

REQUEST FOR APPLICATIONS (RFA)
NEW CONSTRUCTION OF AFFORDABLE SINGLE-FAMILY HOMES
DEVELOPMENT AT 1625 NW 23RD AVENUE”
FORT LAUDERDALE, FLORIDA 33311
FISCAL YEAR 2027

Questions & Responses

1. As an independent applicant looking into this project ahead of the October 26th deadline, I want to ensure I follow all procedural requirements and strictly respect the active Cone of Silence. Could you please confirm if this RFA allows for individual/sole applicants, or if submissions are strictly limited to established development teams, nonprofits, and corporate entities? Additionally, please let me know the proper channel for submitting formal clarification questions regarding the application packet.

Response: The aim of this solicitation is to ensure the award goes to an entity experienced in delivering a single-family development. Each applicant must be able to demonstrate that if they wish to be considered.

2. Is there an application fee to apply for the property located at 1625 NW 23rd Avenue, Fort Lauderdale (“Property”)?

Response: The property is currently a vacant lot. The county is only accepting applications for the design and construction of new affordable housing at the property. Thus, there are no units yet available.

3. Our group is preparing a bid for the RFA. Can you please send us over any surveys that you have for the site? Our architect is currently working off of the conceptual plan in the RFA but it's difficult to use and it would be more accurate to use an actual survey if you have one on hand.

Response: Please find a copy of the site survey for your reference, on the Request for Applications homepage.

4. I am a resident of Fort Lauderdale, minutes from the area on 23rd Avenue. I have a few questions: Do you have someone who can handle the interior design once construction is complete? Will there be a model home for applicants to see? Will all the homes have different floor plans and different styles? I want to be considered. I also have home design photos I have recently completed.

Response: The selected applicant will be fully responsible for all home designs, floor plans, styling choices, and marketing.

5. How is the selection made? Is there an application to be filled out? I understand style choices and some of the marketing. Could you share the details, or point me to the person who has more information on the process requirements?

Response: To clarify the process, the final selection is determined through a formal, structured evaluation. The Evaluation Committee (EC) is responsible for independently reviewing, scoring, and ranking all submitted applications based on the criteria published in the RFA packet. The deadline for submittal is October 26th at 12:00pm. The EC meeting for the scoring of applications and recommendation is scheduled for November 9th at 10:00am, 1 North University Drive, 2nd Floor Hearing Room, Plantation 33324. Following the EC recommendation, the recommendation is forwarded to the Broward County Board of County Commissioners for final approval