

Miami-Dade Public Housing and Community Development

Responses – Open Application for the FY 2022 SURTAX/SHIP/HOME RFA

Issuance Date: July 26, 2022

The Richman Group of Florida, Inc. – Cheryl S. Coffin

- 1. Question:** I was hoping that someone could clarify the verbiage used in section 17 of the Application Checklist Housing Development (page 48 of the RFA). Can you explain exactly what is required by where it reads “ Please label and include page numbers for each of the sections listed below (if applicable).” --- Which sections are being referred to? Should the attachment for 17 be labeled differently than other attachments? Does this imply that sections 17 -23 should be part of one attachment? How does this affect applicants who are not applicable for 17?

Answer: If the requested document is not applicable to the type of entity applying for funding, it is therefore not required. Any and all applicable documents must be attached to your application and need to be clearly labeled. Section 17 of the checklist is referring to an entity’s articles of incorporation.

Coral Rock Development Group – Lissette Cantillo

- 2. Question:** Page 6 of the Application provides the “Estimated Funding Amounts” of \$2MM for the Multifamily Workforce Housing Development, while page 22, Paragraph 2, refers to the “GAP funding shall be limited to a maximum of \$6,000,000 for a single application”. Is this a contradiction in terms? If the allocation amount for Workforce Housing is \$2MM, how much Surtax total funding was received for the calendar year 2022?

Answer: There are three funding sources included in the FY 2022 RFA, Surtax/SHIP, HOME and HOME-ARP. Each application is limited to a maximum requested amount of \$6M, which can be a combination of any of these three funding sources.

- 3. Question:** Why is there only \$2,000,000 estimated funding amount for the Multi-Family Workforce Housing Developments? Shouldn’t this award be based upon a leveraging formula considering the number of units produced for workforce housing based upon the funding?

Answer: Allocations are made based on available resources, current housing stock, other state and local funding leveraging opportunities and affordable housing needs.

MRK Partners – Ben Kurzius

- 4. Question:** In connection with the FY 2022 Surtax and HOME RFA that was released on July 26th, we are seeking clarification regarding timeline. We understand based on the Q&A for the draft RFA that if a project has already closed on its financing, it cannot apply for these funds. However, we wanted to clarify whether a project can close on its financing after the application deadline (August 26th) but before receiving the conditional loan commitment from PHCD. In other words, would it be permitted for a project to apply for funding by 8/26,

close with construction financing and tax credit equity, and then subsequently receive the Surtax/HOME award and close on that subordinate financing.

Answer: Yes, it may be permitted on a case by case basis, depending on your lenders. Also note this is an application for gap financing, as such applications must be able to demonstrate a need through a credit underwriting analysis.

5. **Question:** In order to evidence Developer Experience, the RFA requests Certificates of Occupancy (C of O). However, most rehabilitation projects do not require C of Os from the local government, and the project's completion / placed in service is evidenced by the architect's form G704 – Certificate of Substantial Completion. Many older buildings do not have a C of O readily available because they were constructed 50+ years ago, and this documentation would not be relevant to the rehabilitation project anyway. Can the department confirm whether the G704 will be accepted to evidence developer experience or another alternative to providing the C of O for rehabilitation projects?

Answer: We understand that certificates of occupancy are available for new construction. Therefore, applicants may submit copies of certificates of completion as evidence of developer experience for rehabilitation projects. This documentation is available from local building officials.

6. **Question:** The scoring sheet for Multifamily Rentals, section B2 awards bonus points for "projects associated, through ownership, to projects that have been in progress for two years prior to this application and are contiguous to such previously initiated projects." We are having trouble understanding the criteria for this section. How is contiguity defined here exactly? Does this have to do with multi-phase projects that border each other? Any additional clarity on the intention of this language would be much appreciated so we can understand whether our project qualifies for these bonus points.

Answer: These points are awarded to projects that are constructed on contiguous parcels in a phased development plan. The intent of this question is to award points for developments that have commenced construction within two years of the completion of a prior phase.

Redevelopment Group of South Florida, Inc. – Naylet Rodriguez

7. **Question:** Regarding an application to be submitted for "Faith-Based Developments". An applicant is looking to submit for the rehabilitation of an existing small housing development. One of the items listed as a "threshold item" is "Does the development commit to providing Green building Certification?" Would this threshold item still be applicable for an already existing building which serves 100% Extremely low-income clientele (30%)? To bring this existing building to a Green Certification, it would cost an astronomical amount of money. They have however tried the most cost-effective approach to implement the most Green features possible.

Answer: Yes, Miami-Dade's County's Sustainable Buildings Program, Implementing Order 8-8 is applicable to rehabilitation projects.

8. Question: As one of the Bonus Items mentioned “Commitment of Opportunity Zone Resources”. What type of documentation can be provided to satisfy this requirement and receive the bonus points?

Answer: Proof of a firm funding commitment for an affordable housing project constructed within a qualified opportunity zone (QOZ). See page 26 of the RFA for specific guidance.

9. Question: As one of the newly added criteria for the final version of the FY2022 RFA, in the category of “Elderly Housing- Multifamily Rental” one must have a minimum of 77 points before the addition of bonus points to be considered for an award. However, in the published Estimated Funding Amounts, Elderly Housing Developments has no estimated HOME Dollars. A project with a master permit in hand, ready to break ground ASAP, requesting less than \$25,000 per unit to receive the maximum points, etc. without any HOME set-aside units it is nearly impossible to reach the 77 points before the addition of bonus points to be considered for an award. We are kindly requesting to waive this criterion for the Elderly Housing- Multifamily Rental category.

Answer: Question 5a. has been removed from the scoresheet.

Housing Authority of Miami Beach – Mike O’Hara

10. Question: The Bonus Points for Proximity to Community Services or Rapid Transit inadvertently disadvantage developments located in the City of Miami Beach, which does not have a Metro-Rail or Metro-Mover station, or a stop along the South Dade Transit-Way. To level the playing field, we request that all scoring sheets be modified as follows in **bold underline**. Thank you for your consideration.

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|--|-----------|
| B1. Proximity to Community Services and/or Rapid Transit Services | 14 points |
| Choose the appropriate answer: a, b, c or d | |
| a. Located within approximately ½ mile of the Strategic Miami Area Rapid Transit Corridors (<i>map of SMART plan can be found on PHCD website</i>) | 2 points |
| b. Located within approximately ½ mile of rapid transit (Tri-Rail, Metrorail, Metro-mover or South Miami-Dade Transitway) <u>or public transit stop in the City of Miami Beach</u> | 5 points |
| c. Located within ¼-mile of rapid transit (Tri-Rail, Metrorail, Metromover or South Miami-Dade Transitway) <u>or public transit stop in the City of Miami Beach</u> | 7 points |
| d. Located within 1/10-mile of rapid transit (Tri-Rail, Metrorail, Metro-mover or South Miami-Dade Transitway) <u>or public transit stop in the City of Miami Beach</u> | 9 points |

Answer: There will be no changes to the RFA.

Atlantic Pacific Communities – Liz Wong

11. Question: Will a commitment from the Applicant to provide Broadband Internet Service suffice to score bonus points?

Answer: Yes.

12. Question: Proximity to Community Services: To score bonus points for Rapid Transit Services the distance from housing to the transit must be walkable. Does the distance from

the housing to the recreational and health facilities also need to be walkable to score points?

Answer: No.

13. Question: Multi-rental fees for affordable rental applicants: To score bonus points is the \$50 application fee only applicable through lease-up?

Answer: Application fees may be assessed through building stabilization, which is typically determined when more than 90% of the units have been leased.

14. Question: Is the Average Income Certification, included as Attachment 25, required and if so in what tab or attachment should it be included?

Answer: Applicants must choose if they will pursue income averaging. If the applicant elects income averaging, the Average Income Certification form is required.

15. Question: Attachment 29, Samples of Firm Commitments, were not included in the attachments, please provide.

Answer: Attachment 27 includes samples of firm commitments.

Servitas – Derek Veerkamp, PE

16. Question: Page 52 on the application package “Provide the executed Architect or Engineer Certification Form.” I do not see a form in the application.

Answer: The Architect and Engineer Certification Forms have been added to the attachments, which can be found at miamidade.gov/housing on PHCD’s request for applications page.

17. Question: Page 70 it asks for a Green Building Certification. We can only get a LEED certificate after the building is built. Is a commitment letter from the architect saying the building will be LEED certified sufficient for this requirement?

Answer: Applicants are required to obtain LEED certification. A written commitment to obtain LEED certification is sufficient for this requirement. See Amendment 1