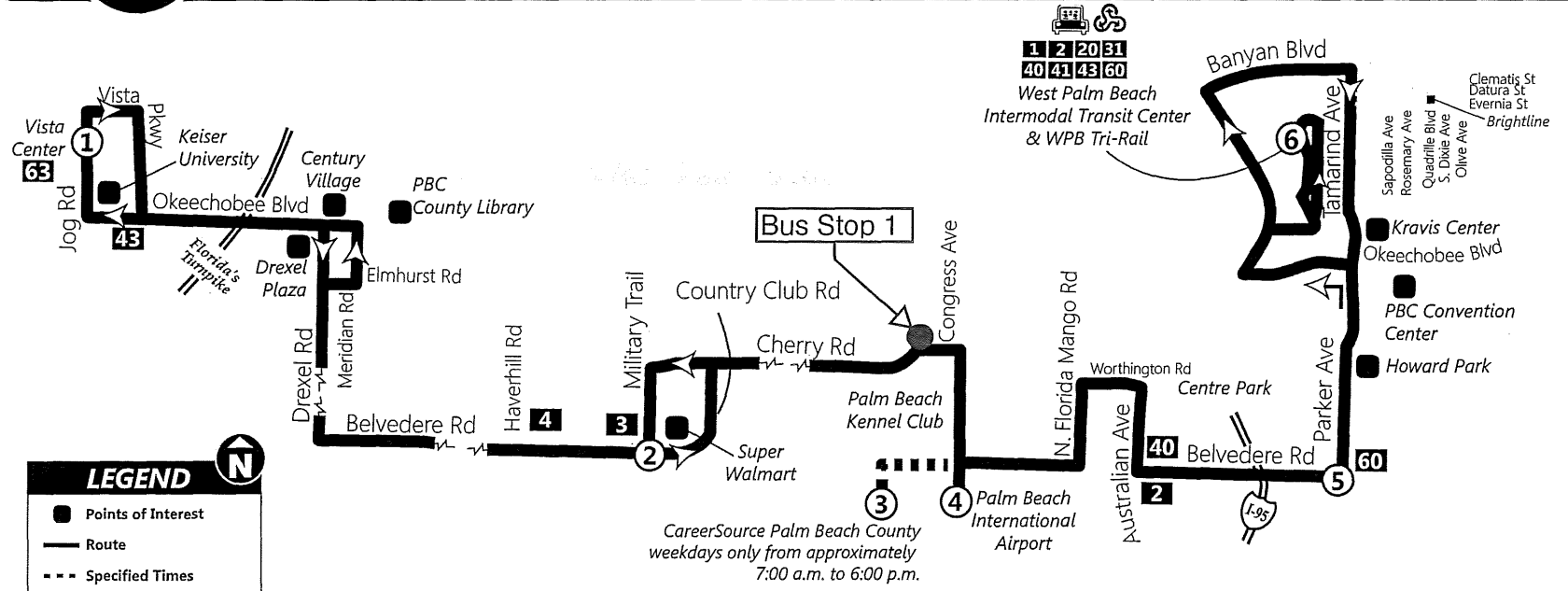
# Transportation Services, Medical Facilities & Educational Services

Autumn Ridge is conveniently located within 1 mile of nearby pharmacy, health center, public school, grocery store and public bus stops.

Note: Most proximity locations have been reviewed and signed off by the licensed land surveyor, Caulfield & Wheeler Inc. in the Proximity Survey Report prior to this page.

CENTRAL COUNTY

**44** **ROUTE 44** Ruta 44 / Rout 44  
Via Belvedere Rd. — West Palm Beach Crosstown



**LEGEND**

- Points of Interest
- Route
- - - Specified Times
- Ⓝ Timepoint
- # Connecting Route
- ➔ Road Continuation
- 🚏 Palm Tran Park and Ride
- 🚆 Tri-Rail Station

Vista Center & Keiser University	Palm Beach Kennel Club	Kravis Center
Drexel Plaza	PBIA	West Palm Beach Tri-Rail
Century Village	Centre Park	WPB Intermodal Transit Center & Park and Ride
PBC Library	Howard Park	
Super Walmart	PBC Convention Center	

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## Route 44 Westbound Oeste / Louès

P.M. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apremidi yo prezante an **fonse**

### Weekday / Semana / Lasèmèn

⑥ Intermodal Transit Center <i>Bus Stop #602</i>	⑤ Belvedere & Parker <i>Bus Stop #4003</i>	④ Palm Beach International Airport <i>Bus Stop #4008</i>	③ CareerSource PBC <i>Bus Stop #4999</i>	② Belvedere & Military <i>Bus Stop #4081</i>	① Vista Center <i>Bus Stop #3852</i>
5:40	5:50	6:00		6:13	6:28
7:30	7:40	7:50	7:55	8:08	8:23
9:40	9:50	10:00	10:05	10:18	10:33
11:40	11:50	<b>12:00</b>	<b>12:05</b>	<b>12:18</b>	<b>12:33</b>
<b>1:40</b>	<b>1:50</b>	<b>2:00</b>	<b>2:05</b>	<b>2:18</b>	<b>2:33</b>
<b>3:40</b>	<b>3:50</b>	<b>4:00</b>	<b>4:05</b>	<b>4:18</b>	<b>4:33</b>
<b>5:40</b>	<b>5:50</b>	<b>6:00</b>	<b>6:05</b>	<b>6:18</b>	<b>6:33</b>
7:40	7:50	8:00		8:13	8:28

### Saturday / Sábado / Samdi

⑥ Intermodal Transit Center <i>Bus Stop #602</i>	⑤ Belvedere & Parker <i>Bus Stop #4003</i>	④ Palm Beach International Airport <i>Bus Stop #4008</i>	② Belvedere & Military <i>Bus Stop #4081</i>	① Vista Center <i>Bus Stop #3852</i>
7:40	7:50	8:00	8:13	8:28
9:40	9:50	10:00	10:13	10:28
11:40	11:50	<b>12:00</b>	<b>12:13</b>	<b>12:28</b>
<b>1:40</b>	<b>1:50</b>	<b>2:00</b>	<b>2:13</b>	<b>2:28</b>
<b>3:40</b>	<b>3:50</b>	<b>4:00</b>	<b>4:13</b>	<b>4:28</b>
<b>5:40</b>	<b>5:50</b>	<b>6:00</b>	<b>6:13</b>	<b>6:28</b>

### Sunday / Domingo / Dimanch

⑥ Intermodal Transit Center <i>Bus Stop #602</i>	⑤ Belvedere & Parker <i>Bus Stop #4003</i>	④ Palm Beach International Airport <i>Bus Stop #4008</i>	② Belvedere & Military <i>Bus Stop #4081</i>	① Vista Center <i>Bus Stop #3852</i>
7:40	7:50	8:00	8:13	8:28
9:40	9:50	10:00	10:13	10:28
11:40	11:50	<b>12:00</b>	<b>12:13</b>	<b>12:28</b>
<b>1:40</b>	<b>1:50</b>	<b>2:00</b>	<b>2:13</b>	<b>2:28</b>
<b>3:40</b>	<b>3:50</b>	<b>4:00</b>	<b>4:13</b>	<b>4:28</b>
<b>5:40</b>	<b>5:50</b>	<b>6:00</b>	<b>6:13</b>	<b>6:28</b>

# FOR YOUR SAFETY



Hand  
sanitizer is  
provided on  
every bus.

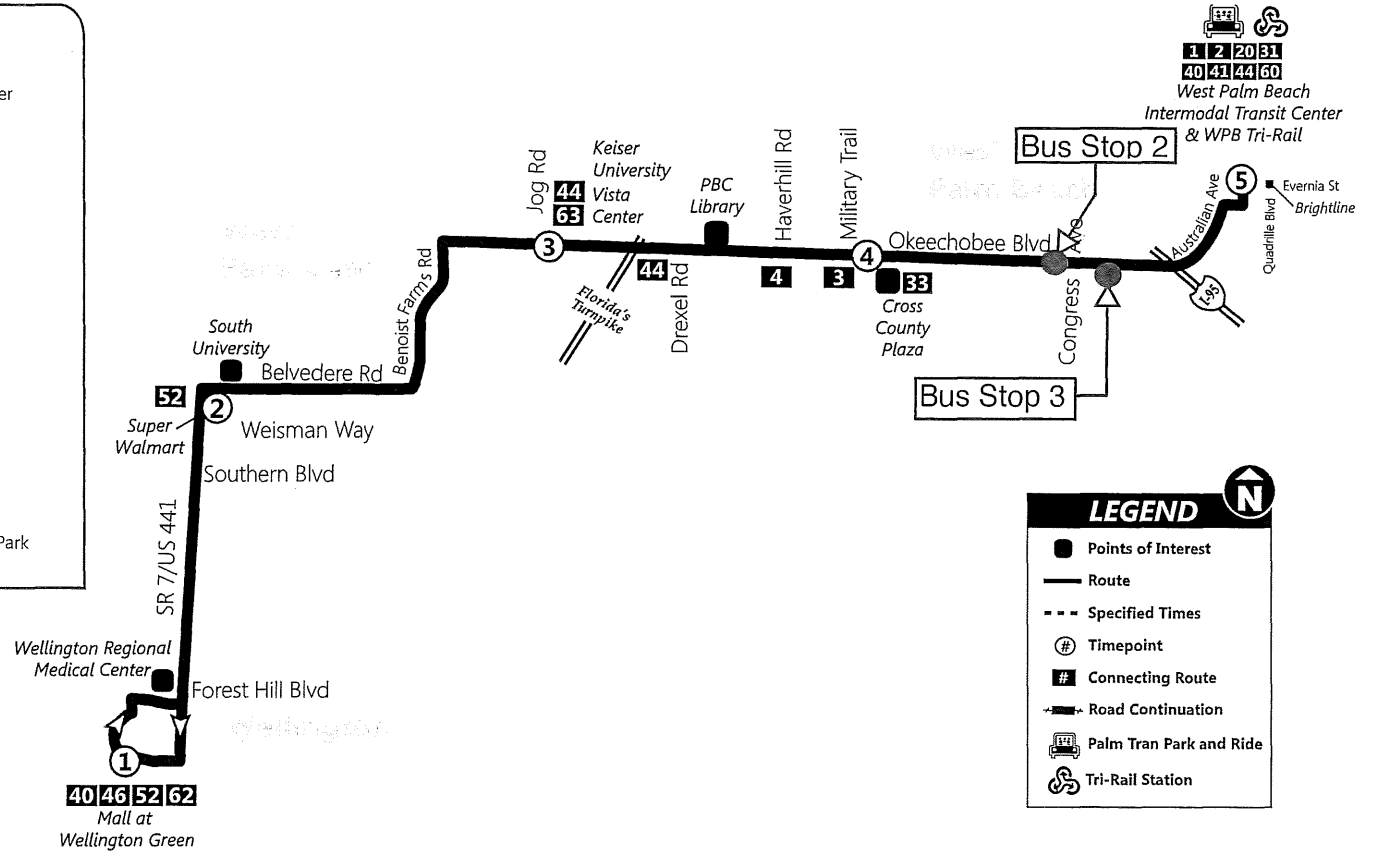
CENTRAL COUNTY

**43**

**ROUTE 43** Ruta 43 / Rout 43  
Via Okeechobee Blvd. — West Palm Beach to Wellington

- Mall at Wellington Green
- Wellington Regional Medical Center
- Super Walmart
- South University
- Vista Center
- Keiser University
- PBC Library
- Cross County Plaza
- WPB Tri-Rail
- WPB Intermodal Transit Center & Park and Ride

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**LEGEND**

- Points of Interest
- Route
- - - Specified Times
- # Timepoint
- # Connecting Route
- Road Continuation
- 🚏 Palm Tran Park and Ride
- 🚆 Tri-Rail Station



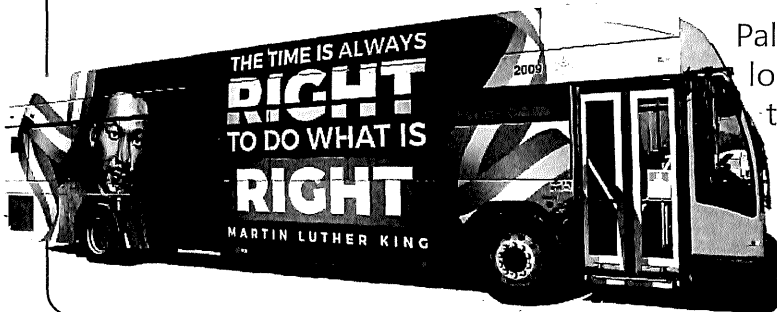
## Route 43 Eastbound Este / Lès

P.M. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apremidi yo prezante an **fonse**

### Weekday / Semana / Lasèmen

① Mall at Wellington Green <i>Bus Stop #3742</i>	② Belvedere Rd at Walmart N. Entrance <i>Bus Stop #3796</i>	③ Vista Center <i>Bus Stop #3280</i>	④ Okeechobee & Military <i>Bus Stop #3289</i>	⑤ Intermodal Transit Center <i>Bus Stop #602</i>
5:40	5:54	6:02	6:12	6:24
6:10	6:24	6:32	6:42	6:54
6:33	6:47	6:55	7:05	7:20
6:53	7:07	7:15	7:25	7:40
7:13	7:27	7:35	7:45	8:00
7:33	7:47	7:55	8:05	8:20
7:53	8:07	8:15	8:25	8:40
8:13	8:27	8:35	8:45	9:00
8:33	8:47	8:55	9:05	9:20
8:53	9:07	9:15	9:25	9:40
9:10	9:24	9:33	9:45	10:00
9:30	9:44	9:53	10:05	10:20
9:50	10:04	10:13	10:25	10:40
10:10	10:24	10:33	10:45	11:00
10:30	10:44	10:53	11:05	11:20
10:50	11:04	11:13	11:25	11:40
11:10	11:24	11:33	11:45	<b>12:00</b>
11:30	11:44	11:53	<b>12:05</b>	<b>12:20</b>
11:50	<b>12:04</b>	<b>12:13</b>	<b>12:25</b>	<b>12:40</b>
<b>12:10</b>	<b>12:24</b>	<b>12:33</b>	<b>12:45</b>	<b>1:00</b>
<b>12:30</b>	<b>12:44</b>	<b>12:53</b>	<b>1:05</b>	<b>1:20</b>
<b>12:50</b>	<b>1:04</b>	<b>1:13</b>	<b>1:25</b>	<b>1:40</b>
<b>1:10</b>	<b>1:24</b>	<b>1:33</b>	<b>1:45</b>	<b>2:00</b>
<b>1:30</b>	<b>1:44</b>	<b>1:53</b>	<b>2:05</b>	<b>2:20</b>
<b>1:50</b>	<b>2:04</b>	<b>2:13</b>	<b>2:25</b>	<b>2:40</b>
<b>2:10</b>	<b>2:24</b>	<b>2:33</b>	<b>2:45</b>	<b>3:00</b>
<b>2:30</b>	<b>2:44</b>	<b>2:53</b>	<b>3:05</b>	<b>3:20</b>
<b>2:50</b>	<b>3:04</b>	<b>3:13</b>	<b>3:25</b>	<b>3:40</b>
<b>3:08</b>	<b>3:23</b>	<b>3:34</b>	<b>3:45</b>	<b>4:00</b>
<b>3:28</b>	<b>3:43</b>	<b>3:54</b>	<b>4:05</b>	<b>4:20</b>
<b>3:48</b>	<b>4:03</b>	<b>4:14</b>	<b>4:25</b>	<b>4:40</b>
<b>4:08</b>	<b>4:23</b>	<b>4:34</b>	<b>4:45</b>	<b>5:00</b>
<b>4:28</b>	<b>4:43</b>	<b>4:54</b>	<b>5:05</b>	<b>5:20</b>
<b>4:48</b>	<b>5:03</b>	<b>5:14</b>	<b>5:25</b>	<b>5:40</b>
<b>5:08</b>	<b>5:23</b>	<b>5:34</b>	<b>5:45</b>	<b>6:00</b>
<b>5:28</b>	<b>5:43</b>	<b>5:54</b>	<b>6:05</b>	<b>6:20</b>
<b>5:48</b>	<b>6:03</b>	<b>6:14</b>	<b>6:25</b>	<b>6:40</b>
<b>6:19</b>	<b>6:31</b>	<b>6:40</b>	<b>6:50</b>	<b>7:00</b>
<b>6:49</b>	<b>7:01</b>	<b>7:10</b>	<b>7:20</b>	<b>7:30</b>
<b>7:19</b>	<b>7:31</b>	<b>7:40</b>	<b>7:50</b>	<b>8:00</b>
<b>7:49</b>	<b>8:01</b>	<b>8:10</b>	<b>8:20</b>	<b>8:30</b>
<b>8:19</b>	<b>8:31</b>	<b>8:40</b>	<b>8:50</b>	<b>9:00</b>
<b>8:49</b>	<b>9:01</b>	<b>9:10</b>	<b>9:20</b>	<b>9:30</b>
<b>9:25</b>	<b>9:37</b>	<b>9:46</b>	<b>9:56</b>	<b>10:06</b>

### Recognizing Black History month and the legacy of Dr. Martin Luther King Jr.



Palm Tran has a long-standing tradition of honoring Dr. Martin Luther King Jr and Black History Month.

## Route 43 Eastbound Este / Lès

P.M. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apre midi yo prezante an **fonse**

### Saturday / Sábado / Samdi

① Mall at Wellington Green <i>Bus Stop #3742</i>	② Belvedere Rd at Walmart N. Entrance <i>Bus Stop #3796</i>	③ Vista Center <i>Bus Stop #3280</i>	④ Okeechobee & Military <i>Bus Stop #3289</i>	⑤ Intermodal Transit Center <i>Bus Stop #602</i>
7:10	7:24	7:33	7:42	7:57
8:10	8:24	8:33	8:42	8:57
9:10	9:24	9:33	9:42	9:57
9:40	9:54	10:03	10:12	10:27
10:10	10:24	10:33	10:42	10:57
10:40	10:54	11:03	11:12	11:27
11:10	11:24	11:33	11:42	11:57
11:40	11:54	<b>12:03</b>	<b>12:12</b>	<b>12:27</b>
<b>12:10</b>	<b>12:24</b>	<b>12:33</b>	<b>12:42</b>	<b>12:57</b>
<b>12:40</b>	<b>12:54</b>	<b>1:03</b>	<b>1:12</b>	<b>1:27</b>
<b>1:10</b>	<b>1:24</b>	<b>1:33</b>	<b>1:42</b>	<b>1:57</b>
<b>1:40</b>	<b>1:54</b>	<b>2:03</b>	<b>2:12</b>	<b>2:27</b>
<b>2:10</b>	<b>2:24</b>	<b>2:33</b>	<b>2:42</b>	<b>2:57</b>
<b>2:40</b>	<b>2:54</b>	<b>3:03</b>	<b>3:12</b>	<b>3:27</b>
<b>3:10</b>	<b>3:24</b>	<b>3:33</b>	<b>3:42</b>	<b>3:57</b>
<b>3:40</b>	<b>3:54</b>	<b>4:03</b>	<b>4:12</b>	<b>4:27</b>
<b>4:10</b>	<b>4:24</b>	<b>4:33</b>	<b>4:42</b>	<b>4:57</b>
<b>4:40</b>	<b>4:54</b>	<b>5:03</b>	<b>5:12</b>	<b>5:27</b>
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<b>7:10</b>	<b>7:24</b>	<b>7:33</b>	<b>7:42</b>	<b>7:57</b>
<b>8:10</b>	<b>8:24</b>	<b>8:33</b>	<b>8:42</b>	<b>8:57</b>
<b>9:25</b>	<b>9:39</b>	<b>9:48</b>	<b>9:57</b>	<b>10:12</b>

### Sunday / Domingo / Dimanch

① Mall at Wellington Green <i>Bus Stop #3742</i>	② Belvedere Rd at Walmart N. Entrance <i>Bus Stop #3796</i>	③ Vista Center <i>Bus Stop #3280</i>	④ Okeechobee & Military <i>Bus Stop #3289</i>	⑤ Intermodal Transit Center <i>Bus Stop #602</i>
8:10	8:24	8:33	8:42	8:57
9:10	9:24	9:33	9:42	9:57
9:40	9:54	10:03	10:12	10:27
10:10	10:24	10:33	10:42	10:57
10:40	10:54	11:03	11:12	11:27
11:10	11:24	11:33	11:42	11:57
11:40	11:54	<b>12:03</b>	<b>12:12</b>	<b>12:27</b>
<b>12:10</b>	<b>12:24</b>	<b>12:33</b>	<b>12:42</b>	<b>12:57</b>
<b>12:40</b>	<b>12:54</b>	<b>1:03</b>	<b>1:12</b>	<b>1:27</b>
<b>1:10</b>	<b>1:24</b>	<b>1:33</b>	<b>1:42</b>	<b>1:57</b>
<b>1:40</b>	<b>1:54</b>	<b>2:03</b>	<b>2:12</b>	<b>2:27</b>
<b>2:10</b>	<b>2:24</b>	<b>2:33</b>	<b>2:42</b>	<b>2:57</b>
<b>2:40</b>	<b>2:54</b>	<b>3:03</b>	<b>3:12</b>	<b>3:27</b>
<b>3:10</b>	<b>3:24</b>	<b>3:33</b>	<b>3:42</b>	<b>3:57</b>
<b>3:40</b>	<b>3:54</b>	<b>4:03</b>	<b>4:12</b>	<b>4:27</b>
<b>4:10</b>	<b>4:24</b>	<b>4:33</b>	<b>4:42</b>	<b>4:57</b>
<b>4:40</b>	<b>4:54</b>	<b>5:03</b>	<b>5:12</b>	<b>5:27</b>
<b>5:10</b>	<b>5:24</b>	<b>5:33</b>	<b>5:42</b>	<b>5:57</b>
<b>5:40</b>	<b>5:54</b>	<b>6:03</b>	<b>6:12</b>	<b>6:27</b>
<b>6:25</b>	<b>6:39</b>	<b>6:48</b>	<b>6:57</b>	<b>7:12</b>

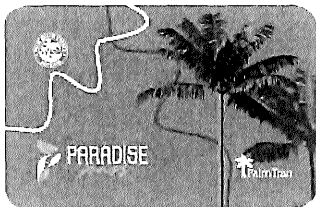
## Route 43 Westbound Oeste / Louès

P.M. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apremidi yo prezante an **fonse**

### Weekday / Semana / Lasèmèn

<b>5</b> Intermodal Transit Center <i>Bus Stop #602</i>	<b>4</b> Okeechobee & Military <i>Bus Stop #3212</i>	<b>3</b> Vista Center <i>Bus Stop #3220</i>	<b>2</b> Belvedere Rd at Walmart N. Entrance <i>Bus Stop #3788</i>	<b>1</b> Mall at Wellington Green <i>Bus Stop #3742</i>
5:40	5:50	5:59	6:12	6:24
6:10	6:24	6:33	6:46	6:58
6:30	6:44	6:53	7:06	7:18
6:50	7:04	7:13	7:26	7:38
7:10	7:24	7:33	7:46	7:58
7:30	7:44	7:53	8:06	8:18
7:50	8:04	8:13	8:26	8:38
8:10	8:24	8:33	8:46	8:58
8:30	8:44	8:53	9:06	9:18
8:50	9:04	9:13	9:26	9:38
9:10	9:25	9:34	9:47	9:59
9:30	9:45	9:54	10:07	10:19
9:50	10:05	10:14	10:27	10:39
10:10	10:25	10:34	10:47	10:59
10:30	10:45	10:54	11:07	11:19
10:50	11:05	11:14	11:27	11:39
11:10	11:25	11:34	11:47	11:59
11:30	11:45	11:54	<b>12:07</b>	<b>12:19</b>
11:50	<b>12:05</b>	<b>12:14</b>	<b>12:27</b>	<b>12:39</b>
<b>12:10</b>	<b>12:25</b>	<b>12:34</b>	<b>12:47</b>	<b>12:59</b>
<b>12:30</b>	<b>12:45</b>	<b>12:54</b>	<b>1:07</b>	<b>1:19</b>
<b>12:50</b>	<b>1:05</b>	<b>1:14</b>	<b>1:27</b>	<b>1:39</b>
<b>1:10</b>	<b>1:25</b>	<b>1:34</b>	<b>1:47</b>	<b>1:59</b>
<b>1:30</b>	<b>1:45</b>	<b>1:54</b>	<b>2:07</b>	<b>2:19</b>
<b>1:50</b>	<b>2:05</b>	<b>2:14</b>	<b>2:27</b>	<b>2:39</b>
<b>2:10</b>	<b>2:25</b>	<b>2:34</b>	<b>2:47</b>	<b>2:59</b>
<b>2:30</b>	<b>2:45</b>	<b>2:54</b>	<b>3:07</b>	<b>3:19</b>
<b>2:50</b>	<b>3:05</b>	<b>3:14</b>	<b>3:27</b>	<b>3:39</b>
<b>3:10</b>	<b>3:24</b>	<b>3:33</b>	<b>3:46</b>	<b>4:00</b>
<b>3:30</b>	<b>3:44</b>	<b>3:53</b>	<b>4:06</b>	<b>4:20</b>
<b>3:50</b>	<b>4:04</b>	<b>4:13</b>	<b>4:26</b>	<b>4:40</b>
<b>4:10</b>	<b>4:24</b>	<b>4:33</b>	<b>4:46</b>	<b>5:00</b>
<b>4:30</b>	<b>4:44</b>	<b>4:53</b>	<b>5:06</b>	<b>5:20</b>
<b>4:50</b>	<b>5:04</b>	<b>5:13</b>	<b>5:26</b>	<b>5:40</b>
<b>5:10</b>	<b>5:24</b>	<b>5:33</b>	<b>5:46</b>	<b>6:00</b>
<b>5:30</b>	<b>5:44</b>	<b>5:53</b>	<b>6:06</b>	<b>6:20</b>
<b>5:50</b>	<b>6:04</b>	<b>6:13</b>	<b>6:26</b>	<b>6:40</b>
<b>6:10</b>	<b>6:24</b>	<b>6:32</b>	<b>6:44</b>	<b>6:56</b>
<b>6:30</b>	<b>6:44</b>	<b>6:52</b>	<b>7:04</b>	<b>7:16</b>
<b>6:50</b>	<b>7:04</b>	<b>7:12</b>	<b>7:24</b>	<b>7:36</b>
<b>7:10</b>	<b>7:24</b>	<b>7:32</b>	<b>7:44</b>	<b>7:56</b>
<b>7:40</b>	<b>7:54</b>	<b>8:02</b>	<b>8:14</b>	<b>8:26</b>
<b>8:10</b>	<b>8:24</b>	<b>8:32</b>	<b>8:44</b>	<b>8:56</b>
<b>8:40</b>	<b>8:54</b>	<b>9:02</b>	<b>9:14</b>	<b>9:26</b>
<b>9:10</b>	<b>9:24</b>	<b>9:32</b>	<b>9:44</b>	<b>9:56</b>

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## Route 43 Westbound Oeste / Louès

P.M. times are shown in **bold**/Los horarios de P.M. se muestran en **negrilla**/Lè nan apremidi yo prezante an **fonse**

### Saturday / Sábado / Samdi

5 Intermodal Transit Center <i>Bus Stop #602</i>	4 Okeechobee & Military <i>Bus Stop #3212</i>	3 Vista Center <i>Bus Stop #3220</i>	2 Belvedere Rd at Walmart N. Entrance <i>Bus Stop #3788</i>	1 Mall at Wellington Green <i>Bus Stop #3742</i>
7:10	7:22	7:31	7:41	7:53
8:10	8:22	8:31	8:41	8:53
8:40	8:52	9:01	9:11	9:23
9:10	9:22	9:31	9:41	9:53
9:40	9:52	10:01	10:11	10:23
10:10	10:22	10:31	10:41	10:53
10:40	10:52	11:01	11:11	11:23
11:10	11:22	11:31	11:41	11:53
11:40	11:52	<b>12:01</b>	<b>12:11</b>	<b>12:23</b>
<b>12:10</b>	<b>12:22</b>	<b>12:31</b>	<b>12:41</b>	<b>12:53</b>
<b>12:40</b>	<b>12:52</b>	<b>1:01</b>	<b>1:11</b>	<b>1:23</b>
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<b>1:40</b>	<b>1:52</b>	<b>2:01</b>	<b>2:11</b>	<b>2:23</b>
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<b>4:40</b>	<b>4:52</b>	<b>5:01</b>	<b>5:11</b>	<b>5:23</b>
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<b>8:10</b>	<b>8:22</b>	<b>8:31</b>	<b>8:41</b>	<b>8:53</b>

### Sunday / Domingo / Dimanch

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<b>3:10</b>	<b>3:22</b>	<b>3:31</b>	<b>3:41</b>	<b>3:53</b>
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<b>4:10</b>	<b>4:22</b>	<b>4:31</b>	<b>4:41</b>	<b>4:53</b>
<b>4:40</b>	<b>4:52</b>	<b>5:01</b>	<b>5:11</b>	<b>5:23</b>
<b>5:10</b>	<b>5:22</b>	<b>5:31</b>	<b>5:41</b>	<b>5:53</b>
<b>5:40</b>	<b>5:52</b>	<b>6:01</b>	<b>6:11</b>	<b>6:23</b>

## Employment & Commercial Centers

Within just 2 miles of Autumn Ridge, future residents will have access to a variety of opportunities for employment and commercial use. The amenities in the surrounding neighborhood include parks, libraries, shopping centers and close proximity to the Palm Beach International Airport.

29

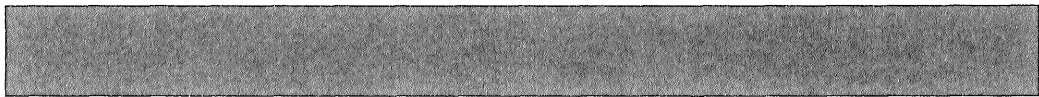
Note: The proximity locations below represent the approx. location of the subject sites as shown in Google Earth.



01



PROJECT  
DESCRIPTION



**LOCATION**

The project site is described as Legacy at 45th Street "Project" and is located at 3430 (also uses 3432) 45th Street, West Palm Beach, Florida, along the south side of 45th Street just east of Military Trail. The site land area consists of 1.52 acres, or 66,211 SF, with building improvements, constructed in 1972, totaling 27,392 SF (source: Palm Beach County Property Appraiser). The Parcel Control Number is 74-42-43-01-02-000-0190 in Census tract 19.04. This property is not in an opportunity zone.

Many affordable housing tenants do not have cars and require homes near major roads providing access to services such as public transportation, shopping, pharmacies, fast food restaurants, hospitals, and other conveniences.

The Project site is directly on 45th Street, a major east-west thoroughfare, with numerous commercial and residential properties located thereon, which lends itself to a perfect spot for affordable housing rental units. The state Department of Transportation website reflects average daily traffic counts of over 37,500 vehicles for the span ranging from Military Trail to I-95, as reflected on the following page in Traffic Map. Walmart, Sam's, McDonald's, Taco Bell, Pollo Tropical, and Wendy's are all within walking distance. Many potential residents of the Project may seek jobs in the local market with one of these businesses which have been seeking employees due to the worker shortage of entry level employees, typical to affordable housing communities. Residents at Legacy at 45th Street will facilitate ease in getting to work.



The Palm Tran, Palm Beach County's public bus transportation provider, has bus stop 1413 located approximately 275 feet from the west frontage of the Project site which takes 2 minutes walking from the bus stop to the Project. A bus to the nearest Tri-Rail station, located 2.4 miles from the Project on 45th Street in Mangonia Park, is a 14-minute ride. The nearest grocery store, Foodtown is .3 miles on the corner of Military Trail and 45th Street, a short 3-minute drive or 6-minute walk. The front door to Walmart, which provides groceries, clothing, prescription and over the counter medicines, household goods and more, is .4 miles away and will take 3 minutes driving and 8 minutes to walk there. St. Mary's hospital is located 3.1 miles from the Project and requires an 8-minute drive or 35-minute bus ride, while JFK hospital is closer at 1.7 miles taking 5 minutes to drive there or 12 minutes by bus.



The 45th Street corridor, as well as along Military Trail, is largely zoned industrial and commercial with numerous businesses and hotels which provide additional employment opportunities for Legacy at 45th Street residents. Additionally, Sam's, McDonald's, Taco Bell, Pollo Tropical, and Wendy's are all across the street and within walking distance.

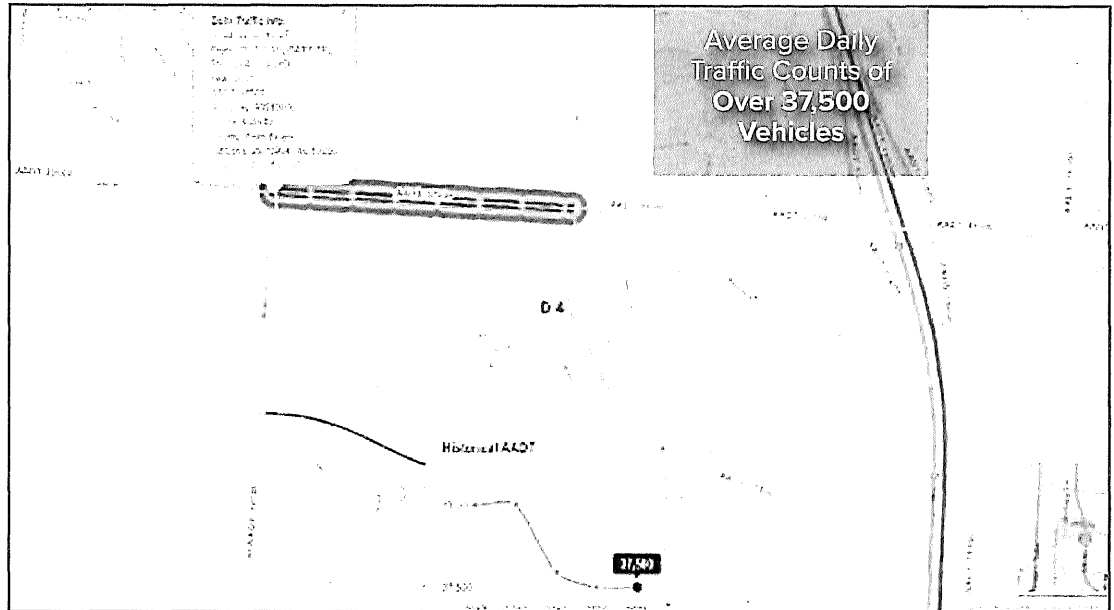
The Project is contiguous to Palm Beach Lakes High School to the south and Bear Lakes Middle School is 2.1 miles away, a 4-8 minutes' drive by car. Egret Lake Elementary is 1.7 miles and typically takes between 4-7 minutes' drive by car. Keiser University provides higher education opportunities, offering Associate, Bachelor's & Master's, and Doctoral degrees, is within a 7-14-minute drive at 3.7 miles away.

The project site is currently zoned industrial. However, in 2021 the Florida Legislature adopted legislation in the form of Florida Statutes 166.04151(6) which carves out a path for local municipalities and counties to address the affordable housing shortage plaguing our state by allowing the "governing body of a municipality may approve the development of housing that is affordable, as defined in s. 420.0004, on any parcel zoned for residential, commercial, or industrial use." The City has agreed to adopting the process and procedures to implement this provision with Legacy @ 45th Street being the first application within its jurisdiction. See Attachment 1 – Exhibit 1 for the letter from the City of West Palm Beach regarding the development review process for re-zoning.

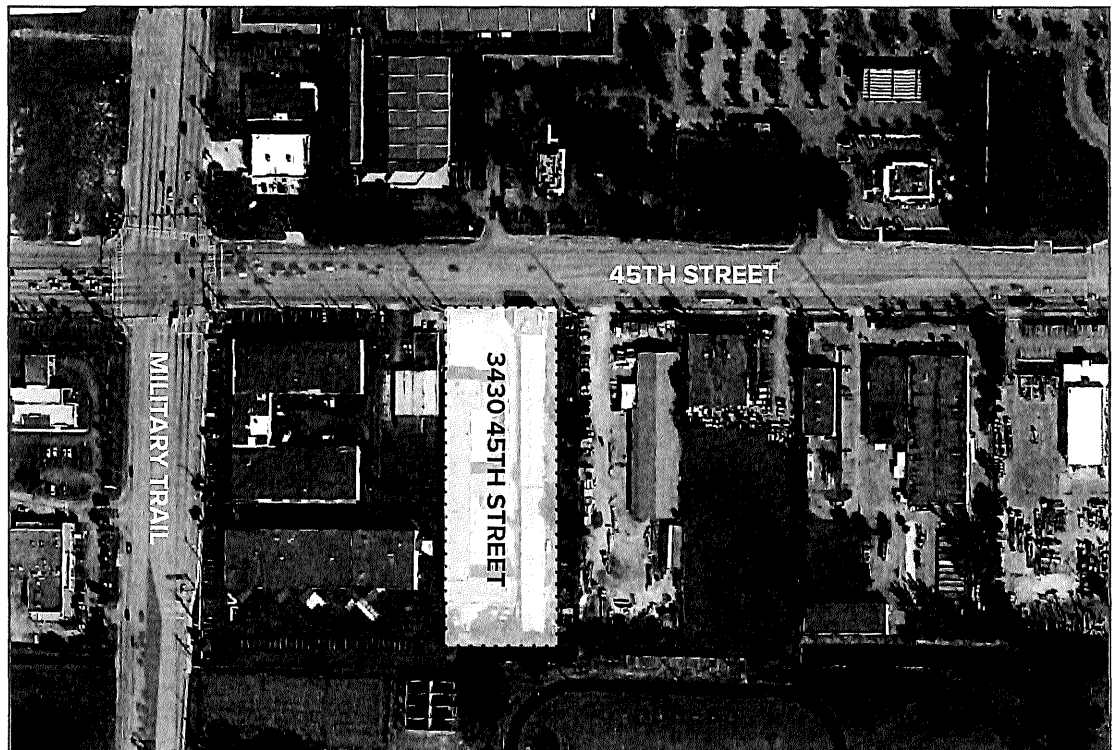
The City has committed to an expedited permit process reducing the permits approval time which shall reduce overall development time and costs. See Attachment 1 – Exhibit 2.

According to FEMA, the Flood Zone is X, Community-Panel: 12099C0388F, dated October 5, 2017; flood insurance is typically not required in this zone.

**TRAFFIC MAP:**



**MAP OF SITE:**



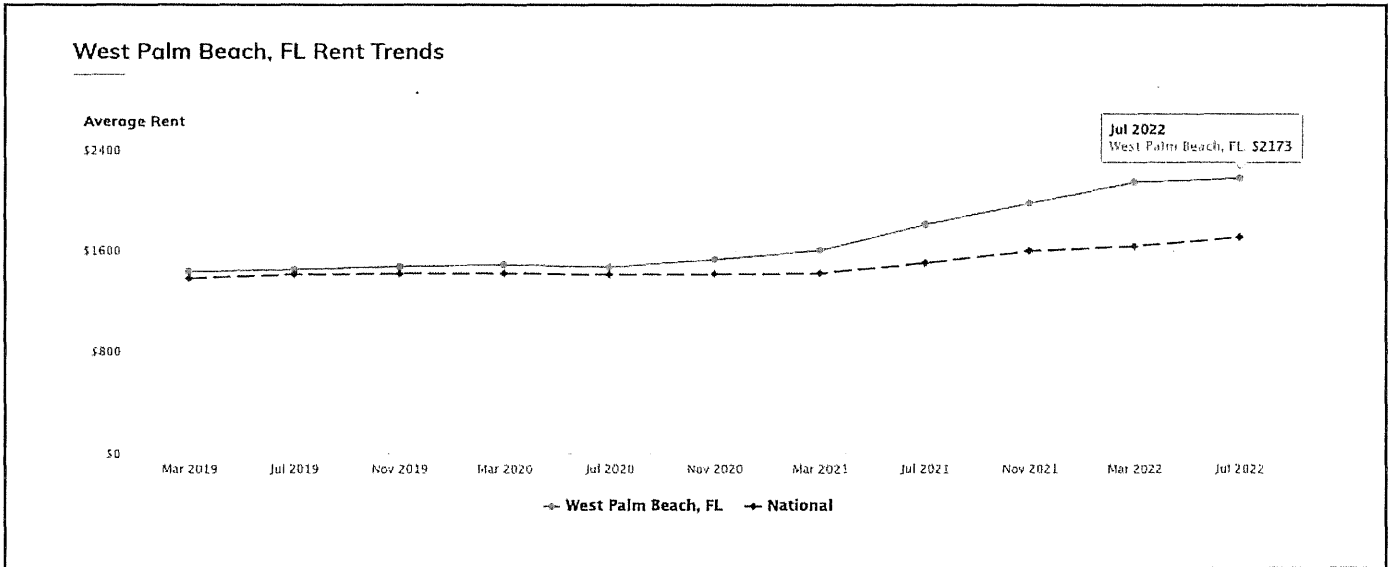
**MARKET CONDITIONS:**

The county's population has surged from 863,503 in 1990 to 1.54 million in 2022, an increase of over 78%. The increase since 2011 is 18%. The current Palm Beach market fails to meet the affordable housing needs by 25,000 units. This shortfall continues to grow annually.

The Palm Beach Post reported that in the month of June, rents increased 31% compared to the prior year, with an expected increase of 18% by 2023. According to RentCafe, utilizing an apartment intelligence solution which offers comprehensive information on West Palm Beach apartment buildings of 50 units or larger, in July 2022, West Palm Beach rents averaged \$2,173 and the average apartment size was 953 square feet. See the West Palm Beach Rent Trends graph on the following page which compares local rents to much lower National rent trends. These rates are well beyond the affordability for many of our residents. The same report also documented that 52% of the households in West palm Beach are renter occupied. During the same period wages only increased 3-5%. The Bureau of Labor Statistics shows median weekly earnings rose 4.2% between April 2021 and April 2022.



**RENT TRENDS:**



A local market search of the Realtor Association multiple listing service for 1–2-bedroom rental apartment (or condominium) units available within a 3-mile radius of the Project yielded 58 rentals ranging from \$1500 for a 775 SF one bedroom/ one bathroom unit to \$5600 for a two bedroom/ 2-bathroom unit. See Attachment 1 - Exhibit 3 for the detailed West Palm Beach MLS Available Rentals report.

Construction costs are up about 50% for most development projects said Matthew Jacocks, principal for Lee & Associates South Florida, who specializes in multifamily development. *“Every month we’re having to readjust our numbers based on the rising construction cost” as reported in the June 7, 2022 issue of Miami Today. He went on to say, “Developers are getting squeezed especially if they’re having to build with the price of concrete...Even rent increases are not going to justify some of these developments being built right now. So, you’re going to see less inventory coming on the market because of these factors, which is going to exacerbate the housing situation.”*

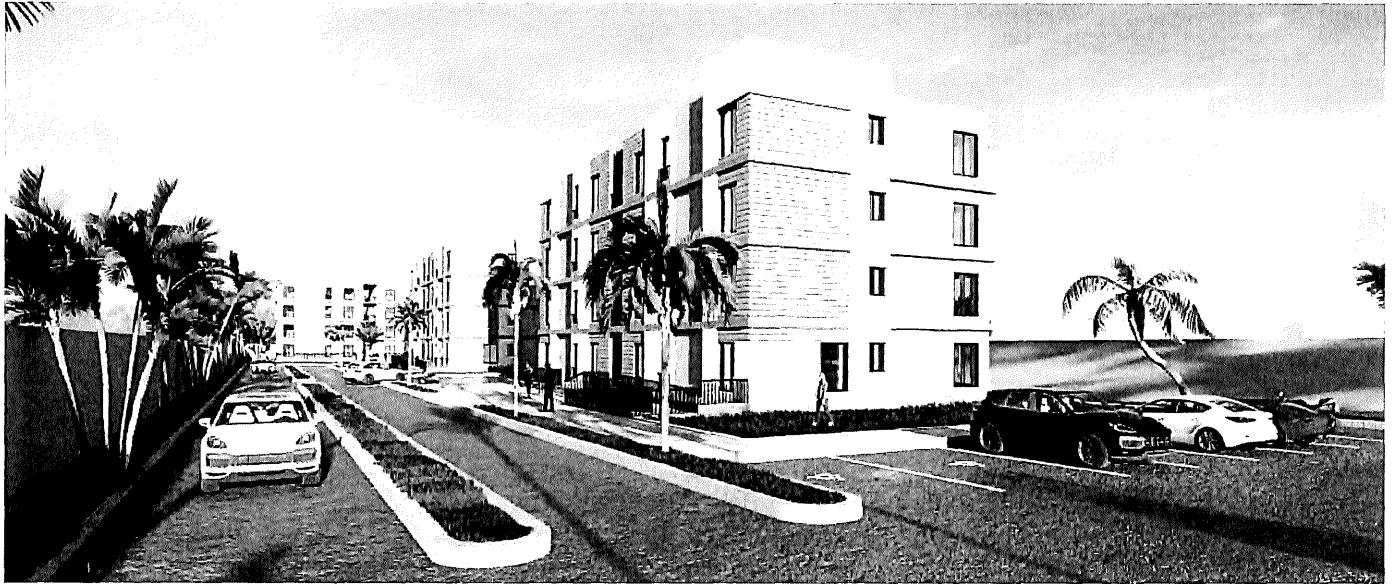
“Overall supply chain stability and ‘return to normal’ state has not yet been established. Some key materials continue to be in short supply due to supply chain disruptions. **Alternative means of construction are on the rise such as prefabrication and modular solutions that offer work environments that appeal to the labor workforce entering our industry.**”  
 - Attilio Rivetti, VP Turner Construction

**The traditional “sticks and bricks” or CBS methods of construction are no longer working as solutions to today’s housing inventory shortages. SPECTRA’s strategy is to address these challenges utilizing a non-traditional approach.**

**PROJECT IMPROVEMENTS:**

Currently, the Project site is still intact with improvements on the land and being leased to two tenants, the Palm Beach County Housing Authority “Authority”, as its central office, and by Rothell Electric, an electrical contractor, as its headquarters.

It is not physically functional to meet the growing needs of the Authority, and the Authority will be moving to a new office site in the fall of 2022, which better meets its needs. Accordingly, the Project site will become available. Rather than sell it to an industrial or commercial investor or end user, The SPECTRA Organization, Inc, its owner, made a strategic decision to redevelop the site as affordable housing for families and individuals in the 80% and below AMI. SPECTRA is an acronym for **Smart People Engaged in Community Transformation Revitalization and Advancement**. Its mission is to further the availability of safe, decent, and quality affordable housing and supportive services to low- and moderate-income individuals in Palm Beach County, Florida.



**Legacy at 45th Street shall be a multifamily affordable rental community targeting families and individuals with incomes at 80% or below the area median income (AMI).** The population segment, 50%-80% of AMI, is not eligible for Work Force Housing and typically do not receive subsidized housing or Section 8 Vouchers, “*The Missing Middle*”. Eligible residents may consist of individuals, families with children, seniors, disabled and veterans. The Project consist of three four story buildings totaling 48 modular units (24 one and 24 two bedrooms) built from repurposed shipping containers as the structural frame. The one-bedroom units are planned at 677 square feet and the two-bedroom units are 1077 square feet. See Attachment 1 – Exhibit 4 for Floorplans.

The modular units are built to 95% completion in a climate-controlled factory where quality and precision are achieved as a result of 200 control checkpoints to ensure consistency. Upon delivery to the site, the units are complete with plumbing, electrical, HVAC and mechanical components, as well as architectural finishes. A local general contractor, having experience with modular construction and authorized by the manufacturer will prepare the site and complete the installation and general contracting services as required for the Project. A local engineering firm and Florida licensed architect will ensure that all local building codes and ordinances are met or exceeded. This construction method will allow for a construction schedule of six (6) to nine (9) months compared to 18 to 36 months utilizing the traditional site-built approach.

SPECTRA sought product manufacturers who were able to achieve its goals to provide prefabricated modular residential units suitable for multifamily structures that were energy efficient, reduced the typical long construction time schedules and were flexible in design to provide an aesthetically pleasing architectural building. No product providers, nor completed multifamily buildings or communities, were found in the south Florida area.

One multifamily building was found in Jacksonville, Ashley Street Shipping Container Apartments (photo shown here), where eighteen (18) 320-square foot studio apartments were constructed using shipping containers.

However, the building did not look aesthetically pleasing, it looks like shipping containers. Further, the construction method of on-site modification to the shipping containers was not desired for SPECTRA’s Legacy project.



*Jacksonville’s Ashley Street Shipping Container LOFT Apartments*

Upon further research, CNTNR company was discovered. The modular homes manufactured by CNTNR are green building designed for energy efficiency and environmental sustainability. Utilizing repurposed shipping containers as the structural frame, CNTNR saves the equivalent of 5000 trees of dimensional lumber per 250,000 square feet built. And by building to 95% complete in a climate-controlled factory, CNTNR homes have a drastically reduced carbon footprint, eliminating 80 tons of atmospheric carbon dioxide and reducing the volume of construction waste by approximately 36,500 lbs. per project\*.

CNTNR also does its part to reduce energy consumption. Its homes are designed to be Net Zero ready off the production line, complete with solar panels and a high-performance building envelope. As a result, occupants can expect to consume up to 30% less energy in heating and cooling†. Homes are also mold and fire resistant, translating to greater health for its occupants and reduced insurance costs\*\*.

CNTNR projects are excellent candidates for LEED, BREEAM, Green Globes and NGBS Green Certifications, and SPECTRA intends to apply for such green certifications. Energy efficiencies will provide savings to residents, many of whom are house cost-burdened.

Key construction features of the units include:

- Accelerated Schedule/Delivered 95% Complete
- Steel Container Durability – Factory Precision
- Sustainable/Green
- Energy Efficient
- Cost Efficient
- Impact Windows and hurricane rated exterior doors
- High-Performance Envelope externally insulated with low VOC high-density closed cell spray foam
- Low VOC interior finishing
- Multi-zone Split-Ductless Heating and Cooling System
- NEST Smart Thermostats (optional)
- Hardwired and interconnected smoke detectors

Units will be equipped with EnergyStar appliances which include a range, refrigerator, microwave, dishwasher, washer, and dryer. SPECTRA intends to determine if the units can be served by the solar panels on the roofs of the buildings, as well as to determine if there is an opportunity for selling excess power beyond the needs of the community to the grid. Each building will have an elevator to meet the needs of families, disabled, seniors and other residents.

Key community amenities and enhancements may include:

- LED lights in common areas
- Green Spaces
- Children’s Play Area
- Potential to Install Solar Panels
- Potential for Roof Top Patio
- Potential Art In Public Spaces



CNTNR Affordable Housing Apartments

Architectural Renderings for the Legacy Project found in Attachment 1 - Exhibit 5.

\* Estimated figures based on 250,000 wood frame site-built multi-family construction.

† Estimated reduction in energy consumption based on R-rating of envelope vs minimum requirement in National Building Code 2016

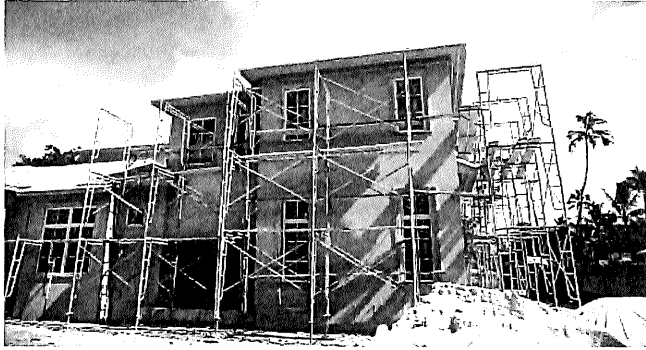
\*\*Inorganic steel does not support mold nor is it known to be an ignition point for fire. As a result, some national insurers will offer reduced rates steel buildings.

## BENEFITS OF CONTAINER MODULAR CONSTRUCTION

In light of the numerous challenges, common with developing projects utilizing traditional “onsite built” construction models, Respondent and its team developed a model which addresses and solves many of these challenges, especially now during this volatile economic period.

Below please review the construction comparison of the Traditional Site Construction vs. CNTRNR Modular Units.

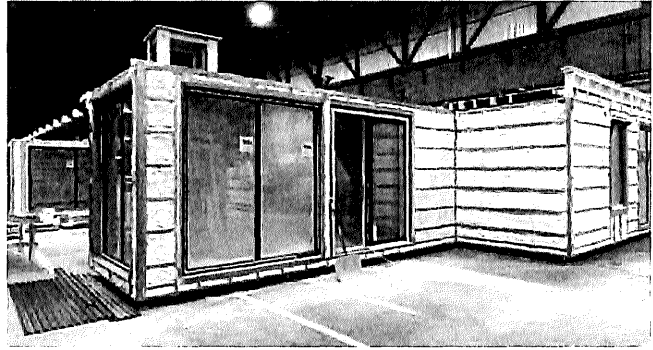
### SITE CONSTRUCTION vs. CNTNR TECH



**SLOW:** Single Family 6-12 months  
Multi-Family 1.5 years -3 years

**HIGH COST:** No cost certainty with overruns and change orders

**POOR QUALITY:** Inconsistent, Poor in tight markets, Intense Oversight.



**FAST!** Single Family: 1-month  
Multi-Family: 6 months

**LOW COST:** Fixed with no change orders

**ASSEMBLY-LINE QUALITY:** Over 200 quality control check points

## RENTS AND TARGETED RESIDENT POPULATIONS

Spectra’s goal is to build and operate CLASS A UNITS, AT AFFORDABLE RENTS in Palm Beach County. All units will be affordable to persons and families with income at or below 80% of the AMI. Thirty-four units, with a mix of 21 one-bedroom units and 13 two bedrooms, are designated as County-Assisted housing units proposed at Palm Beach County Voluntary rents, which are 80% of FHFC Multifamily rent limits for 80% of the AMI for 1- and 2-bedroom units. This mix was utilized based on data from the PBCHA 2022 Public Housing waitlist, reflecting 66% of the 15,943 registrants would be eligible for a one bedroom and 26% for a two bedroom; and the PBCHA 2022 Housing Choice Voucher waitlist reflecting 66% of the 14,429 registrants would be eligible for a one bedroom and 26% for a two-bedroom unit. This is a data-based indication of the unit mix needed. Starting rents used from Exhibit ‘C’ of RFP HED 2022.4 are \$1104 for a one bedroom and \$1325 for a two bedroom.

Fourteen units will be Project Based units designated or Housing Opportunities for Persons With AIDS (HOPWA). See Attachment 1: Exhibit 6 for PBCHA documentation to commit the HOPWA units to Legacy at 45th Street as Project Based Vouchers. The Authority currently operates the HOPWA voucher program based on its agreement with the City of West Palm Beach “City” for up to 250 families, which rents are designated by the City. Currently the rents are \$1274 for one-bedroom units and \$1578 for two-bedroom units. The unit mix for the Legacy project is 3 one-bedroom units and 11 for two-bedroom units, a 21% and 79% mix for 14 HOPWA units, respectively. This mix is based on historical data reflecting approximately a 25% need for 1-bedroom units with a greater need for 2+ bedrooms.

As the development not-for-profit, and instrumentality of PBCHA, affordability will remain “in perpetuity” for all Legacy multifamily units. PBCHA administers the project-based voucher program and will administer the HOPWA vouchers. PBCHA currently administers over 3000 vouchers which include 2672 Housing Choice vouchers, 295 Mainstream vouchers, 26 FYI vouchers, 85 Emergency Housing vouchers, 15 VASH vouchers and 230 HOPWA vouchers (with the opportunity to increase to 250) for the city of West Palm Beach. PBCHA currently works with Palm Beach County’s Community Services department, the Veterans Administration and ChildNet for referrals for several of the voucher programs.

The front-line staff of PBCHA serves the targeted populations that this proposal incorporates. However, most of the front-line staff have incomes that fall within the income range for individuals and families at less than 80% of the AMI, and they are severely housing cost burdened needing affordable housing. **SPECTRA proposes to make units at the Legacy project available for PBCHA eligible front line staff as well.**

**PROPERTY MANAGEMENT**

SPECTRA has been overseeing the management of PBCHA non-federally subsidized affordable housing. Its management affiliate, SPECTRA Management LLC., may manage Legacy at 45th Street beginning with lease up, which is planned to begin at least sixty days before completion. SPECTRA manages the Banyan Club Apartments and is awaiting approval to manage a LIHTC property with which it is affiliated.

The SPECTRA Management LLC management model includes entering into an Allocation and Reimbursement Agreement with PBCHA to supply, at a minimum, management and maintenance staff, leasing, and accounting services with administrative oversight. PBCHA manages 428 public housing units encompassing 5 communities, and 1 non-subsidized 148 unit rental community.

Legacy @ 45th Street is a Proof-of-Concept project which shall **redefine affordable housing** by introducing innovative construction techniques to combat runaway construction cost, and inventory creation with speed to market. Its completion shall provide a basis for transformational scaling of housing in Palm Beach County creating a paradigm shift toward winning the battle and reducing the numbers in the affordable housing shortage crisis. **The Respondent team is confident that the Project will prove that the modular construction method described herein produces quality housing that is operationally sustainable for the long term.**



23- 0076

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
BUDGET TRANSFER

Page 1 of 1  
BGEX-143-10042200000018

FUND1164 -ARPA Response Projects Fund

Use this form to provide budget for items not anticipated in the budget.

ACCOUNT NUMBER	ACCOUNT NAME	ORIGINAL BUDGET	CURRENT BUDGET	INCREASE	DECREASE	ADJUSTED BUDGET	EXPENDED/ ENCUMBERED 09/30/2022	REMAINING BALANCE
<b>EXPENDITURES</b>								
143-310C-4900	Disaster Expenses	0	17,500,000	0	8,260,000	9,240,000	0	9,240,000
143-310F-8201	Contributions Non Govt Agency	0	0	5,500,000	0	5,500,000	0	5,500,000
143-310G-8201	Contributions Non Govt Agency	0	0	2,760,000	0	2,760,000	0	2,760,000
<b>TOTAL EXPENDITURES</b>				<b>8,260,000</b>	<b>8,260,000</b>			

Department of Housing and Economic Development  
INITIATING DEPARTMENT/DIVISION  
Administration/Budget Department Approval  
OFMB Department - Posted

Signatures  
Jonathan Brown  
Jose Manta

Date  
10/5/2022  
10/6/2022

By Board of County Commissioners  
At Meeting of :  
October 18, 2022  
Deputy Clerk to the  
Board of County Commissioners