

Miami-Dade County Housing and Community Development

FY 2025 Draft CDBG, HOME, and ESG RFA

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QUESTIONS AND RESPONSES

Question 1: The draft RFP anticipates that municipalities will apply for funding under the Public Facilities and Capital Improvement category. Can a developer rehabilitating a transit parking and building a new bus drop off facility at a metro stop to be owned by the county as part of a general affordable housing construction be eligible to apply for funding under the public facilities and improvement since the facility will be owned by the county?

Response 1: The project (i.e. "...rehabilitating a transit parking and building a new bus drop off facility at a metro stop to be owned by the county") would be considered eligible because the owner is/will be a governmental agency of the Miami-Dade County Entitlement Jurisdiction. Please be advised that CDBG funds in the RFA are meant to provide gap funding. As such, the developer/applicant must provide evidence of firm financial commitments of all other funding sources for the project.

Question 2: The draft CDBG FY2025 RFA notes that the Public Facilities and Capital Improvements category is limited to Participating Municipalities only. In the past, this category allowed applications for the rehab of nonprofit facilities. Can the CDBG FY2025 RFA Public Facilities and Capital Improvements category be expanded to include rehab of nonprofit facilities? This expansion would not only provide much-needed support to the nonprofit sector but also contribute to the RFA's overall community development goals. Centro Campesino would like to compete for the CDBG FY2025 Public Facilities and Capital Improvements and provide up to 80% leverage from other federal sources. Would it be possible to expand the CDBG FY2025 RFA Public Facilities and Capital Improvements category to include rehab of nonprofit facilities?

Response 2: An expansion of this category is not currently being considered. The Board of County Commissioners passed Resolution [R-1118-20](#) creating a policy to restrict any new CDBG public facility and/or capital improvement projects. An exception to this policy is the County/municipal partnership projects.

Question 3:

3a. Eligible Locations: The current version limits HOME CHDO funds to projects in unincorporated Miami-Dade. We suggest broadening this to include projects across the entire county, with the following requirements: (1) local jurisdictions should provide a match for projects outside incorporated Miami-Dade, and (2) marketing for HOME-assisted units should be to residents across the County.

3b. Market Study Requirement: The RFA currently requires a market study before submission. We recommend making this an underwriting requirement instead, which would allow for a more current study and help nonprofits save costs if not selected.

3c. Utility Allowance: HCD requires written correspondence from local utility companies to determine the utility allowance. We propose that applicants should be able to rely on utility allowances established by the local Public Housing Authority. If the Utility Company estimate is necessary, this should be updated as an underwriting criterion.

3d. Scoring Criteria: One of the scoring criteria is based on the percentage of HOME set-aside units. Given the rising costs, we have observed that mixed-income projects tend to be more stable. We request that this criterion be eliminated.

3e. Consolidated Plan: Could you please provide a copy of the FY 2025-2029 Consolidated Plan referenced in the RFA?

Response 3:

3a. Eligible Locations: HCD has clarified the RFA. HOME CHDO funds may be utilized to support projects across the entire county, with the following requirements: (1) local jurisdictions must provide a match for projects outside the Miami-Dade entitlement jurisdiction, and (2) marketing for HOME-assisted units may be to residents across the County.

3b. Market Study Requirement: The market study does not need to be completed by an outside third party. CHDOs may conduct their own market study to save costs. However, the market study is required at the time of application submittal.

3c. Utility Allowance: HUD does not allow a Participating Jurisdiction to use the Public Housing Authority (PHA) utility allowance for multifamily. However, for the purposes of the RFA submittal, HCD will allow the use of the PHA utility allowance. If project is recommended for funding, the utility company estimate allowance must be used in the underwriting process,

3d. Scoring Criteria: Recognizing the strength of mixed-income developments, HCD has removed the HOME set-aside criterion.

3e. Consolidated Plan: The 2025-2029 is still in process of being developed and there is no draft for distribution at this time. HCD will release the draft Con Plan for review and comment consistent with federal regulation and public notice will be provided.