


Public Housing and Community Development (PHCD)

FY 2020 Surtax/SHIP/HOME Request for Applications (RFA)

Addendum No. 1

DATE: July 1, 2020

TO: All Prospective Applicants

FROM: Michael Liu, Director 
Public Housing and Community Development

SUBJECT: FY 2020 Surtax/SHIP/HOME Multi-Family Rental New Construction, Redevelopment and Rehabilitation Activities Request for Applications

The following questions were received related to the FY 2020 Surtax/State Housing Initiatives Partnership (SHIP)/ Home Investment Partnerships (HOME) RFA published on June 15, 2020. PHCD's responses below become a part of the guidance for the above listed Request for Applications.

Q1: Atlantic Pacific Communities – Page 11: Is the Average Income Acknowledgement and Certification form required this year?

A1: Yes, applicants must choose if they will pursue income averaging.

Q2: Atlantic Pacific Communities – Page 14- Definition of Sponsor refers to a “corporation” approval and agreement. What “corporation” is this in reference to?

Sponsor: Means any individual, association, corporation, joint venture, partnership, trust, local government, or other legal entity or any combination thereof which, has been approved by the corporation as qualified to own, construct, acquire, rehabilitate, reconstruct, operate, lease, manage or maintain a project; and except for a local government, has agreed to subject itself to the regulatory powers of the corporation.

A2: Please see amended changes to the RFA – Amendment 1. For purposes of this RFA, the definition of Sponsor has been amended to read:

Sponsor: Means any individual, association, corporation, joint venture, partnership, trust, local government, or other legal entity or any combination thereof which, is qualified to own, construct, acquire, rehabilitate, reconstruct, operate, lease, manage or maintain a project.

Q3: Atlantic Pacific Communities – Page 27-Environmental Review: Refers to Attachment 22 which is the Due Diligence Checklist; it is supposed to refer to Attachment 21 – Information for Environmental Review Form? If so, is a Phase I report certified to Miami-Dade County required with the application or after selection for an award, during credit underwriting? Are the attachments also required at application submission or after selection for an award?

A3: The correct attachment reference for the Environmental Review form is Attachment 21. No Phase 1 ESA report is required at the time of application. Please see amended changes to the RFA - Amendment 1.

Q4: Atlantic Pacific Communities – Page 32: Is the Multi-Family Rental terms for Homeless and Public Housing For-Profit Developers considered Option 1, and for Non-Profit Developers Option 2 for these developments?

A4: No, they are two separate and distinct financing options. The terms for Multi-Family Rental: Homeless and Public Housing For-Profit Developers are separate and distinct from the terms for Multi-Family Rental: Homeless and Public Housing Nonprofit Developers.

Q5: Atlantic Pacific Communities - Scoring FHFC or other Non-County Commitments, Pages 62: We believe the amounts below should be as follows -

Firm aggregate commitments totaling \$40,000-~~\$49,999~~ per unit

Firm aggregate commitments totaling \$24,000-~~\$39,999~~ per unit

A5: Please see amended changes to the RFA - Amendment 1.

Pages 62, 66, 70, 74 and 82 scoring for aggregate FHFC or other Non-County Commitments to read as follows:

9% LIHTC projects with letter of firm financial commitment from FHFC	10 points
Firm aggregate commitments totaling \$50,000 or more per unit	10 points
Firm aggregate commitments totaling \$40,000- \$49,999 per unit	6 points
Firm aggregate commitments totaling \$25,000- \$39,999 per unit	3 points
Firm aggregate commitments totaling \$1,000 - \$24,999 per unit	1 point

Page 78 scoring for FHFC or other Non-County Commitments to read as follows:

9% LIHTC projects with letter of firm financial commitment from FHFC	10 points
Firm aggregate commitments totaling \$50,000 or more per unit	10 points
Firm aggregate commitments totaling \$40,000- \$49,999 per unit	8 points
Firm aggregate commitments totaling \$30,000- \$39,999 per unit	6 points
Firm aggregate commitments totaling \$20,000 - \$29,999 per unit	4 points
Firm aggregate commitments totaling \$10,000 - \$19,999	2 points

Q6: Atlantic Pacific Communities – Page 81-Innovation Scoring: There is a point item for HOME units but HOME funding is not available for Innovation applicants. How will this be revised?

A6: HOME funding is only available for “Countywide Multifamily” and “Small Development” projects. As such, points for HOME units are not applicable and therefore will not be awarded for Workforce, Elderly, Public Housing or Innovations projects. Total possible points before bonus points for Workforce, Elderly and Public Housing is 100, and for Innovations is 110. Please see amended changes to the RFA - Amendment 1.

Q7: Atlantic Pacific Communities - Q&A, #38: Per the Q&A the bonus question for Efficient Building Costs for High Rise Developments is supposed to reflect \$337,000 but it currently has \$313,000. Please update to \$337,000.

A7: For purposes of this RFA, an applicant may receive bonus points for Efficient Building Costs for High Rise Developments with TDCs lower than those published in the FY 2018 Surtax/SHIP RFA, i.e. \$313,000. PHCD has amended the “Responses to Comments” document previously published on June 15, 2020.

Q8: Cornerstone Group - Page 65 has points for HOME units for Workforce Housing applications. I think that may have been left over when the original plan was to have Workforce applications apply for HOME funds.

A8: HOME funding is only available for “Countywide Multifamily” and “Small Development” projects. As such, points for HOME units are not applicable and therefore will not be awarded for Workforce, Elderly, Public Housing or Innovations projects. Total possible points before bonus points for Workforce, Elderly and Public Housing is 100, and for Innovations is 110. Please see amended changes to the RFA - Amendment 1.

Q9: New Urban Development, LLC - Can PHCD provide clarification on whether applicants must specify what source of funds (Surtax, SHIP, or HOME) are being requesting when applying within a rental activity? Or should applicants provide the total amount of County funds being requested and PHCD will determine the source of funds from either Surtax, SHIP, or HOME?

A9: Applicants should indicate both the amount of funds requested and funding source. Note: HOME is only available for Countywide Multifamily and Small Developments. Surtax/SHIP is considered one funding source.

Q10: New Urban Development, LLC - On page 15, in the definition of Total Development Cost, it states that “In addition, construction costs associated with non-housing features included in the project, or those not deemed to be amenities expected of, typically provided with, or pertinent to affordable housing units, may be deducted from the total development cost by the Mayor or the Mayor’s designee. A determination of such a deduction shall be made at the time this project’s application is scored by the County.” How should the applicant indicate which costs are attributed to residential vs non – residential costs?

A10: Applicants may indicate in the Pro Forma under project cost “other” the type of costs that are associated with the construction costs of the project. The applicant is encouraged to describe costs in detail.

Q11: New Urban Development, LLC - Does an applicant need to obtain and provide prior written FHFC approval of income averaging if an applicant is utilizing tax-exempt bonds issued by Miami Dade Housing Finance Authority that will be used in conjunction with non-competitive 4% low income housing credits? If yes, what specific form of written approval FHFC is PHCD requiring?

A11: No, however the Applicant Income Averaging Acknowledgement and Certification form (Attachment 27) is required.

Q12: Mover Synergies, LLC - There have been some changes after a meeting with the zoning department of Homestead and they came with some recommendations in order for the project to be feasible. The main concern is to lower the minimum density of 1,000 SF per unit so we decided to restructure the concept from micro apartments to standard units of 1,000 SF so in that case we would like to know, which is the best option to obtain a loan to acquire a land for a price below \$150,000 in homestead?

A12: This RFA is designed for the applicant to apply for funding for the project. It is the responsibility of the applicant to determine the size of units and to obtain a loan to finance the

majority of the project. Surtax/SHIP funds are available as Gap funding, to fill a remaining gap after all other leveraged funding sources.

Q13. Stone Soup Development - I was just reviewing the RFA and didn't see a Score Sheet for rehabilitation projects. Our project would be an elderly rehabilitation – so should we use the Elderly Score Sheet or the County Wide Multifamily Rental Score Sheet?

A13: It is the applicant's responsibility to determine which category to apply. Score sheets for all categories include scoring criteria for rehabilitation or new construction under ability to proceed. See page 60 question 1d and page 68 question 1d.