



Interoffice Memorandum

January 13, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

CM

Carrie Mathes, CFCM, NIGP-CPP, CPPO, C.P.M., Manager II,
Procurement Division

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

SUBJECT: Selection of Firms, Request for Proposals Y22-1047-RM, Multi-Family
Affordable Housing Development

RECOMMENDATION:

Selection of two firms and three ranked alternates to provide Multi-Family Affordable Housing Development, Request for Proposals Y22-1047-RM, from the following firms listed alphabetically:

- Apopka Leased Housing Associates I, LLLP/Dominium Holdings I, LLC and Dominion Holdings II, LLC
- Osprey Sound Apartments, L.P./Ulysses Development Group, LLC
- Parkwood Plaza Apartments, Ltd./Lincoln Avenue Capital
- The Enclave at Canopy Park, LLC/Archway Partners, LLC
- WHFT Affordable I, Ltd./Wendover Housing Partners, LLC

Further request approval for the Procurement Division to execute two developer agreements and negotiate the terms of the loans within a cumulative budget of \$16,000,000. Further request authorization for the Procurement Division to formally terminate negotiations with either top ranked firm, if we are unable to come to a favorable negotiated developer agreement, and commence negotiations with the next ranked alternate.

Proposals were evaluated by the Procurement Committee on December 14, 2022. Commissioner Emily Bonilla was assigned to the Procurement Committee.

PURPOSE:

The development agreements will provide financial assistance to advance and facilitate new construction of affordable, multi-family rental housing with an emphasis on serving Orange County families, especially low and very low-income households. Additionally, Orange County is encouraging special targeting for individuals and families who have experienced unforeseen economic hardships, including impacts by the COVID-19 pandemic. In an effort to amplify the access and opportunity offered by the proximity to public transportation, major employment centers, and community resources and services, Orange County is using its Access and Opportunity Model to evaluate proposed projects for their location efficiency.

APPROVALS:

The Housing and Community Development Division concurs with this recommendation.

FUNDING:

The Affordable Housing Trust Fund (“AHTF” or “Trust Fund”) Program in the amount of \$14 million and the State Housing Initiatives Partnership (SHIP) program in the amount of \$2 million are the source of funding. Funding is available in account numbers 0231-068-1764-8610 and 1232-068-1739-8610, respectively.

REMARKS:

Five proposals were received in response to this Request for Proposals (RFP).

Apopka Leased Housing Associates I, LLLP/Dominium Holdings I, LLC and Dominion Holdings II, LLC requested award of \$7,000,000 to be funded from AHTF and the SHIP to create affordable housing that serves a valid public purpose. The proposed 312-unit, garden development will be located on the western portion of 1277 and 1255 Plymouth Sorento Road Apopka Florida. This 34.7 acre site is located on the west side of Plymouth Sorento Road approximately 400 feet north of Southfork Drive. The location is less than two miles away from the Mid-Florida Logistic center, a newly built 1800-acre industrial park and is in close proximity to existing services, including, schools and retail/food establishments. The proposed unit mix is 156 2BR/2BA units, 108 3BR/2BA units and 48 4BR/2BA units. The project set-asides will be 30% of the units (94 units) for households at, or below, 50% of the area median income (AMI), and 70% of the units (218 units) at, or below, 60% of the AMI. Thirty-percent of the units (94 units) will meet the “low barrier threshold” as defined in the RFP’s stated goal of increasing affordable housing accessibility for financially burdened families by waiving application fees and lowering minimum credit score requirements for Very Low Income 50% AMI residents. The applicant will also give additional consideration for applicants with non-violent/non-sexual criminal history.

Osprey Sound Apartments, L.P./Ulysses Development Group, LLC requested an award of up to \$7,000,000 to be funded from AHTF and SHIP funds to create affordable housing that serves a valid public purpose. Osprey Sound Apartments will be located at 1401 Duskin Avenue, Orlando, Orange County, Florida 32839. The proposed project will include 100 residential units within one four-story mid-rise garden style apartment buildings that will include two elevators. The Development will offer 48 one-bedroom units, and 36 two-bedroom units and 16 three-bedroom units. Twenty five percent of the units (25 units) will meet the “low barrier threshold” as defined in the RFP’s stated goal of increasing affordable housing accessibility for financially burdened families across Orange County.

Parkwood Plaza Apartments, Ltd./Lincoln Avenue Capital has requested award of up to \$7,000,000 to be funded from AHTF and SHIP funds to create affordable housing that serves a valid public purpose. The 52 at Park development will be located at the 3255 W Colonial Drive in Orlando, Orange County, Florida 32808. The proposed project will include 300 residential units within eight three- and four-story garden style apartment buildings. The Development will offer 27 one-bedroom units, 165 two-bedroom units, 84 three-bedroom

units, and 24 four-bedroom units. Twenty-five percent of the units (24 units) will meet the “low barrier threshold” as defined in the RFP’s stated goal of increasing affordable housing accessibility for financially burdened families across Orange County. The project set-asides will be 100% (300 units) at, or below, 60% of the AMI. The narrative indicates that 15% of the units would be restricted to 50% AMI, however, the unit mix and pro forma calculated rental income of all 300 units at the 60% AMI level.

The Enclave at Canopy Park, LLC/Archway Partners, LLC requested an award of up to \$7,000,000 to be funded from AHTF and SHIP funds to create affordable housing that serves a valid public purpose. The Enclave at Canopy Park will be located at the corner of 45th Street and Rio Grande Avenue in Orlando, Orange County, Florida 32703. The proposed project will include 96 residential units within three, three-story garden style apartment buildings. The development will offer 42 one-bedroom units, and 48 two-bedroom units and six three-bedroom units. Twenty-five percent of the units (24 units) will meet the “low barrier threshold” as defined in the Request for Proposal’s (RFP) stated goal of increasing affordable housing accessibility for financially burdened families across Orange County. The project set-asides will be 100% (96 units) at, or below, 80% of the AMI. More specifically, 31.25% (30 units) will be at 50% of AMI, 53.13% (51 units) at 60% of AMI, and 15.63% (15 units) at 80% of AMI.

WHFT Affordable I, Ltd./Wendover Housing Partners, LLC requested award of up to \$7,000,000 to be funded from AHTF and SHIP funds to create affordable housing that serves a valid public purpose. The subject site consists of a 22+ acre parcel (this includes future development), located approximately 500-feet northeast of the intersection of Tradeshow Road and Destination Parkway (undesignated address will be on Destination Parkway) in Orlando, Orange County, Florida. The proposed Phase I of the project will be targeted to families and include 148 units contained within one six-story building. The entire development will have retail space that will include community amenities, open space and trails. Community Health Centers of Central Florida, a federally qualified community health care center, will be located on the Catchlight development. There will also be classroom space for the University of Central Florida. The unit mix consists of 38 1BR/1BA units, 79 2BR/2BA units and 31 3BR/2BA units. A total of 15.6% of the units will be set aside at 30% of the AMI, 14.9% of the units will be set aside at 50% of the AMI, 62.1% of the units will be set aside at 60% AMI and 7.4% of the units will be set aside at 80% AMI. Unit amenities will include island kitchens, with energy star appliances and hard surface countertops, vinyl wood plank flooring, and walk-in closets. The Bezos Academy, a free Montessori School, will be in the Catchlight Development. Catchlight will also provide multimodal transportation options to its residents. A dedicated transit hub will be developed on-site in conjunction with the housing, and will provide a location for employee shuttles, LYNX, I-Ride Trolleys, and the flexibility to incorporate future modes of transportation as they become available.

Five proposals were received in response to this RFP. The Procurement Committee evaluated the proposals in accordance with the criteria set forth in the RFP.

The consensus scores of the Procurement Committee are attached.

Procurement Committee Meeting - December 14, 2022, 3:00PM
Y22-1047-RM Multi Family Affordable Housing Development

CRITERIA	Applicant's Experience and Financial Strength	Project's Economic Viability & Financial Strength	Ability to Proceed	Targeting for Very Low Income	Special Targeting for Low Barrier Units	Sustainable Affordable Living - Green Building Certification	Sustainable Affordable Living - Resident Access to Transportation	Sustainable Affordable Living - Electrical Vehicle Infrastructure	Sustainable Affordable Living - Electric Vehicle Charging Stations	Public Art	Access and Opportunity	Total Weighted Points
Weighted Value	20	20	10	15	15	3	1	2	2	2	10	100
WHFT Affordable I, Ltd./Wendover Housing Partners, LLC	100.00	90.00	50.00	75.00	60.00	10.00	5.00	10.00	10.00	10.00	20.00	440.00
Apopka Leased Housing Associates I, LLLP/Dominium Holdings I, LLC and Dominion Holdings II, LLC	100.00	80.00	50.00	75.00	60.00	10.00	5.00	10.00	10.00	10.00	10.00	420.00
The Enclave at Canopy Park, LLC/Archway Partners, LLC	65.00	70.00	50.00	75.00	60.00	15.00	5.00	10.00	10.00	7.50	50.00	417.50
Osprey Sound Apartments, L.P./Ulysses Development Group, LLC	90.00	60.00	50.00	30.00	45.00	10.00	5.00	10.00	0.00	8.00	40.00	348.00
Parkwood Plaza Apartments, Ltd./Lincoln Avenue Capital	40.00	80.00	50.00	30.00	30.00	5.00	5.00	10.00	10.00	2.00	50.00	312.00