

Amendment #2

To the

SOLICITATION FOR PROJECTS FOR THE NEIGHBORHOOD STABILIZATION PROGRAM ROUND 3

NSP3

- 1) **Question:** Please confirm that a purchase and sale contract for the property is not required for the submittal and will only be required should the County wish to provide a Letter of Commitment for the proposal.
Answer: Site control is required. A purchase and sale contract is evidence of such, but is not the only such evidence.

- 2) **Question:** Please clarify the foreclosure requirement mentioned in #5 on Page 10. Is it required that the property has been or currently is in some form of foreclosure proceeding if we are talking about land for development or demo/development? In other words, would a vacant piece of land being purchased for development in a standard arm's length transaction qualify? My understanding is that it would but #5 on Page 10 suggests otherwise.
Answer: No. The property does not have to be in foreclosure, unless you are proposing an acquisition and rehabilitation project that is foreclosed. If you are proposing redevelopment of a vacant property or demolished property then no foreclosure is required.

- 3) **Question:** There is no mention of any tenant relocation requirements should the proposal involve the acquisition of existing occupied property for demolition and redevelopment. Is this an acceptable activity provided the proper procedures are followed (i.e. URA)?
Answer: Relocation is required for any occupied unit that is assisted with NSP3 funds. Projects may be submitted that include occupied buildings. The expense of relocation must be considered in the proposal.

- 4) **Question:** On page 7 it is written that a list of subcontractors be provided and that any change from these subcontractors can only be made with County approval. Without a construction contract in place, it is difficult to provide this information without the ability to change the subcontractors in the applicant's discretion. Is there any leeway with this one?
Answer: If subcontractors have not been identified at this time, there is nothing to list. However, the County may accept or reject any changes in the proposer's team.

5) **Question:** Clarence can you email me a copy of the sign-in sheet for the Pre-proposal conference?

Answer: The sign-in sheet from the Pre-proposal conference, held on June 10, 2011, is attached.

6) **Question:** Within the target areas are significant amounts of land owned by Miami-Dade County OCED. Was it contemplated that these properties would be available and eligible for submittal under the NSP3 solicitation? The problem I see is that achieving site control for these properties may necessitate a county process that does not work with the existing NSP3 timelines.

Answer: County land and other resources were contemplated as being available and eligible. You are correct to point out that land not already conveyed may be present a challenge due to the aggressive timelines of NSP3.

7) **Question:** Clarence, I just checked the website again and the Pre-Proposal Conference is still not available. Can you advise when it will be available? Also, can vacant land for new development that is not foreclosed or deed in lieu qualify?

Answer: The link is now available on the site, www.miamidade.gov/ced. Vacant land that is proposed to be redeveloped is eligible whether it is foreclosed or not.

Please make sure to identify which of the following eligible uses are being proposed:

1. Acquisition and Rehabilitation of foreclosed multi-family property for affordable rentals.
2. Redevelopment of vacant or demolished property for the development of affordable rentals.



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Neighborhood Stabilization Program 3
Pre-Proposal Meeting
Sign-in Sheet

| Full Name | Business Name | Email Address | Phone Number |
|------------------|------------------|----------------------------------|--------------|
| BEATRIZ BADOA | 35581 | BEATRIZ@MBDLLO.COM | 305-878-4880 |
| ANWETA SENA KINS | DHCN | anjena@miamicity.gov | 786-489-2114 |
| Edwin Miller | | edc@hotmial.com (305) 218-1327 | |
| Luis Castellon | PUDy | luis.castellon@crelucelgroup.com | 305-460-9900 |
| Albert Mulo | RUDy | Amulo@relucelgroup.com | 305-460-9900 |
| Maria Rodriguez | DHCN | maria@miamicity.gov | 786-462-2113 |
| L. Robinson | DDG | lrobinson@miamicity.gov | |
| ROBERT WATSON | MD-USA | RWATSON@MIAMI-DADE.GOV | 305-375-5843 |
| Andrea Romero | Biscayne Housing | aromero@biscaynehousing.com | 305-579-4732 |

Twila Payne SBC-Community Dev. Corp. thpayne17@gmail.com 305-232-6499
Lee Thompson Liberty Corp. 06/10/2011 Liberty Council 305-694-2757



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Pre-Proposal Meeting
Sign-in Sheet

| Full Name | Business Name | Email Address | Phone Number |
|----------------|-----------------------|---------------------------------------|----------------|
| Min Bu | Uter SASSI | minbu@sassiproperty.com | 843 847 8827 |
| Chauway Locke | | lockette12@yahoo.com | 786-383-6021 |
| PAUL EMBURY | METRO BEACH | PAUL@CANSTAR.COM | 305-710-2943 |
| Steve Graziani | CD Consulting | GrazianiSteve@gmail.com | 305-227-0086 |
| Charles Sims | New Urban Development | CSims@newurbandevelopment.org | (305) 696-4450 |
| William C. Rye | CSO | wc.rye@csosolutions.com | 305-375-3793 |
| K. Franklin | CDG | KFranklin@calistledvelopmentgroup.com | 281-220-9027 |
| Laura Escera | MATTHEW THORNTON | | 305.668.5810 |
| HENRY WILLMAN | METRO CITY | henrywillman@gmail.com | 305-592-6445 |

HEIDI RIEBER TEND

hriegbyte@bellsouth.net 305 757-373

Antoine Brinson TotalRadio

06/10/2011

786-230-6172

ROBERT TYLER IGUT

info@tutorconstructionna.com 305-653-3770



Neighborhood Stabilization Program 3 Pre-Proposal Meeting Sign-in Sheet

| Full Name | Business Name | Email Address | Phone Number |
|------------------------|----------------------------|---|----------------|
| MARIAL MARTINEZ | MARIAL MARTINEZ CONSULTING | 10631 SW 86 ST. SUITE 210 MIAMI, FL 33176 | 786-621-6348 |
| Barbie Kossivez | barbiekossivez.com | 10631 SW 86 ST SUITE 210 MIAMI, FL 33176 | 786-200-6860 |
| BENVUE TRINIDAD | BENVUE TRINIDAD A.D.E. | 659 NE 125th ST. NORTH MIAMI, FL 33164 | (305) 981-3232 |
| JORGE GIBRAN | MORRIS | JGIBRAN@MIAMIADP.GOV | 786-469-4118 |
| Barbara Gomez | REDEVELOPMENT GROUP | BGomez@REDEVELOPMENT.COM | 305-490-7371 |
| GLADYS MATEASANTA DIAZ | S.A.S.S.I. | gladysm@assiprojects.com | 305-648-2484 |
| PAUL BILTON | CENTENNIAL MGT | BILTONP@CENTENNIAL.NET | 786 399 4210 |
| Huenero Barbara | HUMAN PROGRESS FOUNDATION | HUMANPROGRESS@aol.com | 786 260 3592 |
| Bruno Parra | HUMAN PROGRESS FOUNDATION | HUMANPROGRESS@aol.com | 786 260 3592 |

Jesse Iglesias
Lisa Gonzalez
Adam Freeman
Tech Engineering
06/10/2011
Pinnacle Housing Group
Housing Trust Group

adamf@htrg.com
adamf@htrg.com
adamf@htrg.com

305-297-3882
305-854-7100
305 537 2124

Janet L Johnson

Renissance Global
Energy

janet.johnson @
renissanceglobal
energy.com

786-397-9855

T. CASON

South F/A Board
of Realtors

T. CASON @ MSHN.COM
~~THE T. CASON~~ @ MSHN.COM
786-306-7778

2. Long, Carlisle, Long Carlisle Development, Inc.
305-357-4729

Barbara Longman

web@wherismn.com

786-200-6860
786-621-6339