

MIAMI DADE COUNTY OCED

FY 2008 RFA

ADDENDUM 2

Please amend Pages 14, 35, 101, 165 and 173 in the Housing (yellow) Application Book

On page 14, applications submitted after the deadline is September 5, 2007- 2 noon will not be accepted.

On Page 35, redevelopment of Poinciana Industrial Park needs to be added as a high priority to the Model City NRSA table.

On page 101, Community Workforce Housing Innovation Program (CWHIP) needs to be added to the title and Section A. 1. as a funding source.

On page 173 form 2 needs to be added.

General Question and Answers

1. Q. Can applicants apply for more than one funding source per project?
A. **Yes, applicants may check off all desired funding sources on page 101.**
2. Q. For the Infrastructure Form Letters can they provide a copy of the same letters they provide to FHFC?
A. **Yes, copies of forms submitted to FHFC for infrastructure can be used or letters from the utility provider i.e. electricity, FPL,**
3. Q. If they were awarded Local Contribution during the Mid RFA of \$300,000 to apply to FHFC if awarded by FHFC and the County will the amount requested for RFA 2008 be in addition to the Local Contribution Amount?
A. **Yes, if awarded subject to SLR then funds will be in addition to the Local Contribution amount awarded during the Mid RFA process.**
4. Q. Can developers apply for permanent financing?
A. **Yes, applicants (developers) seeking a set-aside for permanent financing may request to do so under homeownership application.**

5. Q. Is funding available for homebuyer counseling?
A. **Yes, applicants may apply for homebuyer counseling with justification of costs and we will find appropriate funding.**
6. Q. Since we are applying in the name of the owner entity (the LLC), can we use the DUNS Number of the CDC which is the sole owner of the LLC?
Can we use the experience of the CDC?
A. **DUNS # is required for Economic Development Projects and is not required for housing projects. An LLC that has the same organizational structure as the CDC may use the experience and project references of the CDC.**
7. Q. If a Non profit that is the sole owner of a LLC has to apply in the name of the LLC, then would each LLC be treated as separate entity and would the limit of 10% of total funds apply to each LLC or would it apply to the CDC that owns the LLC. Is there an answer?
A. **See page 108, "Statement of Applications". For purposes of this form, application from different corporate or partnership entities which have the same or related housing financial beneficiaries will be treated as though submitted from the same developer. Failures to complete and submit this form will result in a deduction of at least 25 points.**
8. Q. On page 148 of the RFA at the top there is a chart prepared to list the units and rents. There is only one space for each bedroom size, however due to HOME regulations, we have different HOME rents for each unit size (high HOME and Low HOME) . It is impossible to fit these different rental units within the box. Also, we deduct the utility allowance from the gross HOME rent and not the market rent. How can we fit this information within this box? Or could we attach a separate sheet that contains this information?
A. **Yes you may attach a separate sheet that contains the information.**
9. Q. Page 9 and 10: The HUD measurement system - do we need to include how we are responding if we are applying for SHIP/Surtax (ie, not HUD funds).
A. **No, that system applies only to Federal funding sources such as CDBG and HOME.**
10. Q. Page 11: Page 11 says priority is given to either projects currently in dvpt that require gap financing or new projects that meet priorities in the Consolidated Plan. Page 12, #6 says priority is given to ongoing projects. Which is accurate - page 11 or page 12.
A. **Pages 11 and 12 are saying the same thing in their specific context:**
 Page 11 reads "In the housing category priority will be given to projects which are currently in development but require gap

financing to be completed, or the development of new housing that meets the identified priorities for the Consolidated Plan and Homeless Continuum of Care."

- Page 12 reads "The current policy regarding funding priorities which states that priority will be given to completing ongoing projects approved by the BCC is being amended to include priority will be given to applicants for mortgage assistance programs from housing projects currently funded by the county utilizing federal funds. This will help maximize the amount of funds leveraged for affordable housing projects and ensure federally funded project meet US HUD's national objectives in a timely manner."

Both pages refer to funding priority given to on-going (or currently funded) projects in an effort to successfully complete projects that may experience funding shortfall before initiating new projects. Page 12 addresses the homeownership assistance activities that are associated with newly built developments supported with OCED funding. Such developments may need federal funds for both construction and homeownership assistance and therefore should be prioritized for end-loan assistance, if currently funded, over housing projects not constructed with OCED funds.

11. Q. In the event of a tie in scoring between an ongoing and a new deal - which deal gets funded? Also, where is the written policy that gives rise to giving priority to projects currently in development?
- A. **The policies that relate to the prioritization of projects were re-iterated in the "FY 2008 Consolidated Planning Process Policies" approved by BCC on July 10, 2007 and state the following:**
- "OCED must give priority to funding those activities located in or serving HUD approved Neighborhood Revitalization Strategy Areas."
 - "The current policy regarding funding priorities, which states that priority will be given to completing ongoing projects approved by the BCC, is being amended to include applicants for mortgage assistance programs from housing projects *currently* utilizing *federal funds* awarded by the County. This will help maximize the amount of funds leveraged for affordable housing projects and ensure federally funded project meet US HUD's national objectives in a timely manner."
12. Q. Page 65, Housing Application The application also says applicants who applied in the last 24 months but that did not get fully funded for the amount they originally requested do not need to apply again. This is the

same instructions last year's application had. Therefore, do I need to apply again for Valencia Pointe and Solabella?

A. No, unless changes were made to the initially funded project. If any of the required documents we have on file were updated since the initial application, the agency is required to resubmit them without having to fill out another application.

13. Q. Valencia received exactly 1/3rd of its funding in January and Solabella exactly 1/2. Valencia is starting construction in early first quarter 2008 and Solabella has finished construction of Phase I and is now starting construction of Phase II.

Valencia received bond/SAIL from FHFC, but we still have a shortfall of approximately \$2 mil. (We asked for \$3.25 mil last Fall and only got \$1.08 mil; hence the shortfall). We start underwriting with First Housing next month, and therefore they could do both your independent review requested of new 2008 applications and we could also then work towards one contract and one closing for the local subsidy to be ready for the early 1st quarter 2008 bond closing. We would do our best to mitigate the \$2.15 million we did not get funded in January if it meant we could work towards the all in one closing, underwriting, etc (more efficient for everyone. One SHIP contract, one closing, one underwriting) and just move forward expeditiously.

Solabella is easier - the \$1.25 million we did not receive last January would just go to HFA, in any event, as we don't use for construction but rather just for end loans. I can show you the dollars we have committed already to buyers to show why we need the full \$2.5 mil we asked for in last year's RFA.

14. Q. Page 12, #3: OCED gives priority to projects in or servicing US HUD approved NRSAs. Is that for just HOME and CDBG or all sources of funding in the RFA?

A. This statement is primarily true for federal funds such as CDBG and HOME.

15. Q. Page 14: Says applications are due August 29th – I think that is an error.

A. The correct date is elsewhere repeated in the application (pages 15, 19, and 23).

16. Q. In the past if we applied for say Surtax for a rental community, and staff had SHIP or HOME instead, staff used whatever they had in that bucket leftover, for the highest scorers. Are you folks doing same (i.e., funding is interchangeable and an applicant does not get penalized for picking a source of funds? The total source of funds for that subsection of the application is pooled and then handed out to the highest scores,

regardless of whether they asked for HOME, SHIP, Surtax, etc). I wasn't sure, because the new application also notes that if we are applying for more than one source of funds - we need separate applications. I have never known staff to allow folks to apply for more than one source of funds in the cycle, so just wanted to make sure I understood the guidelines and know if you want us to apply for the same application for say HOME in one application and SHIP in the other in case you run out of one or the other source of funds?

A. Applicants have to fill out one application per project and per requested funding source (unless they have applied within the last 24 months for the same project). Nevertheless, just as page 15 states, "funding recommendations as a result of this FY 2008 RFA process will be subject to and contingent upon a favorable underwriting review (through an independent reviewer) at the cost of the applicant." The County does reserve the right to allocate appropriate sources of funding based on eligibility criteria even if it means allocating a different source of funding from the one the applicant requested in its application.

17. Q: We need some clarification on the maximum sales prices. We understood the amount to be \$362,000.00 noted RFA page 141homeownership \$225,000.00 shows the maximum sales price. Any applicant proposing a higher sales price shall be deemed non responsive. Clarify

A. For the purpose of this RFA funded projects will have to maintain a sale price of \$225,000.

18. Q: The project does not have funding from the City of Miami at this time. Is there some flexibility in terms of applying later or not having funding from the City?

A. For HOME and CDBG funds, allocations will be conditional, if there is no match at this time.

19. Q: I understand the exhibits for the application are the ones used in the State application. Is that correct?

A. Please follow the guidelines stated in the RFA. Some exhibits may be identical to those used by the state

20. Q: Condominiums don't usually have resident programs other than a condo association and possibly a new homeowner's training on budgeting and home maintenance. The application seems to be geared to rental apartments. How should we handle this?

A. Homeownership forms clarify the criteria for multi-family homeowner.

21. Q. Please confirm the terms to a for-profit developer: up to 6%, payable interest only during construction, with payment of principal as the units are sold, within 30 months from origination of the construction loan.
A. **Terms for financing are identified on page 68 of the RFA. Please refer to the appropriate category.**
22. Q. RR is listed as a funding source. What is this type of funding?
A. **This is the Rental Rehab Funds. These funds are from Program Income received by OCED from projects funded before Rental Rehab and HODAG funds were replaced by HOME Program funds. The eligibility and other regulatory requirements are similar to HOME Program guidelines.**
23. Q. Page 107 references 20 points if you have done government developments and 10 points if you haven't. But if you look at the scoring sheet, it says there is a maximum of 30 points available for experience.
A. **Looking at last years' application forms this appears to be a typographical error. The total points should be 20 and the total of all the scoring sheets will be adjusted down.**
24. Q: Page 123, What is "Crime prevention" and "universal design features" as listed under tab "D"?
A. **These are Urban Planning guidelines that incorporate strategic lighting, window opening and front porches etc. to promote crime prevention through design control. This may include "Green buildings", accessibility requirements, landscaping and orientation of buildings that control air-conditioning and such other costs.**
25. Q. Page 148, \$\$\$ sign box. What is the purpose of that?
A. **Please refer to the formula on the previous page (page 147) for County assisted units. On Page 148 the total for all Assisted Units (County and Non-County) will appear in the box provided at the bottom of page 148.**
26. Q. Page 151 refers to form 1 page 2 and page 4 to calculate rent. But there is no rental calculations on those pages.
A. **After reviewing the master documents it appears that there is an error in the reference. The reference to page 2 of form 1 should read as Page 3 of Rental Housing Form 3 (Page 148 of the RFA).**

Further down on page 151, the correction is: Page 3 and Page 4 (page 148 and 149 of the RFA)

Please replace page 165 with this page

Homeless Rental Assistance SCORING TABLE

Form #	Scoring Items	Maximum Points
1	Organization Capacity and Experience (General Information Part II)	20
1	Geographic Information (General Information Part IV)	10
1	General Features and Amenities (General Information Part V)	10
1	Ability to Proceed (General Information VI) <i>(Applicable only to Project-Based Rental Assistance Applications)</i>	25
1	Demographic Targets (General Information - Part VII, Section B)	18
3	Rents & Operating Pro-forma <i>(Applicable only to Project-Based Rental Assistance Applications)</i>	20
5	Homeless Organization Qualification and Project Narrative	30
	Total Available for Project-Based Rental Assistance Applications*	113
	Total Available for Scattered Site Rental Assistance Applications*	88

**Project-based rental assistance applications and scattered site rental assistance applications will be ranked based on percent of the total available points that is received by the application (i.e. a project-based application which receives 80 out of 95 points or 84% will rank lower than a scattered site application that received 45 out of 50 points or 90%)*