



January 3, 2018

To: Mayor Teresa Jacobs
and the Board of County Commissioners

From: *CW* Carrie Woodell, Manager, Procurement Division

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

Subject: Selection of Developer, Request For Proposals Y18-134-PD
Multi-Family Affordable Housing Development under the Neighborhood
Stabilization Program

RECOMMENDATION:

Selection of Emerald Villas Phase Two, LLC for a Multi-Family Affordable Housing Development under the Neighborhood Stabilization Program, Request For Proposals Y18-134-PD. Further request approval for the Procurement Division to execute the Developer's Agreement and negotiate the terms of the loan within a budget of \$3,200,000.

Proposals were evaluated by the Procurement Committee on December 20, 2017. Commissioner Clarke was assigned to the Procurement Committee.

PROCUREMENT:

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

REMARKS:

One proposal was received in the response to this Request for Proposals (RFP). Emerald Villas Phase Two, LLC requested Orange County's Neighborhood Stabilization Program (NSP) funding in the amount of \$3,200,000 to construct a new senior citizen community of 96 affordable apartments. The complex will be located in the north west corner of Emerald Villas Apartments at 5450 Cholla Way, Orlando, FL 32808. The RFP had special targeting requirements for very low-income households. A total of 28 units (30%) will be set-aside for very low-income households and 68 units will be for low-income households at rent levels affordable to each income group.

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To ensure an open and competitive process, the RFP was posted on the Orange County website. Additionally, 18 developers were notified of the solicitation. Three developers attended the pre-proposal meeting. Due to the special requirements of the NSP, the property had to be either a foreclosed property or in the process of being foreclosed.

