

**Miami-Dade County
Building Better Communities General Obligations Bond (GOB) Program**

**GOB Multi-Family Affordable Housing Development Program
Request for Proposals**

Response to Written Questions

General Questions:

1. **Question:** Does the County anticipate finalizing site control negotiations by the SURTAX funding application deadline of February 25th, 2008 or the 2008 FFHC universal cycle application deadline of April 7th, 2008?

Answer: The County anticipates finalizing site control negotiations by the April 2008 FHFC universal cycle application deadline.

2. **Question:** When will we get a copy of the lease? Will the lease be completed in time for the State's application processes?

Answer: See above.

3. **Question:** Will points or preference be given to proposals using 4% LIHTC over 9% LIHTC?

Answer: Per threshold requirements, proposers must show that a project is financially feasible whether 4% or 9% LIHTC is proposed. Once threshold is met, proposals will be scored in accordance with Attachment B of the RFP. Regardless of funding source, proposals that offer a greater number of affordable units at the greatest cost benefit in terms of GOB funds requested will score higher than other proposals. However, we will give preference to proposals that have a greater certitude of funding availability. The time line does not allow for these applications to be subject to the uncertainty of a low lottery number. OCED will accept pro-formas suggesting both scenarios but a proposal with a commitment to proceed with a 4% financing package if the 9% is unavailable will score higher. We will rank and rate based upon the 4% pro-forma.

4. **Question:** If a proposal is submitted as a joint venture with a non-profit CDC, is the non-profit required to have an ownership percentage to qualify for the maximum 10 points or is a co-developer arrangement sufficient to qualify for 10 points?

Answer: The County is looking for proposals that maximize the use of other housing development resources, including funds available under Florida Housing Finance Corporation (FHFC) programs. Certain business relationships between not-for-profit and for-profit corporations engaged in a housing development project have competitive advantage over others under the rules and regulations

governing FHFC housing programs. It is the responsibility of the proposer to be familiar with these rules and regulations and to submit a proposal in response to this RFP under a business structure that will maximize the opportunity for funding under FHFC Programs. It is the responsibility of the proposer to be familiar with these rules and regulations and to submit a proposal in response to the RFP under a business structure that will maximize the opportunity for funding under FHFC Programs.

5. **Question:** DBoD no longer exists, did you mean Department of Small Business Development?

Answer: The correct name is the Department of Small Business Development.

6. **Question:** What was the outcome of the County requirements per the January 23 meeting? Will these be in addition to the 20% of the project cost requirement in the 5th bullet on page 11 of 46 of the RFP?

Answer: Once a Developer is selected and the project is in the next phase of the construction, (funded under the Building Better Communities GOB) at that time the project should come back to Small Business Development (SBD) for analysis and forwarded to the Review Committee (RC) for recommendation of measures through the Community Small Business Enterprise Program (CSBE) program.

7. **Question:** Please confirm if a minimum of 20% of project cost, minus contingency, must be subcontracted to firms located in Miami Dade County and registered with the County's Department of Business Development.

Answer: The CSBE ordinance (3) A states "Except where federal this ordinance shall require review of all construction contracts funded in whole or in part with County funds to determine the appropriateness of applying contract measures as set forth in this section." There are no County funds involved with this RFP at this phase, i.e. the selection of a developer. Once a Developer is selected and the project is in the next phase of the construction, (funded under the Building Better Communities GOB) at that time the project should come back to Small Business Development (SBD) for analysis and forwarded to the Review Committee (RC) for recommendation of measures through the Community Small Business Enterprise Program (CSBE) program.

In summary, please note that, the County's CSBE and Community Workforce Program (CWP) program applies and that the construction phase of the project may have CSBE and CWP goals.

8. **Question:** On page 11 under "Proposal Requirements", it states that there may be a community Small Business Enterprise Program (CSBE) requirement pursuant to Ordinance 97-52 placed on the RFP. Has this been determined

yet? If it has been added as a requirement, we would like to know the specific requirements placed on the RFP.

Answer: See the responses above

9. **Question:** How much GOB per site? Is there a cap?

Answer: There is no cap. However, please note that as stated in Section 1.29 of the RFP and reflected in Attachment B to the RFP, proposals that offer a greater cost benefit to the County in terms of GOB funding requested will score higher than proposals that do not.

10. **Question:** Will the County subordinate its interest in the land for financing?

Answer: The successful awardee will be provided site control through a long-term lease of at least 55 years. The lease itself will limit lessee's use of the land to affordable housing and such secondary use as set forth in the successful proposal. As the site will remain public property, the land itself cannot be used to secure loans. In similar County projects, development loans have been secured by an interest in the leasehold held by the awardee. In event of default and failure to cure, a lender could take over the leasehold and become lessee. Subordination of leasehold interest can be negotiated among lenders. [Response language is under County Attorney Review]

11. **Question:** Is the county going to pay for all of the parking for transit use?

Answer: As stated in Section 1.29 of the RFP, GOB proceeds earmarked for economic development will be made available to the successful proposer(s) to cover the [full] cost of replacing parking needed for transit ridership at the site(s).

12. **Question:** Who pays for the short term interim parking construction?

Answer: As stated in response to Question 10, these GOB funds also will cover the cost of short-term interim parking construction. Additionally, please note that all these costs will be part of your proposed development budget.

13. **Question:** What are universal design features?

Answer: As described by US HUD, Universal Design encourages the construction or rehabilitation of housing and elements of the living environment in a manner that makes them usable by all people, regardless of ability, without the need for adaptation or specialized design. The intent of universal design is to simplify life for everyone by making products and the building environment more usable to as for many people as possible a little or no extra cost. Universal design should strive for social integration and avoidance of discrimination,

stigma, and dependence. By designing housing that is accessible to all there will be an increase in the availability of affordable housing for all, regardless of age or ability.

Information on Universal Design can be found at these sites:

- *The Center for Universal Design at North Carolina State University*
http://design.ncsu.edu/cud/pubs_p/phousing.htm
*See Center's design guidelines found in Universal Design in Housing,
http://www.design.ncsu.edu/cud/pubs_p/docs/UDinHousing.pdf*
- *The Center for Inclusive Design and Environmental Access (IDEA), University at Buffalo (State University of New York) School of Architecture and Planning.*
<http://www.ap.buffalo.edu/idea/>
*See Universal Design New York, a good resource tool developed by IDEA and the Mayor's Office for developers and general contractors.
<http://www.ap.buffalo.edu/idea/udny/TableofContents.htm>*

14. **Question:** Is all zoning in place for both sites?

Answer: Zoning is in place for both sites and as such, all subject parcel development or redevelopment shall follow regulations indicated in Chapter 33 and 33C of the Zoning Code. The Comprehensive Development Master Plan (CDMP) density thresholds are not triggered unless a rezoning is sought by the applicant or the County to change a property's existing district to a different one. The Land Use Element of the adopted Comprehensive Development Master Plan recognizes all existing zoning is consistent with the Master Plan. Zoning runs with the land and is the owner has a vested right to develop in accordance with the existing district regulations.

15. **Question:** Is there a page limit for the proposal?

Answer: No.

16. **Question:** Can you identify the selection committee members?

Answer: The County Manager, will appoint a selection committee consistent with county rules and policies.

17. **Question:** If the SAIL funding is not available, can the developer go to the local FHA for funding?

Answer: See Question #3 in the General Section.

18. **Question:** Would OCED have a problem if a non for-profit CDC partnered with two or more different for-profit partners?

Answer: OCED does not a problem with a not for-profit CDC partnering with more than one for-profit partner. Only one development team will be selected per site.

19. **Question:** Do we need to submit the tax requirements, requested in the GOB RFP #249 in our application?

Answer: The tax requirements requested in the GOB RFP #249 are not required until the applicant is awarded funding.

Caribbean Blvd Site:

1. **Question:** What is the height limitation on this site? Or is underlying zoning going to dictate?

Answer: The underlying zoning (RU-4) dictates the height limitation. In accordance with Article XVIII. RU-4, Section 33-212 of Chapter 33 (Zoning Code), RU-4 sites which abut dedicated rights-of-way of one-hundred (100) feet or more, each proposed building or structure which exceeds one hundred (100) feet in height shall be designed and situated such that the shadow created by the sun at 12:00 noon on December 21 (a sin angle of forty-one 41) degrees) will not fall on any adjacent property except for public road rights-of-way. Shadow studies shall be provided to the Department. Buildings or structures may be proposed to any height except as controlled by this shadow provision and other provisions in the Code, such as floor area ratio, setbacks, airport regulations, etc. For all other sites, no building or structure or part thereof shall be of a height greater than the width of the widest street upon which such building abuts, unless approved for additional height as a result of public hearing. Please contact Damon Holness of the Zoning Information Section or Ron Connally of the Zoning Hearings Section of the Department of Planning and Zoning for further clarifications of this regulation.

2. **Question:**What is the density of this site? Is it 50 units per net acre or 25 units per gross acreage?

Answer: It is 50 units per net acre. RU-4 is **existing zoning**, which is deemed to be consistent with the Comprehensive Development Master Plan. If a change in the current zoning district from RU-4 to another residential district is preferable, the property's density threshold is limited by the current Land Use Plan map designation of the property to Medium Density Residential, up to 25 units per gross acre. The rezoning will also require a public hearing.

3. **Question:** How many parking spaces are required for the transit riders?

Answer: 130 parking spaces are required, of which 121 spaces on average daily are occupied.

4. **Question:** Can you provide a survey for this site?

Answer: A copy of the survey is posted on the website.

5. **Question:** Are we to assume the r-4 zoning or a charrette zoning and how many parking spaces will be required?

Answer: Follow the regulations under Article XVIII. RU-4, High Density Apartment house District of Chapter 33 (Zoning Code). No rezoning of the property has been undertaken as a result of a charrette plan. The Cutler Ridge Metropolitan Urban Center District nearby was rezoned as a result of a charrette plan. The Caribbean Site has 130 spaces of which 121 spaces on average daily are occupied.

6. **Question:** For the Caribbean Boulevard site, it seems as though the underlying Land Use on this property (Medium Density Residential, 13-25 units per acre) is more restrictive with respects to density as the zoning district (High Density Apartment House District, 50 units per acre). Does the County foresee a problem developing this site using the allowable density under the Zoning District without having to rezone the property? I have understood in the past that you cannot build beyond the density allowed by the underlying land use without a land use amendment. I do see in the RFP that the County has added some language addressing this issue but it is hard to follow.

Answer: See question #2 above for the response.

Northside Station Site:

1. **Question:** Are we to assume the net acreage of the site is the full 7 acre property or strictly the size of the parking lot? Can you provide the exact size of the parking lot?

Answer: A copy of the survey is posted on the website.

2. **Question:** What is the density of the site? Should we assume density of the entire 7 acres or strictly the parking lot?

Answer: The density limitation results from the maximum permitted floor area ratio (far), setbacks, open space, building height etc., as indicated in Section 33C-7 Dr. Martin Luther King, Jr. Corridor Subzone regulations. Contact Transit for the exact number of developable acres.

3. **Question:** Can you provide a survey for this site?

Answer: A copy of the survey is posted on the website.

4. **Question:** Will there be any development along 79th Street?

Answer: The possibility of redevelopment always exists along any corridor. There has been residential high rise developments constructed or under construction on this corridor.

5. **Question:** For the Northside Station property, the zoning regulations (Dr. Martin Luther King Corridor Subzone) only refer to an FAR restriction that is not to exceed 3.0. It does not mention any specific density restriction (units/acre). Is there such a density maximum for this zoning district?

Answer: See question #2 for the response to this question.