

**REQUEST FOR PROPOSALS (RFP)**  
**CO-DEVELOPER PARTNERSHIP FOR AFFORDABLE SENIOR HOUSING DEVELOPMENT**  
**Deerfield Beach Housing Authority**  
**175 SW 6th Street, Deerfield Beach, Florida 33441**

The Deerfield Beach Housing Authority (“DBHA”) is soliciting proposals from qualified and experienced affordable housing developers to serve as Co-Developer for the planning, financing, development, construction, and long-term partnership of an approximately 85-unit affordable senior housing community with ground-floor commercial space located in Deerfield Beach, Florida.

DBHA is seeking a mission-driven development partner with demonstrated expertise in affordable housing, mixed-use development, Housing Authority partnerships, LIHTC transactions, public-private partnerships, and Florida affordable housing programs.

**ABOUT THE DEERFIELD BEACH HOUSING AUTHORITY**

The Deerfield Beach Housing Authority (“DBHA”) is a public housing authority established pursuant to Chapter 421, Florida Statutes. DBHA is dedicated to providing safe, quality, and affordable housing opportunities to residents within the City of Deerfield Beach and surrounding communities.

DBHA administers and oversees affordable housing programs and communities including:

- Housing Choice Voucher (Section 8) Programs
  - Project-Based Voucher Communities
    - RAD Conversions
- Low-Income Housing Tax Credit (LIHTC) Communities
  - Senior Housing Communities
- Affordable Housing Redevelopment Initiatives
- Resident and Community Supportive Services

DBHA actively partners with governmental agencies, lenders, investors, developers, nonprofit organizations, and private sector entities to expand affordable housing opportunities throughout South Florida.

**PROJECT OVERVIEW**

The proposed development is anticipated to include:

- Approximately 85 affordable senior housing units

- Ground-floor commercial, office, retail, and/or community-serving space
  - Resident amenities and community areas
    - Parking and site improvements
  - Sustainable and resilient design components
- Potential supportive service components for seniors
  - Long-term affordability requirements

The selected Co-Developer will work collaboratively with DBHA to evaluate, structure, finance, and develop the project utilizing available federal, state, county, and local affordable housing resources.

### **SITE & DEVELOPMENT INFORMATION**

Property Address:

175 SW 6th Street

Deerfield Beach, FL 33441

Municipality:

City of Deerfield Beach

County:

Broward County, Florida

Approximate Development Area:

The proposed development site is believed to consist of approximately three (3) acres through potential assemblage and/or adjacent parcels, subject to survey, title review, municipal verification, zoning analysis, and developer due diligence.

Publicly available records for the primary address currently reflect an existing parcel of approximately 6,499 square feet with an existing structure on site; however, DBHA anticipates the overall development opportunity may include additional land area, assemblage opportunities, and/or development configurations that may support the proposed affordable senior housing project.

Potential Development Components:

- Affordable Senior Housing
- Commercial / Mixed-Use Space
- Community Service Space
- Parking Facilities

- Public Amenities
- Resident Amenity Areas

Respondents are encouraged to independently verify:

- Parcel boundaries
- Existing zoning and future land use
- Density allowances under the Florida Live Local Act
  - Utility availability and capacity
    - Parking requirements
    - Building height allowances
    - Environmental conditions
    - Survey and title matters
  - Existing structures and demolition requirements
- Broward County and municipal development incentives
- Church or religious institution development opportunities
  - Commercial space requirements
  - Traffic and access requirements
- Any additional code, entitlement, or permitting requirements applicable to the proposed development

### **DEVELOPMENT OPPORTUNITIES**

The project is anticipated to utilize and/or evaluate:

- Florida Live Local Act incentives
- Broward County affordable housing incentives
- Religious Institution / Church development opportunities and zoning provisions
  - Low Income Housing Tax Credits (LIHTC)
    - Tax-Exempt Bond Financing
  - HUD-related affordable housing programs
  - Public-private affordable housing partnerships
    - Ground lease structures
- Potential Project-Based Voucher (PBV) assistance

Respondents should demonstrate expertise in affordable housing finance, mixed-use development, senior housing, and Housing Authority partnerships.

### **DEVELOPMENT OBJECTIVES**

The selected Co-Developer shall assist DBHA with:

- Structuring a financially feasible mixed-use affordable housing development

- Maximizing density and affordability opportunities
  - Identifying and securing financing sources
- Navigating municipal approvals and zoning requirements
- Coordinating with consultants, architects, attorneys, and governmental agencies
  - Managing development timelines and project milestones
- Ensuring long-term compliance and operational sustainability
- Delivering a high-quality senior housing community that enhances the surrounding neighborhood

### **MINIMUM QUALIFICATIONS**

Respondents should demonstrate:

- Minimum five (5) years of affordable housing development experience
  - Successful LIHTC development experience
  - Experience with Housing Authority partnerships
  - Experience with senior housing developments
    - Experience with mixed-use developments
- Financial capacity to participate in development activities
- Familiarity with Florida Housing Finance Corporation programs
  - Knowledge of HUD regulations and compliance
- Understanding of Florida Live Local Act implementation

Preference may be given to firms with:

- Broward County development experience
- Public Housing Authority partnership experience
  - PBV/HUD partnership experience
- Faith-based or church-affiliated development experience

### **SCOPE OF SERVICES**

The selected Co-Developer may assist with:

- Feasibility analysis
- Site planning and due diligence
  - Financing and underwriting
    - LIHTC applications
      - Bond financing
  - Live Local Act implementation
- Zoning and entitlement coordination
- Architectural and engineering coordination
  - Construction budgeting and oversight

- Cost estimating and value engineering
- Contractor procurement assistance
- HUD and Florida Housing compliance
- Public-private partnership structuring
  - Commercial component planning
- Development scheduling and reporting

### **REQUIRED PROPOSAL SUBMITTALS**

All proposals shall include the following:

1. Cover Letter
2. Company Background and Organizational Structure
3. Affordable Housing Development Experience
4. Senior Housing Experience
5. Housing Authority Partnership Experience
6. Mixed-Use Development Experience
7. Development Team Resumes and Qualifications
8. Financial Capacity Information
9. Audited Financial Statements
10. Preliminary Development Approach
11. Financing Strategy
12. Live Local Strategy
13. Church / Religious Institution Development Strategy
14. Proposed Partnership Structure
15. Timeline and Milestones
16. References from Housing Authorities, Municipalities, Lenders, or Investors
17. Litigation, Debarment, and Disclosure Statement
18. MWBE / Section 3 Participation Plan
19. Local Hiring Strategy
20. Any Additional Information Relevant to the Development Team's Qualifications

### **SUBMISSION REQUIREMENTS**

All proposals must be submitted electronically in PDF format to:

Shawn Joy  
Chief Financial Officer  
Deerfield Beach Housing Authority

Email: [Sjoy@dbhaonline.org](mailto:Sjoy@dbhaonline.org)

Website: [dbhaonline.org](http://dbhaonline.org)

Subject Line:

RFP Submission – Co-Developer Partnership – 175 SW 6th Street

Proposal Due Date:

June 5, 2026 no later than 5:00 PM EST

### **IMPORTANT DATES**

- RFP Release Date: May 12, 2026
- Teams Informational Meeting: May 20, 2026
  - Deadline for Questions: May 27, 2026
  - Proposal Due Date: June 5, 2026
- Board Review / Selection Date: June 17, 2026

### **TEAMS INFORMATIONAL MEETING**

An informational Teams meeting will be held on May 20, 2026.

Interested firms should submit the following information via email to be included:

- Company Name
- Contact Person
- Email Address
- Phone Number

A Teams invitation will subsequently be distributed.

### **EVALUATION CRITERIA**

Proposals may be evaluated based upon:

- Affordable housing development experience
  - LIHTC and financing experience
- Housing Authority partnership experience
  - Senior housing experience
  - Financial capacity
  - Development team qualifications
- Understanding of Live Local opportunities
  - Development approach and creativity
  - Ability to meet project timelines
- References and past performance

## **RESERVATION OF RIGHTS**

DBHA reserves the right to:

- Reject any or all proposals
- Waive informalities or irregularities
- Request additional information
- Negotiate with selected respondents
  - Cancel or revise the RFP
- Select one or multiple development partners

DBHA shall not be responsible for any costs incurred by respondents in preparing proposals.

## **DEERFIELD BEACH HOUSING AUTHORITY**

Building Communities. Expanding Affordable Housing Opportunities.