



Cover Memorandum/Staff Report

File #: 18-0730 CRA

Agenda Date: 1/26/2021

Item #:

TO: CRA Board of Commissioners
FROM: Tara Toto, Redevelopment Manager
THROUGH: Renée A. Jadusingh, Esq., CRA Executive Director
DATE: January 26, 2021

REQUEST FOR PROPOSALS: CRA NO. 2020-01 FOR DEVELOPMENT AND DISPOSITION OF CRA OWNED PROPERTIES IN THE SW NEIGHBORHOOD FOR WORKFORCE HOUSING (CARVER SQUARE) DETERMINATION

Recommended Action:

Accept and award a bid for Request for Proposal (RFP) CRA No. 2020-01 for Development and Disposition of CRA Owned Properties in the SW Neighborhood for Workforce Housing (Carver Square).

Background:

The Delray Beach Community Redevelopment Agency (CRA) owns twenty (20) vacant single-family residential parcels within the Southwest Neighborhood of the CRA District (Sub Area #8). The properties are located west of SW 7th Avenue, east of SW 8th Avenue, and between SW 2nd Court and SW 3rd Street, commonly known as "Carver Square".

At the direction of the CRA Board, on September 28, 2020, an RFP was released to develop and dispose of the twenty (20) properties for Workforce Housing. The CRA received four (4) proposals in response to the RFP by the submittal deadline of October 30, 2020. Three (3) of the four (4) proposals received met sufficiency with the RFP requirements. As a result, three (3) proposals were transmitted to the Evaluation and Selection Committee for consideration on November 18, 2020. The Evaluation and Selection Committee met and scored the proposals based on the following:

- Qualifications, Experience and Financial Capacity
- Development and Construction Plan and Local Hiring
- Offer Price, Development Costs and Home Sale Prices
- Optional Task: CRA Architectural Plans and Homebuyer Qualification

Based on these categories, the total points possible was 416. The chart below provides the total scores for each of the sufficient proposals.

Proposal	Total Points Received
Azur Equities, LLC	304
East to West Development Corporation	354
Pulte Home Company, LLC	344

Staff is requesting for the CRA Board to accept and award a bid for RFP CRA No. 2020-01 Development and Disposition of CRA Owned Properties in the SW Neighborhood for Workforce Housing (Carver Square).

Attachment(s): Exhibit A - RFP CRA No. 2020-01; Exhibit B - CRA No. 2020-01 Addendum 1; Exhibit C - Selection Committee Results

CRA Attorney Review:

N/A

Finance Review:

N/A

Funding Source/Financial Impact:

Funding is available in the amount of \$6,000,000 - GL#6621B