

**MIAMI-DADE COUNTY
SUPPLEMENTAL
REQUEST FOR APPLICATIONS**

FY 2020

DOCUMENTARY STAMP SURTAX FUNDING

**FY 2020 ELIGIBLE MULTI-FAMILY RENTAL NEW CONSTRUCTION,
REDEVELOPMENT AND REHABILITATION ACTIVITIES**

Countywide Multi-Family Rental Developments

Elderly Multi-Family Rental Developments

January 29, 2021



Miami-Dade County
Public Housing and Community Development
701 NW 1st Court, 16th Floor – Miami, FL 33136



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Mayor

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***** APPLICATION DISCLAIMER *****

Updates to the FY 2020 Supplemental RFA will be posted on the Department of Public Housing and Community Development (PHCD) website. Applicants should periodically check the website for potential changes in funding availability, submission dates or requirements: <https://www8.miamidade.gov/global/housing/requests.page>

Miami-Dade County and its Department of Public Housing and Community Development does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, age, pregnancy or familial status in the access to, admissions to, or employment in, housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

MIAMI-DADE COUNTY
FY 2020 SUPPLEMENTAL REQUEST FOR APPLICATIONS (RFA)
SURTAX FUNDING

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MIAMI-DADE COUNTY FY 2020 SUPPLEMENTAL REQUEST FOR APPLICATION SURTAX FUNDING

SECTION A Introduction

Miami-Dade County, through the Department of Public Housing and Community Development (PHCD) is soliciting applications under a Request for Application (RFA) process to fund activities with Documentary Stamp Surtax (Surtax) funds. This Fiscal Year 2020 Supplemental Surtax and SHIP RFA is seeking proposals to address unmet needs in affordable housing including *multi-family rental housing and elderly projects*. Both for-profit and not-for-profit Developers are encouraged to participate. The County encourages development teams competing for Documentary Stamp Surtax funding to be diversified and aspire to be consistent with and reflect the diversity of the Miami-Dade County community pursuant to policies outlined in Resolution No. R-1080-14.

A conditional loan commitment approved by the Board of County Commissioners (BCC) for development activity will be provided to awardees based upon the application submitted by awardees in response to the FY 2020 Supplemental Request for Applications. Awardees must close on projects within six months of the issuance of the conditional loan commitment.

ESTIMATED FUNDING AMOUNTS

Rental Activities	Surtax Amount	SHIP Amount	HOME
Multi-Family Rental Countywide	\$5,000,000	-	-
Elderly Housing Developments	\$2,500,000	-	-
Totals	\$7,500,000	\$0	\$0

- **Applicants must choose only 1 of the above listed rental activities for each application.**
- **Each application will be evaluated by category, not by funding source.**
- **Funding is only available for use in the indicated categories.**

NOTE: Projects will be recommended for funding only up to the total amount published in the FY 2020 Supplemental RFA or any additional amounts that may become available, subsequent to this RFA. Any funds not allocated in a category can be made available for another category. Any 2020 awarded Surtax/SHIP funds that are subsequently recaptured shall be added to the funds available for the 2021 RFA or a future year dependent on the date of recapture.

SECTION B

Definitions

Applicant: Organization submitting a proposal for funding of a housing development project.

Application Checklist: Forms identifying documents required to complete this application. **Applications lacking items and/or criteria needed to meet minimum threshold will be deemed non-responsive and will not be scored.**

ALF or Assisted Living Facility: A Florida licensed living facility that complies with Sections 429.01 through 429.54, F.S., and Chapter 58A-5, F.A.C.

Audited Financial Statements: Financial Statements that have been prepared as audited financial statements in accordance with Generally Accepted Accounting Principles (GAAP) by an independent third party certified public accountant.

Bond: Certificate that serves as evidence of a debt and of the terms under which it is undertaken. This includes among others, multi-family mortgage revenue bonds issued to finance construction of multi-family housing projects where a specified proportion of the units will be rented to low-income families. Bonds include those issued by Miami-Dade County Housing Finance Authority, Miami-Dade County, Florida Housing Finance Corporation and the City of Miami.

Certified Financial Statements: Financial statements to include, but not limited to, balance sheet, income statement, and statement of cash flows that have been prepared and certified by an independent third party certified public accountant in accordance with GAAP.

Code of Federal Regulations (CFR): The codification of the general and permanent rules and regulations (sometimes called administrative law) published in the Federal Register by the executive departments and agencies of the United States Federal Government. This code governs the HOME program.

Commitment: 24 CFR 92.2. The participating jurisdiction (Miami-Dade County) has executed a legally binding written agreement (that includes the date of the signature of each person signing the agreement) that meets the minimum requirements for a written agreement in §92.504(c). **PHCD is unable to commit funds prior to the ER clearance letter being issued.**

Community Land Trust – as defined in Section 213 of the Housing and Community Development Act of 1992: A community housing development organization (except that the requirements under subparagraphs (C) and (D) of section 104(6) shall not apply for purposes of this subsection);

(1) that is not sponsored by a for-profit organization;

(2) that is established to carry out the activities under paragraph (3);

(3) that (a) acquires parcels of land, held in perpetuity, primarily for conveyance under long-term leases;

(b) transfers ownership of any structural improvements located on such leased parcels to the lessees;

and (c) retains a preemptive option to purchase such structural improvement at a price determined by formula that is designed to ensure that the improvement remains affordable to low-and moderate-income families in perpetuity;

(4) whose corporate membership is open to any adult resident of a particular geographic area specified in the bylaws of the organization; and

(5) whose board of directors – (a) includes a majority of members who are elected by the corporate membership; and (b) is comprised of equal numbers of (i) lessees pursuant to paragraph (3)(b), (ii) corporate members who are not lessees, and (iii) any other category of persons described in the bylaws of the organization.

Credit Underwriting (CU): An analytical process that determines the amount of financing necessary for completion of the construction and development of a project under the direction and oversight of PHCD. While the general intent of credit underwriting is to determine the developer's ability to repay debt, the intent of the subsidy layering review is to determine the appropriate amount of "GAP" financing and the reasonableness of cost allocations. Credit underwriting is also for the purpose of determining the terms of financing and determining whether the project is financially feasible. The terms set forth in the underwriting shall be controlling. (Developer will be responsible for the cost of this analysis; however, this protections for construction workers and has guaranteed a level playing field for construction contractors is a reimbursable expense).

Davis-Bacon Act: Since its enactment in 1931, the Davis-Bacon Act (DBA) has provided critical wage bidding on federal projects. Davis-Bacon and Related Acts, apply to contractors and subcontractors performing on federally-funded or assisted contracts in excess of \$2,000 for the construction, alteration, or repair (including painting and decorating) of public buildings or public works. Davis-Bacon Act and Related Act contractors and subcontractors must pay their laborers and mechanics employed under the contract no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area. The Davis-Bacon Act directs the Department of Labor to determine such locally prevailing wage rates. The Davis-Bacon Act applies to contractors and subcontractors performing work on federal or District of Columbia contracts.

The Developer shall ensure that its contractors and their subcontractors are classifying workers properly for Davis-Bacon and Internal Revenue Code purposes and that they maintain proper documentation to support worker classification. In reviewing certified payrolls, the County will be alert to anomalies, and in such cases will consult with federal agencies such as the Internal Revenue Service, Department of Labor, and Department of Housing and Urban Development. **Davis Bacon is triggered when there is an affordable housing development which includes 12 or more HOME assisted units**

Deferred Developer Fee: The portion of the Developer Fee that will not be paid to the Developer from the project's funding sources but will be paid to the Developer from the project's cash flow.

Developer: Any individual, association, corporation, joint venture or partnership which possesses the requisite skill, experience, and credit worthiness to successfully produce affordable housing as required in the application.

Developer Fees: Fees earned by the Developer for providing developer services and guarantees. Developer Fees must be prorated among funding sources. An exception to the fee structure described will apply pursuant to Resolution # R-219-18.

Developer fees for all Developer Fee categories (including Developer's overhead, Developer's fees and consultant fees) combined cannot be more than 16% on 9% competitive Low-Income Housing Tax Credits (LIHTC) deals.

Developer fees for all Developer Fee categories (including Developer's overhead, Developer's fees and consultant fees) combined cannot be more than 18% on deals not utilizing LIHTC.

Developer fees for all Developer Fee categories (including Developer's overhead, Developer's fees and consultant fees) combined cannot be more than 18% for 4% Non-Competitive LIHTC deals with Florida Housing Finance Corporation (FHFC) or Housing Finance Authority (HFA) tax exempt bonds.

Development Cash Flow: Development Cash Flow will be considered cash transactions of the Development as calculated in the statement of cash flows prepared in accordance with generally accepted accounting principles, as adjusted for any cash transactions that are subordinate to the loan interest payments including any distribution or payment to the Applicant, Developer or Affiliates, whether

paid directly or indirectly. For purposes of this application, the policy for development cash flow outlined on page 20 will apply.

Development Soft Costs: Includes costs for appraisals, attorney's fees, architectural fees, construction related engineering fees, and other development costs not associated with the actual hard construction or permanent financing of the development.

Disabled Household: Any moderate, low, very low or extremely low income household that has one or more persons who (a) have a physical impairment or mental impairment that substantially limits one or more major life components; (b) have a record of such impairment; or (c) are regarded as having such an impairment in accordance with the Federal Fair Housing Act and Chapter 11A of the Code of Miami-Dade County.

Diversity: In an effort to provide the Miami-Dade County community with a full, fair, and meaningful opportunity to participate in County-funded contracting regardless of race, gender or ethnic origin, Resolution R-1080-14 sets forth a request for policy to encourage applicants, that are requesting Surtax funding, to be diversified and aspire to be consistent with the diversity of the population of the Miami-Dade County community. Applicants are encouraged to include hiring practices, mentoring programs, job creation and other planning efforts to meet the diversity of the Miami-Dade County community within their RFA submissions. Bonus points will be provided for the level of diversity evidenced in Development Teams.

Elderly Housing: As determined by HUD is a dwelling that is specifically designed for and occupied by an elderly person under a Federal, State, or local government; or is occupied solely by persons who are 62 or older; or a dwelling that houses at least one person who is 55 or older in at least 80% of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older. Miami-Dade County's elderly housing set-aside is for persons age 55 or older per Resolution No. R-780-15.

Environmental Review (ER): 24 CFR 58: This requirement applies to activities and projects where specific statutory authority exists for recipients or other responsible entities to assume environmental responsibilities. **All affordable housing projects must receive an environmental clearance letter issued by PHCD before any construction can commence.**

Financial Beneficiary: One who is to receive a financial benefit from the proceeds of development cost (including deferred fees). This definition includes any party which meets the above criteria, such as the Developer and its principals and principals of the applicant entity. This definition does not include third party lenders, Housing Credit (HC) Syndicators, or Credit Enhancers who are regulated by a state or federal agency.

Four percent (4%) Tax Credits: Sec 42 U.S.C.§ of IRS tax code. The four (4%) Low Income Housing Tax Credits (LIHTC) like the nine (9%) LIHTC are designed to cover the GAP between the cost of developing affordable rental housing and the amount of financing that may be raised based on the rents that low-income families can afford. The 4% LIHTCs are administered by the Florida Housing Finance Corporation and are not competitive. Any project financed through tax-exempt private activity bonds that serve families with incomes below 60% of the Area Median Income (AMI), and meets other eligibility criteria qualifies automatically for the 4% LIHTC.

Firm Commitment: Match/leverage funds must be explicit, in writing and signed by a person authorized to make the commitment, i.e., applicants MUST show proof of subsidy; and in the case of 9% LIHTC allocations, an invitation to underwriting from FHFC. The commitment must indicate the total dollar value of the commitment and must be valid through financial closing of the project. It must be supported by evidence of funding ability from an industry recognized financial institution and show evidence of initial underwriting by the lender or from a financial source determined through documented evidence to be

able to support the commitment. Final decisions on the issue of “firm commitment” shall be made by PHCD.

GAP Funding: Funds that fill the GAP between existing financing commitments to a project and the overall Development Cost of the housing project. Development Cost of the project means the total cost of completing the entire project, from acquisition to issuance of a certificate of occupancy, including but not limited to the cost for acquisition, design and planning, zoning and variances, financing costs, legal costs, construction, permitting, hard costs and development soft costs; GAP as defined by Resolution R-343-15. Deferred Developer Fee is not considered a GAP.

General Contractor: A person or entity duly licensed in the state of Florida with the requisite skills, experience and credit worthiness to successfully provide the units required in the Application.

Green Building Certification: Miami-Dade County Code (MDC) 9-71 through 9-75 and Implementing Order 8-8 Sustainable Buildings Program: PHCD will adhere to compliance guidelines pursuant to Sections 9-71 through 9-75 of the Code, together with Miami-Dade County Implementing Order IO 8-8, PHCD will adhere to compliance guidelines pursuant to Sections 9-71 through 9-75 of the Code of Miami-Dade County. Sections 9-71 through 9-75 of the Code, together with Implementing Order IO 8-8, are referred to as the “Sustainable Buildings Program.” which applies to building(s) owned, financed and/or operated by Miami-Dade County. Sustainable Building (Green) Certification through an independent third-party verifiable sustainable building standard is a contractual requirement for receiving HOME, Surtax and SHIP funding. Applicant must certify to the Green Certification and specify which certification is being sought at the time of application. **Green Certification is a contractual requirement for receiving HOME, Surtax and SHIP funding. This is a minimum threshold requirement.**

For proposed developments involving new construction units, regardless of the development category of the application, the applicant must commit that (i) each new construction unit in the proposed development that is eligible for the “Energy Certification Star new homes” (Florida standard) will achieve a home energy rating system (HERS) index of 75 or below, and (ii) each new construction unit in the proposed development that is not eligible for the Energy Star new homes will include, at a minimum, the energy features outlined in Miami-Dade County’s Green Code – 9-71 through 9-75 and IO 8-8. Applicant is required to designate which certification will be obtained at the time of the application.

Guaranty/Guarantee: An assurance provided to one party that another party will perform under a contract as it relates to financing. A promise to be answerable for the debt or obligation of another in the event of nonpayment or nonperformance.

Hard Costs: The monetary costs of physically preparing the project site and building the structure.

Income Averaging: The omnibus federal spending bill for FY2018 added a new third minimum set-aside, the Average Income Test, which applicants may now elect to use in lieu of the 20/50 or 40/60 tests to satisfy LIHTC minimum set-aside requirements. To satisfy the Average Income Test, forty percent (40%) or more of the residential units in the project must be both rent restricted and occupied by individuals whose income does not exceed the imputed income limitation designated by the taxpayer. The average of the imputed income limitations designated cannot exceed 60% of AMI. The designated imputed income limitations must be in 10 percent increments as follows: 20%, 30%, 40%, 50%, 60%, 70%, or 80% of the area median gross income. The average income test is only available for elections made after March 23, 2018.

Income Levels: An individual or family’s economic means based on Area Median Income (AMI) standards.

- Moderate Income is above 80% AMI to 140% of AMI

- Workforce Housing Income levels are 60% to 140% of AMI
- Low – Income is 80% of AMI or lower
- Very Low – Income is 50% of AMI or lower
- Extremely Low – Income: 33 % or 30% of AMI (as defined by the applicable funding source), or Miami-Dade County’s adjusted 28% AMI, or as more specifically defined in the applicable FHFC RFA.

Lead-Based Paint: Lead is a highly toxic metal that was used in paint, most common in buildings constructed prior to 1978. Please note U.S. HUD requirements for lead based paint are more stringent than Miami-Dade County.

Loan Closing Costs: Costs directly associated with the loan closings which may include but are not limited to financial and legal fees.

Loan Terms:

Multi-Family Rental - The term of the loan may be 30 years, for projects with LIHTC during which there will be a 0% interest during construction years 1-2. Terms are determined based on the proposed project type, (i.e., multi-family, homeless, and public housing) and the type of entity seeking funds (i.e., Not-For-Profit or For-Profit). Refer to Section G for a table of Loan Terms and Conditions. **Applicants seeking funds for multi-family projects MUST choose between Option 1 OR Option 2. Changes to an option will NOT be allowed after applications are submitted. Financial underwriting will be based on the option selected.** Selection of either funding option will not impact points for scoring.

Low Income: The Adjusted Income for a Family which does not exceed 80 percent of the Area Median Income.

Low Income Housing Tax Credits (LIHTC): A tax credit issued in exchange for the development of affordable rental housing pursuant to Section 42 of the Internal Revenue Code and the provisions of Rule Chapter 67-48, Florida Administrative Code.

Market Rate Unit: A housing unit that is not subsidized and not rent restricted, with rent that is at an amount that is typical of the market rents in the market area.

Material Change: Project changes occurring after an initial application has been scored that would affect scoring and have an impact on both ranking and award recommendations.

Minimum Debt Service Ratio: The minimum allowable ratio of net operating income to total debt service obligations in one year.

Minimum Threshold Requirements: Requirements that must be satisfied for the application to be responsive. Per Resolution No. R-630-13, applicants are required to provide a detailed project budget, sources and uses statement, certifications as to past defaults on agreements with Non-County sources and clear a due diligence check prior to funding commitment. These are minimum threshold requirements. The applicant must have firm commitments of all project funding. This is also a minimum threshold requirement. A report of Due Diligence findings will be submitted to the Board of County Commissioners. **Applications lacking any items and/or criteria needed to meet minimum threshold will be deemed non-responsive and will not be scored.** Other minimum threshold requirements are noted in Section C.

New Construction: Development in which 51 percent or more of the units in the proposed development consist of newly constructed units.

Non-Recourse: No personal liability. Lenders may take the property as collateral to satisfy a debt, but have no recourse to other assets of the borrower. A Non-Recourse Loan is a loan for which the sole source of satisfaction for default thereon is the real property that was given as collateral.

PHCD: Miami-Dade County Department of Public Housing and Community Development or predecessor or successor department.

Pre-Application Process: As part of its efforts to improve the development review process, the Department of Regulatory and Economic Resources (RER) now provides for certain applications to follow a pre-application process. This process involves applicants submitting a detailed site plan that includes setbacks, location and dimensions of all existing and proposed buildings or structures, internal circulation, ingress and egress locations, off-street parking, etc. Additionally, floor elevation and landscape plans should be submitted. Applicants will meet with RER and other County reviewing agencies staff to review their project and discuss the agency comments. The comments provided will assist applicants in proceeding with their final submittals for the permitting process.

Principal: An applicant, any general partner of an applicant, and any officer, director, or any shareholder of any applicant or shareholder of any general partner of an applicant.

Project Rule: Specifies the amount of HOME-assisted occupancy units in each rental at initial occupancy and throughout the period of affordability. In projects of five or more HOME-assisted units, at least 20 percent of the HOME-assisted rental units must be occupied by families with gross annual incomes that are 50 percent or less of Area Median Income (AMI). These very low-income tenants must occupy units with rents at or below the Low HOME Rent limit.

Recourse: The ability of a lender to claim money from a borrower in default, in addition to the property pledged as collateral.

Reconstruction: Rebuilding of a structure, usually on the same footprint/site as the existing housing which will be demolished.

Redevelopment: Development that involves demolition of structures currently existing and New Construction of units on the property.

Rehabilitation: The alteration, improvement or modification of an existing structure where less than 50 percent of the proposed construction work consists of New Construction. This includes but may not be limited to the installations of improvements to upgrade substandard electrical, plumbing, roofing, siding, insulation, weatherization, heating systems, hot water heaters, and dry rot repairs. For Multi-Family Rental, the estimated qualified basis in Rehabilitation expenses per set aside unit within one 24-month period for the building(s) being rehabilitated must be at least \$25,000 per set aside unit. For purposes of this application reconstruction is considered rehabilitation.

Responsible Wages and Benefits: The Board of County Commissioners established a Responsible Wages and Benefits requirement for minimum payment of specified wages to employees performing work on County construction contracts and privately funded construction on County-owned land. Responsible Wages and Benefits applies to competitively bid construction contracts valued greater than \$100,000 as defined in the provisions of Miami-Dade County's Section 2-11.16 of the Code of Miami-Dade County. The rates paid shall be not less than those contained in the Wage and Benefits Schedule in effect as of January 1st of the year the work is performed. Workers must be paid the appropriate base rate and fringe benefits on the Wages and Benefits Schedule for the classification of work actually being performed without regard to skill. Note: Surtax funded projects on land owned by Miami-Dade County are subject to the Responsible Wages and Benefits requirement.

Restrictive Covenant: A clause, in a deed or lease to real property that limits what the owner of the land or lease can do with the property. This covenant is used in Rental Regulatory Agreements in all multi-family affordable housing projects funded by PHCD.

Site Control: Applicants must demonstrate site control (e.g., recorded title, executed lease agreement, firm purchase contract, Option-to-Purchase, or Local Government Resolution) for the site proposed for funding. A letter from a District Commissioner expressing the intent to convey specific County-owned property in that Commissioner's District may be submitted as evidence of site control, and at the discretion of PHCD may be accepted as evidence of site control for purposes of meeting this RFA's **threshold requirement for site control**. However, prior to financial closing, a formal Board of County Commission Resolution and/or deed naming the application's sponsor or legal representation as the property's controlling entity must be in place.

Section 3: The legal basis for providing jobs for residents and awarding contracts to businesses in areas receiving certain types of HUD financial assistance.

Small Development: A multi-family development that consists of 40 units or less and includes affordable housing; or a multi-family development that consists of 50 units or less and includes affordable housing shall qualify if the project has a firm commitment from Florida Housing Finance Corporation, where the application commits to serve persons with a disabling condition or persons with developmental disabilities. PHCD, in its sole discretion, may limit the award with a goal to fund multiple projects. This may include, but is not limited to restricting the award to no more than 50% of the allocation.

Special Needs Population: A resident or a family member that is considered to be homeless, a survivor of domestic violence, a person with an emotional, mental or physical disability or youth aging out of foster care. These households require initial, intermittent or ongoing supportive services from one or more community-based service providers or long term care program.

Shovel Ready: A construction project that is considered to be in the advanced stages of development planning. Shovel-ready means that the project can commence construction with laborers immediately and is past the planning, engineering, and funding stages. More specifically, the Environmental Site Assessment report (Phase I and/or Phase II) are completed with a "No Further Action" recommendation, construction plans and specifications have been completed and approved by all local agencies, full funding of the construction phase is available (less the GAP funding requested) and construction is ready within thirty days of closing of financing to start, pending the selection and award of the general contractor, within one hundred twenty days (120) from the contract execution date with PHCD.

Single Room Occupancy (SRO): Housing consisting of single room dwelling units in which each unit is the primary residence of its occupant or occupants. SRO does not include facilities created for students.

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.

Subrecipient: A public agency or non-profit organization selected by the participating jurisdiction to administer all or some of the participating jurisdiction's HOME programs to produce affordable housing, provide down payment assistance, or provide tenant-based rental assistance. A public agency or non-profit organization that receives HOME funds solely as a developer or owner of a housing project is not a subrecipient.

Subsidy Layering Review (SLR): A financial analysis that determines the amount of Government (public) financing necessary and the reasonableness of cost allocations. **(Developer will be responsible for the cost of this analysis).**

Total Development Cost: Total development cost is the total cost of completing the project, from acquisition to the issuance of Certificate of Occupancy, including but not limited to, the cost for design, planning, zoning, variances, financing costs, legal costs, and construction and permitting. For construction and rehabilitation projects, the cost of land acquisition shall not be included in the Total Development Costs. 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.

Total Maximum Development Cost per Unit: For Multi-Family Rental Affordable Housing constructed, rehabilitated or acquired with County funds shall have a Maximum Development Cost per Unit as follows:

New Construction Units

- High-Rise \$337,000
- Mid-Rise Enhanced Structural Systems Construction \$295,600
- Mid-Rise Wood \$267,800
- Garden Style Enhanced Structural Systems Construction \$267,800
- Garden Style Wood \$223,500

Rehabilitation Units

- Garden Style \$186,430
- Non-Garden Style \$257,550

Garden Style includes all Development Types other than Mid-Rise and High-Rise; Non-Garden Style includes Development Types of Mid-Rise with Elevator (4 stories, 5 stories, or 6 stories) and High-Rise (7 or more stories); Mid-Rise includes Development Types of Mid-Rise with Elevator (4 stories, 5 stories, or 6 stories); and High-Rise includes Development Type of High Rise (7 or more stories).

This policy shall not apply to Affordable Housing projects that have received 9% LIHTCs and other FHFC programs resulting from tax credit applications that were previously awarded with maximum total development cost per unit limits approved by FHFC.

Transit Oriented Development (TOD): A residential or commercial area designed to maximize access to public transportation that incorporates features to encourage transit ridership. The proposed development is located within ¼-mile of a MetroRail or MetroMover station, or a stop along the South Dade TransitWay. Note, the quarter-mile distance from housing to transit must be walkable. There must not be natural or man-made barriers, such as lakes, canals, gated communities, highways, fences, etc., that restrict the ability of residents to walk to transit.

Transaction Fees: Customary closing costs for typical financial transactions.

Uniform Federal Accessibility Standards (UFAS): Uniform Federal Accessibility Standards (UFAS), 24 C.F.R. § 40, Appendix A (www.access-board.gov/ufas/ufas.pdf).

Violence Against Women Act (VAWA): Federal Act which protects applicants, tenants, and program participants in federally funded programs including HOME from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Workforce Housing Income Range: Households whose income range is established at 60% up to 140% of the most recent Area Median Income for Miami-Dade County. Chapter 33 Article XXIIA of the Code of Miami-Dade County, Florida.

Workforce Housing Unit: A dwelling unit, for which the sale, rental or pricing of which is restricted to households whose income falls within the workforce housing income range of 60 – 140% AMI.

SECTION C

Minimum Threshold Requirements

Developments will be recommended for funding based on applications meeting all minimum threshold requirements listed below, and will be ranked in order based on highest score. If a tie breaker is needed during scoring to determine project ranking, the first tiebreaker will be “Ability to Proceed. Those projects that score highest in Ability to Proceed, will be ranked higher. If a second tiebreaker is needed, those projects with higher points in leveraging, i.e., projects that require less total County funding per unit, will be ranked higher. If a third tiebreaker is needed, the application that proposes to construct the highest number of units will be ranked higher.

Please note points will **only** be awarded when supporting documentation outlined in the Application Checklist is **both accurately labeled and attached to your electronic application**. **Points will not be awarded in cases where supporting documentation is inaccurately labeled or uploaded and/or attached to the wrong question.**

1. Leveraging – Agencies must provide supporting documentation showing a firm commitment of **ALL** sources of funding available for the proposed activity. ***This is a minimum threshold requirement.***

2. Organizational and Financial Capacity – Organizations must demonstrate that they are fiscally sound and have the skills and experience required to achieve the proposed activity. Applicant (Developer, Developer Principal, or Sponsor) must provide Audited Financial Statements or a Certified Financial Statement, certified by an independent 3rd party auditor, which cannot be performed by an affiliate or staff member. Financial statements can be provided in a separate envelope at time of application submission, however the time frame for which the information remains proprietary is limited per the language in F.S. 119.071(1)b(2). ***This is a minimum threshold requirement.***

3. Track Record – Previously funded agencies must be in good standing, with respect to audit findings and/or failure to complete projects, have a solid track record of submitting progress reports and monitoring findings and completed projects. ***This is a minimum threshold requirement.***

4. Site Control – Applications for housing activities must demonstrate site control. ***This is a minimum threshold requirement.***

5. Subsidy per Unit – For affordable housing projects, agencies/Applicants must show that the subsidy per unit does not exceed established standards outlined in Resolution No. R-343-15. ***This is a minimum threshold requirement.***

6. Sustainable Building (Green) Certification is a contractual requirement for receiving HOME, SURTAX and SHIP funding. Applicants must designate which certification will be obtained at the time of the application. ***This is a minimum threshold requirement. See MDC 9-71 through 9-75 and IO 8-8.***

7. Passing the Due Diligence investigation: Applicants must pass a Due Diligence investigation; see the Due Diligence Checklist for more information. **Unless expressly authorized by the County Mayor or the County Mayor’s designee (in Resolution R-630-16, Section 3), any entity NOT clearing the Due Diligence Investigation will NOT be recommended to the Board for funding. *This is a minimum threshold requirement. See Resolution No. R-630-13.***

8. Applicants must meet the funding request cap requirements: *This is a minimum threshold requirement. See Resolution No. R-343-15.*

Subsidy Caps % of TDC excluding land	Competitive 9% LIHTC	Non-Competitive 4% LIHTC	Without LIHTC
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New Construction High-Rise	15%	25%	25%
New Construction Mid-Rise	15%	25%	25%
New Construction Garden Style	15%	20%	25%
Rehabilitation	15%	15%	25%

9. Applicants must meet the Total Development Cost Limitations: Maximum Development Costs per unit to construct rehabilitate or acquire Affordable Housing with County funds must be met per **Resolution No. R-346-15**. *This is a minimum threshold requirement. Note: The limitations set forth in Resolution No. R-346-15 shall not apply to public housing projects owned or operated by Miami-Dade County.*

10. Meet the funding application cap per agency: See Resolution No. R-345-15. *This is a minimum threshold requirement.*

SECTION D

Credit Underwriting Analysis

Scoring Process: All Requests for SURTAX/SHIP/HOME funds under this RFA will undergo a Credit Underwriting analysis during the scoring process to determine completeness and financial feasibility based on the documents and exhibits presented in the application, but is not the full and final Credit Underwriting Report referenced below.

PHCD shall make award recommendations to the BCC for approval. Such awards shall be contingent upon favorable full and final Credit Underwriting Reports being completed. All approved recommendations for contingent awards will undergo full and final Credit Underwriting Review. All documents and exhibits presented in the application as well as any additional requests from the underwriter will be reviewed and analyzed to complete a full and final Credit Underwriting Report in favor of or opposed to proceeding with the proposed project. **Passing credit underwriting with a favorable review is required to effectuate awards.**

Credit Underwriting Analyses and Reports will include a review of:

The Development Description

- The location based on the available information within the application;
- The proposed number of units;
- The proposed unit mix, i.e., AMI, accessibility (type and number, if applicable);
- The targeted demographic, and;
- Income restrictions imposed by the financing sources identified within the application.

The Development Team

- The Applicant/Borrower, General Partner, Guarantors, Developer, and General Contractor

The Economic Feasibility of the project through an analysis of the following documents within the application:

- Executed applications, firm commitments, and letters of intent, as applicable to ensure:
- Financing and equity sources represented in the application are available to the Applicant; and
- The terms of the financing and equity sources meet the County's program requirements

That the Applicant's Budget reasonably ensures:

- That the General Contractor, Developer Fee, hard cost and soft cost contingencies meet County program requirements;
- That the represented sources are adequate to complete and permanently finance the development;
- That the funds requested from the County meet the program guidelines and limitations based on the information available;
- That the funds requested from the County will fully fund the proposed Development within the County program guidelines.

The Operating Pro Forma and whether or not the:

- Proposed rents are achievable;
- Vacancy rate is reasonable;

- Additional income is reasonable;
- Operating expenses are reasonable;
- Net operating income represented is sufficient to cover all proposed financing, annual debt service, and applicable fees at a level acceptable to the County or other lenders based on the information available;
- Subsidy layering review, where applicable, to determine the appropriate amount of gap funding required, especially as it relates to public funds and reasonableness of cost allocations.

SECTION E

Policies

The number of applications recommended for funding shall be limited by the application scores and the funds available for this RFA. Applications are recommended for funding by categories in this RFA, and are fully funded until the funding in that category is exhausted. PHCD reserves the right to reallocate funding between categories.

PHCD may determine that partial funding may be made available to an application. If this occurs, the applicant must sign an agreement, affirming that the amount of funding allocation that the applicant is recommended for is sufficient for the project to proceed without any additional funds from any PHCD source, and that even if an application is partially funded, subject to successful completion of underwriting, the developer can proceed. The partial funding acknowledgment agreement is attached.

Only Applications meeting Minimum Threshold requirements will be scored. Only Applications that have been scored will be ranked, and may be recommended for funding. **Applicants must score a minimum of 70 points to be recommended for funding.** The 70 point minimum must be achieved without the addition of bonus points. Applications that have not been scored or ranked will be considered ineligible for funding.

Please note points will **only** be awarded when supporting documentation outlined in the Application Checklist is **both accurately labeled and attached to your electronic application**. **Points will not be awarded in cases where supporting documentation is inaccurately labeled or uploaded and/or attached to the wrong question.**

If a tie breaker is needed during scoring to determine project ranking, the first tiebreaker will be “Ability to Proceed.” Those projects that score highest in Ability to Proceed, will be ranked higher. If a second tiebreaker is needed, those projects with higher points in leveraging, i.e., projects that require less total County funding per unit, will be ranked higher. If a third tiebreaker is needed, the application that proposes to construct the highest number of units will be ranked higher. If there is a tie in the public housing multifamily rental developments category, PHCD reserves the right to use discretion in choosing which project best suits the needs of the County.

The County reserves the right to determine whether an expense is a “soft cost” or not. Construction will be monitored to determine that progress is made and draws are submitted in a timely manner and ensure that the Developer fee is paid based on the percent of construction completed.

Development Cash Flow shall be applied to pay the following items in order of priority:

- Operational expenses, taxes, and insurance;
- All superior mortgage fees and debt service;
- Other Development expenses for the Development, 10% of deferred fees collected over 10 years;
- Interest payment on Surtax loan balance, inclusive of interest payments on the loan deferred from previous years;
- Mandatory payment of subordinate mortgages

Applications will be scored according to the project information submitted on or before the deadline set forth in this RFA and other relevant information that is available.

PHCD reserves the right to rescind or reduce awarded funds for projects that present significant material changes, including but not limited to financing, financing terms and/or development type or a reduction in the number of units, after being awarded funds for the project proposed in their application.

Applicants may be disqualified from consideration for funding in this RFA based on poor performance or non-compliance on any other projects with PHCD.

The County encourages all applicants to review the Loan Documents prior to submitting any application. The County expects awardees of funds to execute the Loan Documents without any substantive revisions or edits. Any substantive changes to the loan documents are at the sole and absolute discretion of the County. Loan documents are attached for review.

The applicant's Debt Service Coverage Ratio is subject to waiver or modification at the discretion of PHCD.

Applicants must specify which Green Certification is being sought in the application (In the form of a signed certification by the applicant). Green Certification is a contractual requirement for receiving SURTAX funding.

PHCD will adhere to compliance guidelines pursuant to Resolution No. R-34-15 requiring developers to provide written notice to the County of the availability of rental or homeownership opportunities, including but not limited to, the number of available units, bedroom size, and rental or sales prices of such rental or homeownership units; requiring developers to advertise the information described in newspapers of general circulation; and post information contained in such written notice on the County's website.

PHCD will adhere to compliance guidelines pursuant to Ordinance No.14-56 providing an incentive for private developers of affordable housing who compete for funding through the County's Documentary Stamp Surtax. As part of any competitive process for the acquisition, construction or rehabilitation of rental Housing Projects, the County shall provide additional incentives, including but not limited to awarding extra points to those developers and applicants who propose additional set-aside units for Disabled Households beyond that which may be required by applicable Federal, state, or local fair housing laws or other applicable laws.

PHCD will adhere to compliance guidelines pursuant to Resolution No. R-780-15 establishing County policy to set aside no less than \$2,500,000 in Documentary Stamp Surtax Funds on an annual basis for elderly housing developments and award funds that are set aside for the elderly to County Commission Districts with the greatest needs for elderly housing. The order of need based on the Mayor's 2017 Annual Report on Affordable Housing for the Elderly dated October 9, 2018, with analysis of census data for cost burden for renters ages 55 and older is as follows: (Districts) 10, 6, 13, 12, 11, 9, 2, 5 and 7 (tie), 4, 1, 3, and 8.

Applicants shall execute and submit the Responsible Contractor Affidavit, where applicable, as set forth in Section 2-11.16, et Seq. of the Code of Miami-Dade County (Ordinance No. 14-26). The affidavit is required for privately funded projects on county owned land, and for buildings or public works projects funded completely or partially by Miami-Dade County. An authorized signator is a President, Chief Executive Officer, Chair, Secretary, or any person that has perceived authority at the organization. The County may announce a 48-hour cure period if necessary, available to applicants that do not provide the Responsible Contractor Affidavit as part of the application.

Applications must reference units that will be subsidized. Any unit that will be reserved should be noted in the application as a non-subsidized unit, such as for management, security, maintenance, etc. Any requests made after submission of an application will be subject to financial penalties. These financial penalties may be based on a per-unit cost relative to the project.

Applicants must choose if they will pursue income averaging. If the applicant elects income averaging, PHCD will assess applications subject to the following criteria: prior written approval by Florida Housing

Finance Corporation, and compliance with laws stated in the Consolidated Appropriation Act of 2018. (see Attachment 28)

For purposes of this RFA, developers proposing to develop elderly housing, the minimum percentage of 0- and 1-bedroom units is 85%, and the balance of the units cannot be larger than 2-bedroom units.

No entity shall be considered for funding where, within the past 5 years, the entity, or any of its directors, partners, principals, members or board members have been found guilty of any crime related to a funding source, been sued by an appropriate government enforcement agency or court of law, or found in breach of contract, or been debarred by a funding source. **Such entities shall not be eligible to receive funding.**

In cases where an application is not scored initially because of due diligence issues, and subsequently pursuant to Resolution No. R-630-13 (Section 3), it is determined to score said application: 1) PHCD will not delay the scoring and ranking process for other applications; 2) the applicant who has the due diligence issues will be scored and ranked sometime thereafter; 3) if the application ranks high enough, it may be funded with any remaining funds in the category for which the application was made, or if necessary, will be funded from 2021 or future Surtax RFA funds.

Pursuant to the terms of Section 17-02 of the Code of Miami-Dade County, any entity that has received loans for affordable housing and repays those loans in full before the maturity date, may upon the approval of the Board of County Commissioners, have those funds re-loaned to it for its other eligible affordable housing projects without the need to compete again for those funds.

PHCD will adhere to compliance guidelines pursuant to Resolution No. R-697-13 approved by the Miami-Dade County Board of County Commissioners on September 13, 2013, establishing allocations of Housing and Community Development funds for the purpose of acquiring or improving real property or for paying off debt secured by real property in excess of \$25,000, that shall be in the form of a loan. Loans shall be secured by a mortgage or other security instrument, which will be recorded in Miami-Dade County public records, and may be forgivable, so long as obligations of the recipient are fully performed.

PHCD will adhere to compliance guidelines pursuant to Resolution No. R-617-18, requiring all developers, borrowers or grantees of Surtax funding for affordable elderly housing to provide the following:

a) A written natural disaster plan approved by the County Mayor or the County Mayor's designee for the affordable housing development. Such natural disaster plan shall be updated annually, be made available to the residents and first responders, and include at a minimum the following information:

1. An evacuation plan for all residents of the affordable housing development;
2. A contingency plan in the event the generators required herein are not operational before or after a natural disaster;
3. Steps to be taken in order to identify all residents who evacuate from or choose to remain in an affordable housing development before and after a natural disaster;
4. A refueling plan for generators;
5. A communication plan between the developer, borrower or grantee and their personnel before, during and after a natural disaster; and
6. Any other requirements that the County Mayor or the County Mayor's designee, at their sole discretion, determines to be necessary for inclusion in the natural disaster plan.

b) A kitchen on the first, second or third floor of the building that can be used to cook food for the residents after a natural disaster;

c) A community room on the first, second or third floor of the development that has air conditioning where residents can go during and after a natural disaster;

d) A kitchen and/or community room on the first, second or third floor of the development that has water supplied by a pump connected to a generator during and after a natural disaster;

- e) A minimum of one generator to operate the lights, air conditioner and other appliances in a community room and kitchen after a natural disaster and throughout the duration of a power outage. Such generators shall be maintained in good working order and shall be inspected before and after a natural disaster;
- f) A minimum of one trained personnel on site at the affordable housing development during and after the storm. This person must receive disaster training based on the Medicaid guidelines. Such training can be provided, at no cost to the County, by a County department designated by the County Mayor or the County Mayor's designee. Any cost associated with such training shall be borne solely by the developer, borrower, or grantee;
- g) A minimum of one trained personnel or volunteer, which may include a resident, on-site at the affordable housing development to provide assistance after a natural disaster;
- h) Working contact telephone numbers, including at least one land telephone line and one cellular telephone, that shall be provided to each resident and which shall be made available to such residents before, during, and after a natural disaster. Such telephone numbers shall be posted in common areas, including but not limited to community rooms and management offices; and
- i) A list of community agencies furnished by the County that can provide services before and after a natural disaster, which shall be prominently posted in administrative offices and the common areas.

ALLOCATION OF FUNDS FROM REPAID LOANS TO OTHER PROJECTS

1. Developer must provide a written request to PHCD on company letterhead signed by a principal of the borrowing entity requesting the use of pre-paid funds to be used in a project.
 - a. The letter must contain the mortgage being paid in full.
 - b. The letter must identify the project(s) that the repaid funds will be allocated to, and amounts assigned to the project(s). The allocated funds must be equal to the total loan amount being repaid.
 - The proposed project description must be included in the letter. Please include the location, number of units, etc.
 - The proposed project financing must be included in the letter. Firm commitments are not required at this time.
2. Pay-off must occur prior to an item going to the BCC or within 30 days of BCC approval
3. Re-paid funds are available for use up to 6 months after issuance of the commitment letter subject to the following:
 - a. Extensions and modifications may be granted when in the best interest of the County
 - b. Federal Fund (HOME/HODAG) loans may be granted only one extension and only when in the best interest of the County.

BONUS POINTS AS APPLICABLE BY FUNDING CATEGORY (refer to the scoring sheet for your project type to determine which points your application/activity may be eligible for):

Bonus Points for Proximity to Community Services or Rapid Transit: Applicants may be eligible for bonus points depending on the project's proximity to available Rapid Transit or Community Services. Applicants submitting proposals with scattered sites must be able to demonstrate that 50% or more of the proposed sites will be located within approximately 1/2-mile of rapid transit, i.e., Tri- Rail, Metrorail, South Miami-Dade Transitway or the Strategic Miami Area Rapid Transit (SMART) Corridors and/or within approximately 1 mile up to 1.25 miles of community services to receive bonus points in this section. Additional Bonus points may be achieved by providing documentation that the proposed development is located within 1/4-mile of a MetroRail or MetroMover station, or a stop along the South Dade TransitWay. Note, the quarter-mile distance from housing to transit must be walkable. There must not be natural or man-made barriers, such as lakes, canals, gated communities, highways, fences, etc., that restrict the ability of residents to walk to transit.

Bonus Points for “Other Funding” may be achieved by the amount and type of funding, other than County funds, available and committed to the project, such as philanthropic or opportunity zone funding, funding from a Community Redevelopment Agency, Federal Home Loan Bank, Non-County HOME funds, or any funds that would be considered subsidy or soft debt. Documentation of the financial commitment must be included in the application to receive points.

Bonus Points may be achieved for applications that document a commitment of opportunity zones resources, including Qualified Opportunity Funds (QOFs) and eligible investments in Qualified Opportunity Zones (QOZs) to support development of affordable housing. To qualify, the proposed development site must be located within a designated QOZ. To find a list of Qualified Opportunity Zones located within Miami-Dade County, visit the following webpage: <https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>

Bonus Points for Project Completion and Compliance may be achieved, by level of completeness, for projects associated, through ownership, to projects that have been in progress for two years prior to this application, are contiguous to such previously initiated projects and have been in compliance with applicable funding programs.

Bonus points may be achieved for qualifying Community Land Trusts.

Bonus points for Diversity may be achieved by providing evidence of your Development Team’s Diversity. Diversity must be within the proposer’s development team.

Bonus points may be achieved for high rise developments that propose a total development cost per unit that is lower than \$332,000.

Bonus points may be achieved by providing evidence that the general contractor is not affiliated with the applicant/developer.

Bonus points may be achieved by providing documentation that the proposed development specified in the application is within a municipality or jurisdiction that has local ordinances that allow for flexibility in developing and incentivizing mixed income housing, e.g., allowing for higher densities if only a portion of a project abuts a residentially zoned parcel; expedited processing and approvals, etc.

Bonus points may be achieved by providing documentation within the application that the development will prepare for sea level rise and natural environmental hazards, such as elevating AC units, or raising the building. Applicant must identify, in a signed certification, the specific preparation for sea level rise that the project will undertake.

Bonus points may be achieved by completing a Pre-Application Meeting with the Department of Regulatory and Economic Resources (RER). The Pre-Application Meeting forms are Attachments to this RFA. Applicants must provide sufficient documentation if seeking bonus points. Documentation must be accurately labeled and attached to receive points. Points will be awarded as follows:

1. RER – Development Services review or municipal reviewing comments
 - RER Development Services’ memorandum states that no further action is required, or similar documentation from a municipality. (1 point)
 - RER Development Services’ memorandum indicates that further action is required. (0 points)
2. RER – Department of Environmental Resources Management (DERM) review
 - RER DERM’s memorandum states no objections, or no further action required to complete the proposed development (1 point)

RER DERM's memorandum states that further action is required to complete the proposed development (0 points)

3. RER – Platting and Traffic review

RER Platting and Traffic Review Section's memorandum states no objections, or no further action required. (1 point)

RER Platting and Traffic Review Section's memorandum provides comments that must be addressed for the proposed development to proceed. (0 points)

4. Miami-Dade County Water and Sewer Department (WASD) review

WASD's memorandum indicates that water and sewer connections are available with minimal investment in infrastructure needed to complete the proposed project (1 point)

WASD's memorandum indicates that the proposed development cannot connect to a water line and sewer system, or a significant and costly upgrade is necessary to complete the proposed project (0 points)

4a. Bonus points may also be achieved by providing a Water and Sewer capacity analysis, active and dated within one year prior to the date of RFA application.

5. Miami-Dade County Fire Rescue Department (MDFR) review

MDFR issued a memorandum stating no objection to the applicant's site plan (1 points)

MDFR issued a memorandum stating modifications to the applicant's site plan are necessary (0 points)

Applicants must score a minimum of **70 points** to be recommended for funding.

Applicants must select only **one category** per application (i.e., Applicants may not submit multiple applications in different categories for the same development address, style, number of units, proposed loan terms, etc.).

For rehabilitation funded projects, field visits will be conducted on behalf of PHCD to evaluate the viability and/or feasibility of the project site with the proposed scope of work and requested funds.

If during the application process or during the loan closing process, an entity associated with the project has been convicted of a criminal act (in connection with any County program), PHCD has the discretion to rule the project ineligible and any funds awarded and/or expended shall be recaptured.

Environmental Review: Environmental review forms must be completed in their entirety and submitted with the FY 2021 RFA application(s). Applicant will be responsible for costs incurred in completing the environmental review process, i.e., public notices, Miami-Dade Department of Regulatory and Economic Resources environmental site assessment analyses, etc. The submission of Environmental Site Assessment reports (Phase I and/or II) are required. These reports may be submitted on a thumb drive. Refer to Attachment 21 and submit the form.

Conflict of Interest: The general rule is that no persons (defined as any person who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient, or of any designated public agencies, or of sub-recipients that are receiving funds under this part) who exercise or have exercised any functions or responsibilities with respect to HOME activities assisted under this part, or who are in a position to participate in a decision making process or gain inside information with regard to

such activities, may obtain a financial interest or benefit from a HOME-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a HOME-assisted activity, or with respect to the proceeds of the HOME-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter. The complete Code of Federal Regulations (CFR) can be viewed at <http://www.ecfr.gov>, 24.CFR.570.611.

The Developer shall ensure compliance with Ordinance 14-26, the Ordinance amends the Residents First Training and Employment Program to require contractors on construction projects over \$1 million to submit a Responsible Contractor Affidavit; to provide the OSHA 10 Hour Safety Program training to all persons employed by the contractor; and achieve an aspirational goal of 51 percent of the local workforce. Ordinance 14-26 provisions apply only to construction projects over \$1 million for public buildings, public works, or projects on county owned lands.

SECTION F

Submission Guidelines

Applicants must submit an Online Application using our grants management system, ZoomGrants. A direct access link will be available on PHCD's webpage. Each entity may only submit one application.

Applicants must upload all affidavits, supporting and evidence documentation to meet threshold requirements in a PDF format.

The application must include the legal name of the Developer, employer identification number (FEIN), organization type, amount of funding request, Developer's address, contact person name, title, phone number and email address.

Points will only be awarded when supporting documentation outlined in the Application Checklist is attached to your electronic application. If supporting documentation is too large for upload, applicant may upload attachments in multiple submissions, Attachment 1a, 1b, 1c, etc.

All supporting documentation MUST be attached as a PDF file. NO electronic links will be accepted as part of your submission in this application.

Points will only be awarded when requisite supporting documentation is provided for corresponding questions.

Supporting documentation must be uploaded as a PDF attachment. Applicants must use a cover sheet identifying the EACH attachment separately.

Coversheets must be accurately labeled, match attached documentation AND corresponding questions. Points will not be awarded in cases where supporting documentation is inaccurately labeled or uploaded and/or attached to the wrong question.

Scoring Committee members will review and score all questions separately and **ONLY** consider documentation that has been correctly uploaded and labeled for specified corresponding questions.

Applicants submitting applications in more than one category **may be deemed non-responsive and may not be scored.**

Applicants must select only one category (i.e., Applicants may not submit multiple applications in different categories for the same development address, style, number of units, proposed loan terms, etc.).

Applications will be only be scored by the categories outlined in this RFA (see page 6).

Proposed Multi-Family projects **MUST** be clearly indicated in the application "OPTION 1" or "OPTION 2" (see loan terms, page).

All proposals must be submitted in the legal name of the limited partnership, corporation, or agency.

All applicants are required to review and provide requisite supporting documentation outlined in the Application Checklist included in the Application.

For purposes of this RFA, the application period is January 29 2021 – February 19, 2021. Any applications submitted after the deadline will **not** be accepted.

Faxed applications will **not** be accepted.

Applications must comply with all requirements of this RFA. Applications that are incomplete or have deficiencies and errors will be submitted to the County Attorney's Office for legal review and determination of responsiveness.

Miami-Dade County Disabled Housing Set-Aside Incentive - Developers desirous of building more disabled accessible units may be awarded extra points on applications.

No changes or additions to the proposals will be accepted after the application deadline.

Applications will not be accepted anywhere other than as noted in this application.

Miami-Dade County will not fund an entity or an affiliate with outstanding defaulted loans, debarment actions or any other legal encumbrances with the County, State of Florida, or Federal programs regardless of the merits of the submitted proposal.

Miami-Dade County will not be responsible for the payment of the Credit Underwriting/SLR fees. The Developer will be responsible for the cost of this analysis which is reimbursable through the inclusion of the cost in the development budget.

An applicant may be disqualified from consideration for funding in this RFA based on poor performance or non-compliance on any other projects with PHCD.

PHCD will adhere to compliance guidelines pursuant to Resolution No. R-630-13 approved by the Miami-Dade County Board of County Commissioners on July 16, 2013, requiring PHCD to complete and report a Due Diligence investigation on all applicants using the Due Diligence Checklist. **Unless expressly authorized by the County Mayor or the Mayor's designee (in Resolution No. R-630-13, Section 3), any entity NOT clearing the Due Diligence Investigation will NOT be recommended to the Board for funding.**

Applications lacking any items and/or criteria needed to meet minimum threshold will be deemed non-responsive and will not be scored.

Questions pertaining to this application must be submitted in writing, no later than February 3, 2021, to the attention of: Mr. Michael Liu, Director, PHCD, via email at communitydevelopmentservices@miamidade.gov.

Responses will be posted on the PHCD website <https://www8.miamidade.gov/global/housing/requests.page>



SECTION G

**Miami-Dade County Department of Public Housing and Community Development
Loan Terms and Conditions for FY 2021 SURTAX**

**FY 2021 Terms for REPAID Loan funds in accordance with Section 17-02 of the Code
Multi-Family Rental Applicants**

- 0% interest during construction years 1-2
- 0.75% interest only payments from Development Cash Flow years 3-30
- Full principal due at maturity

All Applicants using repaid loan funds

- Proposed development must meet Minimum Threshold requirements.
- REPAID loan funds will be included in the total County funding for the leveraging calculation.

Contact PHCD for instruction on how to request these funds.

Surtax financing options	
Multi-family Rental	
Option 1	For-Profit and Not-For-Profit Developers
Rate	<p><u>A. 9% LIHTC deals and market rate deals</u> <u>Construction:</u> 0% during construction, years 1-2. <u>Permanent:</u> 1.5% interest only payments from Development Cash Flow, with another .50% interest accruing and due at maturity; (30 year loan term)</p> <p><u>B. Tax-exempt bond financed projects with 4% LIHTC transactions and all other financing</u> <u>Construction:</u> 0% during construction, years 1-2. <u>Permanent:</u> 1% interest only payments from Development Cash Flow 1% interest accruing and due at maturity; (30 year loan term) Full principal due at maturity</p>
Term	1-2 year construction – 30 year perm
Affordability	Subject to rental regulatory agreement for set aside units during the entire 30 year term Subject to FHFC terms, if applicable. Subject to subsidy layering review.
Notes	Minimum debt service ratio 1.10 to Maximum 1.6. Applicable to the first 15 years. (Subject to the department’s discretion) Payments from Development Cash Flow will be considered payments that are due only from available Cash Flow after the payment of all other property expenses, including debt, operating expenses, and deferred Developer fee. Interest only payments will be simple interest (non-amortizing) Ten percent of the Developer fee must be deferred provided that it can be paid back in 10 years.
Multi-family Rental	
Option 2	For-Profit and Not-For-Profit Developers
Rate	<p><u>For both 4% LIHTC, 9% LIHTC deals and all other financing.</u> <u>Construction:</u> 0% interest during construction years 1-2. <u>Permanent:</u> 1% interest only payments from Development Cash Flow years 3-17. 0.5% interest rate. Principal and Interest payments from Development Cash Flow yrs. 18-30 (principal deferred for initial 17 years) Full principal due at maturity</p>

Term	1-2 year construction – 30 year perm
Affordability	Subject to rental regulatory agreement for set aside units during the entire 30 year term Subject to FHFC terms, if applicable. Subject to subsidy layering review.
Notes	Minimum debt service ratio 1.10 to Maximum 1.6. Applicable to the first 15 years. (Subject to the department’s discretion) Payments from Development Cash Flow will be considered payments that are due only from available Cash Flow after the payment of all other property expenses, including debt, operating expenses, and deferred Developer fee. Interest only payments will be simple interest (non-amortizing) Ten percent of the Developer fee must be deferred provided that it can be paid back in 10 years.
Multi-family Rental Homeless and Public Housing For-Profit Developers	
Rate	Construction: 0% during construction, years 1-2. Permanent: 1% interest only payments from Development Cash Flow years 3-30 Full principal due at maturity.
Term	1-2 year construction – 30 year perm Public Housing projects can carry debt based on operating subsidy not on real estate debt.
Affordability	Subject to rental regulatory agreement. Subject to a 30 year affordability and occupancy restriction period. Subject to FHFC terms, if applicable. Subject to subsidy layering review.
Notes	If borrower ceases its use of the property as a homeless facility, then or at any time, upon written notice from the County, the loan, including any accrued interest, if any, shall become immediately due and payable.
Multi-family Rental Homeless and Public Housing Not-For-Profit Developers	
Rate	Construction: 0% during construction, years 1-2. Permanent: 0.5% interest only payments from Development Cash Flow years 3-30 Full principal due at maturity.
Term	1-2 year construction – 30 year perm Public Housing projects can carry debt based on operating subsidy not on real estate debt.
Affordability	Subject to rental regulatory agreement. Subject to a 30 year affordability and occupancy restriction period. Subject to FHFC terms, if applicable. Subject to subsidy layering review.
Notes	If borrower ceases its use of the property as a homeless facility, then or at any time, upon written notice from the County, the loan, including any accrued interest, if any, shall become immediately due and payable.

***Debt Ratio may be modified or waived at discretion of PHCD.**

FUNDING SOURCE	SURTAX			
USE OF FUNDS	ACQUISITION, NEW CONSTRUCTION OR REHABILITATION OF AFFORDABLE RENTAL HOUSING (RENTAL ONLY)	HOMELESS	HOMELESS	ACQUISITION, NEW CONSTRUCTION OR REHABILITATION OF AFFORDABLE RENTAL HOUSING, HOMEOWNERSHIP, SINGLE-FAMILY
TYPE OF ENTITY	FOR PROFIT	NOT-FOR-PROFIT	FOR PROFIT	COMMUNITY LAND TRUST
AFFORDABILITY	<ul style="list-style-type: none"> - Subject to rental regulatory agreement for set aside units for 30 years from date project placed into service. If borrower ceases to use the property for intended purposes then remaining balance and note are due. - Subject to occupancy restrictions from date project placed into service. - Subject to FHFC terms. - Subject to subsidy layering review and credit underwriting 	<ul style="list-style-type: none"> - Subject to rental regulatory agreement for set aside units for 30 years from date project placed into service. - Subject to occupancy restrictions from date project placed into service. - Subject to FHFC terms. - Subject to subsidy layering review and credit underwriting 	<ul style="list-style-type: none"> - Subject to rental regulatory agreement for set aside units for 30 years from date project placed into service. - Subject to occupancy restrictions from date project placed into service. - Subject to FHFC terms. - Subject to subsidy layering review and credit underwriting 	<ul style="list-style-type: none"> - Subject to rental regulatory agreement for set aside units for 30 years from date project placed into service. If borrower ceases to use the property for intended purposes then remaining balance and note are due. - Subject to occupancy restrictions from date project placed into service. - Subject to Florida Housing Finance Corporation (FHFC) terms. - Subject to subsidy layering review and credit underwriting - Income Categories to be served: Very-low, low, or moderate - Loan/deferred loan/grant: Assistance is provided as a deferred payment loan - Ground Lease Term: At Least 50 Years - Forgiveness/Repayment: Provided the home continues to be occupied by an income eligible household, HOME monies will not be subject to recapture upon sale. - Default/Recapture: Default is defined as the failure to make required payments on a loan secured by a first mortgage which leads to foreclosure and/or loss of the property ownership. In the event of default on the first mortgage, the Community Land Trust must notify Miami-Dade County whether it intends to exercise its right of repurchase. Default shall also occur if the buyer fails to occupy the home as a primary residence.
NOTES	<ul style="list-style-type: none"> - Overall debt service ratio 1.10 minimum and 1.6 maximum applicable to the first 15 years (Subject to the department's discretion) - Interest only payments will be simple interest (non-amortizing) - Ten percent of the Developer fee must be deferred provided that it can be paid back in 10 years. - Entities must notify PHCD, by written communication, at the time of repayment of funds. - PHCD reserves the right to legally assume possession of properties at foreclosure. 	<ul style="list-style-type: none"> - If borrower ceases its use of the property as a homeless facility, then or at any time, upon written notice from the County, the loan, including any accrued interest, if any, shall become immediately due and payable. - Entities must notify PHCD, by written communication, at the time of repayment of funds. - PHCD reserves the right to legally assume possession of properties at foreclosure. 	<ul style="list-style-type: none"> - If borrower ceases its use of the property as a homeless facility, then or at any time, upon written notice from the County, the loan, including any accrued interest, if any, shall become immediately due and payable. - Entities must notify PHCD, by written communication, at the time of repayment of funds. - PHCD reserves the right to legally assume possession of properties at foreclosure. 	<ul style="list-style-type: none"> - Overall debt service ratio 1.0 minimum and 1.6 maximum applicable to first 15 years. (Subject to the department's discretion) - Interest only payments will be simple interest (non-amortizing). - Ten percent of the Developer fee must be deferred provided that it can be paid back in 10 years. - Community Land Trust (CLT) acquires land and maintains permanent ownership in perpetuity. - Recipient Selection Criteria: First qualified, first served after completion of first time homeowner class that contains a Community Land Trust component. The recipient must be able to show and attest to a clear understanding of the difference between fee simple homeownership and community land trust homeownership. Miami-Dade County will provide a certification for the client (applicant) to complete attesting to their understanding of the appropriate program. - When the owner of the property sells, the owner earns only a portion of the increased property value. The remainder is kept by the CLT, preserving the affordability for low-to-moderate income persons. - Entities must notify PHCD, by written communication, at the time of repayment of funds. - PHCD reserves the right to legally assume possession of properties at foreclosure.

SECTION H

Features and Amenities

The proposed Development must meet ALL FEDERAL AND STATE BUILDING CODE requirements, including but not limited to the following:

Federal and State Building Code Requirements

- *Florida Building Code (7th Edition 2020) with an effective date of December 31, 2020, as adopted pursuant to Section 553.503, F.S.*
- *The Fair Housing Act as implemented by 24 CFR 100*
- *Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR35, incorporating the most recent amendments, regulations and rules.*
- *For Public Housing the Uniform Federal Accessibility Standards (UFAS)*

All Units for the proposed Development must include:

- Termite prevention and pest control throughout entire compliance period or construction and presale period
- Full size stove/range – unless ALF where meals are provided and units have more limited kitchens
- Primary entrance door with a threshold no more than a ½ inch rise
- A clear opening of not less than 32 inches, or larger if necessary for ADA requirements, on all exterior doors. This includes the primary entrance door, all sliding glass doors, French doors, other double leaf doors, doors that open onto private decks, balconies, patios, and any other exterior doors
- Lever handles on all door handles on primary entrance door and interior doors
- Lever handles on all bathroom faucets and kitchen sink faucets
- Mid-point on light switches & thermostats not more than 48 inches above finished floor level
- Cabinet drawer handles and cabinet door handles in bathroom and kitchen shall be lever or D-pull type that operates easily using a single closed fist
- Window covering for each window and glass door inside each unit
- Energy features outlined in MDC Sustainable Buildings (Green) Program through MDC 9-71 through 9-75 and IO 8-8 (***this Green Building requirement is for Developments using County resources only***) and any other applicable requirements of other funding programs included in the Applicant's submission.

Proposed Developments using Florida Housing Finance Corporation resources must include the features agreed to in the FHFC RFA for which the Applicant is receiving funding or features agreed to in the FHFC Non-Competitive Application for 4% LIHTCs as well as features agreed to in the local HFA application for tax exempt bond financing. Pages from that RFA or other applicable applications will be included in this application submission as evidence of this provision. If applicable, this documentation may be found at Tab 14. If the successful applicant applies for FHFC funding after a County award, all features and amenities must be consistent with both the County and FHFC requirements and the proposed development costs must be within the costs previously approved by the County.

- Developers are encouraged to provide laundry hook ups in each unit. However, if individual laundry hook ups are not provided, then an on-site laundry facility for resident use must be provided.

Required Features ALL Single Room Occupancy (SRO) Developments:

- Minimum unit size of 110 square feet.
- Each unit must contain a sink

- Each unit must contain at least one full size single bed, a lockable storage compartment or chest of drawers and a vertical clothes closet measuring at least three feet wide.
- At least one set of bathroom facilities for every 16 units (each bathroom facility must contain a ratio of a least one sink, one shower with a curtain or door for every four units)
- Community Center or meeting room featuring a television (minimum 40") with cable or satellite hook-up
- Public transportation within 1/2 mile

Waivers may be allowed for particular features and amenities when determined to be in the best interest of the County.

Features for Elderly Housing Developments – Provisions required by R-617-18

All developers, borrowers or grantees of Surtax funds for affordable housing shall be required to provide the following:

- a) A kitchen on the first, second or third floor of the building that can be used to cook food for the residents after a natural disaster;
- b) A community room on the first, second or third floor of the development that has air conditioning where residents can go during and after a natural disaster;
- c) A kitchen and/or community room on the first, second or third floor of the development that has water supplied by a pump connected to a generator during and after a natural disaster;
- d) A minimum of one generator to operate the lights, air conditioner and other appliances in a community room and kitchen after a natural disaster and throughout the duration of a power outage. Such generators shall be maintained in good working order and shall be inspected before and after a natural disaster.

APPLICATION COVER SHEET

FY 2020 SUPPLEMENTAL SURTAX REQUEST FOR APPLICATION (RFA)

ENTITY / DEVELOPER / APPLICANT INFORMATION:

Legal Name: _____

Organization's Federal Tax or Employer Identification Number (TIN/FEIN): _____

Organization's Dun & Bradstreet D-U-N-S # (Required): _____
To obtain DUNS #, please call 1.866.705.5711 or visit <http://fedgov.dnb.com/webform>

Developer/Applicant Contact Person: _____ Title: _____

Phone: _____ e-mail: _____

Developer/Applicant Mailing Address _____

City _____ State _____ Zip+4 _____

ACTIVITY INFORMATION:

Activity Location/Address: _____

City _____ State _____ Zip+4 _____

If multiple sites are proposed for development or rehabilitation, please attach a separate list including: address, and Commission District located in for each site.

Activity Title: _____

Category: _____

Activity Description:

Please use the following link to answer the questions below: <http://gisweb.miamidade.gov/communityservices/>

County Commission District (s) where activity is located – *Please circle District number(s) or Countywide*

1 2 3 4 5 6 7 8 9 10 11 12 13 Countywide

County Commission District (s) where clients reside – *Please circle District number(s) or Countywide*

1 2 3 4 5 6 7 8 9 10 11 12 13 Countywide

County Commission District (s) where Developer/applicant's business is located – *Please circle District number(s)*

1 2 3 4 5 6 7 8 9 10 11 12 13

Please provide the total amount of funding requested in the appropriate blank below.

Multi-Family Rental - Countywide \$ _____ (Surtax)

Elderly Housing Developments \$ _____ (Surtax)

Select the applicable Surtax Financing Option below, based on the project type. Financial underwriting will be based on the option selected. *Note: See Section G for option descriptions.*

- Multi-Family Rental Option 1, For Profit and Not-For-Profit Developers
- Multi-Family Rental Option 2, For Profit and Not-For-Profit Developers
- Multi-Family Rental Homeless and Public Housing For-Profit Developers
- Multi-Family Rental Homeless and Public Housing Not-For-Profit Developers

With my signature below, I attest to the accuracy of the information provided on the cover page. The information above summarizes my RFA 2020 supplemental application submission.

Signature: _____

Name (Print): _____

Date: _____

Applicant Certification and Acknowledgement Form

By submitting the Application, the Applicant acknowledges and certifies that:

1. The proposed Development can be completed and operating within the development schedule and budget submitted to PHCD.
2. The name of the Applicant entity stated in the Application may be changed only by written request of an Applicant to PHCD staff and approval of the Board after the Allocation Agreement is in effect.
3. The success of an Applicant in being selected for funding is not an indication that the Applicant will receive a positive recommendation from the Credit Underwriter or that the Development Team's experience, past performance or financial capacity is satisfactory. The past performance record, financial capacity, and any and all other matters relating to the Development Team, which consists of Developer, Management Company, General Contractor, Architect, Attorney, Accountant, and Service Provider (if the proposed Development is an Elderly Assisted Living Facility), will be reviewed during credit underwriting. The Credit Underwriter may require additional information from any member of the Development Team including, without limitation, documentation on other past projects and financials. Development Teams with an unsatisfactory past performance record, inadequate financial capacity or any other unsatisfactory matters relating to their suitability may result in a negative recommendation from the Credit Underwriter.
4. Applicant shall timely provide PHCD with any changes in funding sources or amounts. Changes in funding sources or amounts may result in a reduction in PHCD funding and/or the need to reassess the project through additional Credit Underwriting.
5. The Principals of each Developer identified in the Application, including all co-Developers, may be changed only by written request of an Applicant to PHCD staff and approval of the PHCD after the Applicant has been invited to enter credit underwriting. In addition, any allowable replacement of an experienced Principal of a Developer entity must meet the experience requirements that were met by the original Principal.
6. The total number of units stated in the Application may not be increased after the Applicant has been invited to enter credit underwriting. Only in certain instances which would be subject to written request of an Applicant to PHCD staff and approval of PHCD and provided that the financing has not changed or that additional funds will be required from PHCD to fund the project.
7. The invitation to enter credit underwriting will be rescinded if it is determined that the proposed Development was placed in service prior to the year in which it received its allocation.
8. The proposed Development will include (i) all construction feature commitments made by the Applicant and (ii) all required construction features applicable to the proposed Development, as outlined in the RFA.
9. The proposed Development will include the required income set-aside units committed to in the Application. The Total Set-Aside Percentage stated in the Application may be increased after the Applicant has been invited to enter credit underwriting, subject to written request of an Applicant to PHCD and approval of PHCD.
10. The Application will be subject to the Total Development Cost Per Unit Limitation during the scoring, credit underwriting, and final allocation process, as outlined in the RFA.
11. The Applicant acknowledges that any funding preliminarily secured by the Applicant is expressly conditioned upon any independent review, analysis and verification of all information contained in this Application that may be conducted by the PHCD, the successful completion of credit underwriting, and

all necessary approvals by the Board of County Commissioners, PHCD or other legal counsel, the Credit Underwriter, and PHCD staff.

12. If contingent approval is received in accordance with Section D, the Applicant will promptly furnish such other supporting information, documents, and fees as may be requested or required. The Applicant understands and agrees that PHCD is not responsible for actions taken by the undersigned in reliance on such contingent approval.
13. The Applicant, its project team and all Financial Beneficiaries have read all applicable PHCD and County rules governing this RFA and have read the instructions for completing this RFA and will abide by the applicable Florida Statutes and the credit underwriting and program provisions outlined in RFA and any applicable state, city, county rules and ordinances. The Applicant and all Financial Beneficiaries have read, understand and will comply with all applicable state, county, city and federal regulations as well as Section 42 of the Internal Revenue Code, as amended (if applicable).
14. In eliciting information from third parties required by and/or included in this Application, the Applicant has provided such parties information that accurately describes the Development as proposed in this Application. The Applicant has reviewed the third party information included in this Application and/or provided during the credit underwriting process and the information provided by any such party is based upon, and accurate with respect to, the Development as proposed in this Application.
15. The Applicant understands and agrees to cooperate with any audits conducted in accordance with the provisions set forth in Section 20.055(5), F.S.
16. The undersigned is authorized to bind all Financial Beneficiaries to this certification and warranty of truthfulness and completeness of the Application.
17. This application is being submitted in only one rental activity funding category.
18. The application submitted reflects the total gap for the project.
19. The applicant agrees that no other County funds are to be provided for this project if the full gap amount is awarded.

Under the penalties of perjury, I declare and certify that I have read the foregoing and that the information is true, correct and complete.

Signature of Applicant

Name (typed or printed)

Title (typed or printed)



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
ALL APPLICANTS
DUE DILIGENCE AFFIDAVIT

Applicant Name: _____

Address: _____

Telephone Number: _____

Pursuant to Miami-Dade County Resolution No. R-630-13, the undersigned certifies, to the best of his or her knowledge and belief, that:

- 1. Within the past five (5) years, neither the Entity nor its directors, partners, principals, members or board members:
i. Have been sued by a funding source for breach of contract or failure to perform obligations under a contract;
ii. Have been cited by a funding source for non-compliance or default under a contract;
iii. Have been a defendant in a lawsuit based upon a contract with a funding source;
iv. Have been charged with a crime that is unresolved at the time of signing this document; have been convicted at any time of a crime of fraud or bribery; or have been convicted at any time of a criminal act in connection with any County program.

Please list any matters which prohibit the Entity from making certifications required and explain how the matters are being resolved (use separate sheet if necessary):

This is certified by my signature:

Applicant's Signature _____ Print Name _____ Date _____

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 20____ by _____ . He/she is personally known to me or has presented _____ as identification number: _____.

(Print or Stamp of Notary): _____ Expiration Date: _____

Notary Public – State of _____ Notary Seal:



This material is available in an accessible format upon request.

CD/60/31516



**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
 FY 2020 Supplemental SURTAX Funding
 Certification of Accuracy
 ALL APPLICANTS**

This page must be signed by the authorized representative of the Applicant/Developer as to the accuracy and completeness of this proposal. No proposals will be accepted without this document.

I hereby certify that this proposal is complete and all information included herein is true and accurate.

Name of Applicant/Developer: _____

Authorized Representative: _____ (print name)

Title: _____

Signature: _____

Date: _____



This material is available in an accessible format upon request.

CD/60/31516

APPLICATION CHECKLIST HOUSING DEVELOPMENT

Please note points will **only** be awarded when supporting documentation outlined in the Application Checklist is **both accurately labeled and attached to your electronic application**. Points will not be awarded in cases where supporting documentation is inaccurately labeled or uploaded and/or attached to the wrong question.

ALL DOCUMENTS MUST HAVE A COVER SHEET AND ATTACHMENT NUMBERS

ALL Items listed in the following checklist are REQUIRED and must be included with your application

	Document	Include Cover Sheet & Attachment Number
1.	Application Cover Sheet	Attachment ____
2.	Applicant Certification and Acknowledgment Form/ Due Diligence Affidavit	Attachment ____ Attachment ____
3.	Certification of Accuracy/ Responsible Contractor Form (if applicable)	Attachment ____ Attachment ____
4.	Application Checklist/ Table of Contents	Attachment ____
5.	Application: Part I - General Information section Federal Employer Identification Number (FEIN) Number of Applicant	Attachment ____
6.	<p>Part II - Development Team - include name and prior experience for each principal.</p> <p>Organizational and Financial Capacity – Organizations must demonstrate that they are fiscally sound and have the skills and experience required to achieve the proposed activity. Applicant (Developer, Developer Principal or Sponsor) must provide Audited Financial Statements or a Certified Financial Statement, certified by an independent 3rd party auditor, which cannot be performed by an affiliate or staff member. Financial statements must be provided at the time of application, however the time frame for which the information remains proprietary is limited per the language in F.S. 119.071(1)b(2). <i>This is a minimum threshold requirement.</i></p> <p>EXPERIENCE</p> <p>- Historical Data on Previous Completed Projects – if the Applicant is wishing to gain points for experience, the Applicant must provide documentation of the experience. Preferred documentation includes copies of Certificates of Occupancy, pictures and other documentation that establishes ownership and ties developers to the project. Documentation including unit counts that link certificates of occupancy to projects.</p> <p>Prior experience for each developing entity chart</p> <p>Management agent’s prior experience chart</p> <p>General Contractor’s name and prior experience chart</p>	<p>Attachment ____</p> <p>Attachment ____</p> <p>Attachment ____</p> <p>Attachment ____</p> <p>Attachment ____</p> <p>Attachment ____</p> <p>Attachment ____</p>

	Architect or Engineer Certification form Attorney Housing Credit Certification form (if applicable) Accountant Certification form Service Provider for Assisted Living Facility (if applicable) Service Provider’s Prior Experience Chart (if applicable) Developer Experience Developer and Development Name, etc. Color Photographs Audited Financial Statements/Certified Financial Statement	Attachment ____ Attachment ____ Attachment ____ Attachment ____ Attachment ____ Attachment ____ Attachment ____ Attachment ____
7.	Part III - Development Information - (Scope of Project) – Including a Description, Location, Proposed Project Site and Features and Amenities.	Attachment ____
8.	Part IV - Ability to Proceed – first tiebreaker Approved Construction Plans and Specifications Site Control – THRESHOLD REQUIREMENT - One of the following is required: Recorded Deed, Fully Executed long-term lease or Fully Executed Contract for purchase and sale dated through financial closing of the proposed development and any applicable assignments, or addendum. For purposes of this RFA a fully executed contract for purchase and sale, of the subject property, must be dated through December 31 st 2021 or have extension options in place to extend the contract through closing. Color Photos of Site Structures Evidence of Infrastructure Availability – Electricity Evidence of Infrastructure Availability – Water Evidence of Infrastructure Availability – Sewer Evidence of Infrastructure Availability – Roads Evidence of Appropriate Zoning – Provide a copy of the Pre-Application meeting information submitted to the Department of Regulatory and Economic Resources and response memorandums received from county departments, or similar process from municipalities if seeking bonus points	Attachment ____ Attachment ____ Attachment ____ Attachment ____ Attachment ____ Attachment ____ Attachment ____
9.	Part V – Demographic Targets, Income Targeting and Set-Aside Commitments	Attachment ____
10.	Part VI - Financing (Budget) – The applicant shall submit a total budget including a sources and uses statement and leverage funds Sources (Award Letters, Signed Affidavits, and/or Letters of Firm Commitment). Must indicate Option 1 or Option 2 financing options where applicable Evidence of Firm Commitment: Award Letter Invitation to Underwriting with FHFC Board approved allocation Evidence of funding commitment from an industry recognized	Attachment ____ Attachment ____ Attachment ____ Attachment ____ Attachment ____

	financial institution or other established entities	Attachment ____
	Evidence of initial underwriting by a lender or from a financial source	Attachment ____
11.	Part VII - FINANCIAL BENEFICIARIES	Attachment ____
12.	Part VIII – Multifamily Rental Form if applicable	Attachment ____
13.	FHFC application if applicable – with pro-forma and principals disclosure but without exhibits.	Attachment ____
14.	Tax Exempt Status Letter - Attorney's opinion letter Evidence of not-for-profit status. (if applicable)	Attachment ____
15.	IRS 990 – IRS Determination letter Description of the not-for-profit status. (if applicable)	Attachment ____
16.	Governing Board - Names and addresses (if applicable). Role of the Not-for-profit	Attachment ____
17.	Current Articles of Incorporation and Corporate Documents - Please label and include page numbers for each of the sections listed below (if applicable).	Attachment ____
18.	Current By-Laws (if applicable)	Attachment ____
19.	Appeals or Other Pending Issues	Attachment ____
20.	Trade and Banking References	Attachment ____
21.	Marketing Plan (applicable for HOME funding)	Attachment ____
22.	Green Certification	Attachment ____
23.	Bonus Points	Attachment ____

Miami-Dade County FY 2020 Supplemental SURTAX RFA – Housing Application

PART I. GENERAL INFORMATION

Applicant/Developer

1. Applicant Information

Name of Applicant: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Facsimile: _____

E-Mail Address: _____

FEIN: _____

2. If not yet obtained, provide a copy of the submitted application for the Federal Employer Identification Number and upload as an attachment labeled "FEIN Number _____."

a. Is the Applicant a legally formed entity qualified to do business in the State of Florida as of the Application Deadline? *Provide the required documentation and upload as an attachment labeled and clearly identified.*

Yes No

b. Is the Applicant a limited partnership or limited liability company?

- Limited Partnership
- Limited Liability Company

c. Is the Applicant applying as a not-for-profit organization?

Yes No

If the answer is "Yes," the Applicant must respond to (I) and (II) below. If the answer is "No," skip not-for-profit status questions and proceed to question 3 below.

(I) Provide the following documentation:

- Attorney's opinion letter and upload as an attachment and clearly identified.
- IRS determination letter and upload as an attachment and clearly identified.

(II) Answer the following questions:

- Is the Applicant a Public Housing Authority created by Section 421.04, Florida Statutes?

Yes No

- Is the applicant or one of its general partners a not-for-profit entity that is an affiliate of a public housing authority created by Section 421.04, Florida Statutes?
 - Yes No

- Is the applicant or one of its general partners a Public Housing Authority or incorporated as a not-for-profit entity pursuant to Chapter 617, Florida Statutes, or similar state statutes if incorporated outside Florida?
 - Yes No

- If “no”, is the applicant or one of its general partners a wholly-owned subsidiary of a not-for-profit entity formed pursuant to Chapter 617, Florida Statutes, or similar state statutes if incorporated outside Florida?
 - Yes No

- Is the applicant or one of its general partners a 501(c)(4) not-for-profit entity; or is the applicant or one of its general partners a wholly-owned subsidiary of a 501(c)(3) or 501(c)(4) not-for-profit entity?
 - Yes No

- Does the not-for-profit entity have an ownership interest, either directly or indirectly, in the general partner or general partnership interest or in the authorized member of the authorized member’s interest in the applicant?
 - Yes No

If “Yes”, state the percentage owned in the general partnership interest:

_____ %

(i) Percentage of Developer’s fee that will go to the not-for-profit entity:

_____ %

(ii) Provide the description/explanation of the role of the not-for-profit entity and upload as a labeled attachment.

(iii) Provide the names and addresses of the members of the governing board of the not-for-profit entity and upload as a labeled attachment.

(iv) Provide the Articles of Incorporation demonstrating that one of the purposes of the not-for-profit entity is to foster low-income housing as an uploaded clearly identified attachment.

(v) Year not-for-profit entity was incorporated.

_____ (yyyy)

(vi) Is the not-for-profit entity affiliated with or controlled by a for-profit entity within the meaning of Section 42(h), Internal Revenue Code?

- Yes No

If “Yes,” state name of the for-profit entity and what is the percentage of partnership.

_____ %

3. General and Limited Partner(s), Officers, Directors and Shareholders

For a Limited Partnership, provide a list of the limited partner(s), and the officers, directors, members, and shareholders of the general partner(s) as of the application deadline, and upload as a clearly identified attachment.

For a Limited Liability Company, provide a list of the member(s), and the officers, directors, members, and shareholders of majority-in-interest or elected authorized member(s) as of the application deadline, and upload as a clearly identified attachment. This list must include warrant holders and/or option holders of the proposed development.

For all other entities, provide a list of the officers and directors as of the application deadline, and upload as a clearly identified attachment.

4. Contact Person for this Application

First Name: _____ MI: _____ Last Name: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Facsimile: _____

E-Mail Address: _____

Relationship to Applicant: _____

PART II. DEVELOPMENT TEAM

1. Developer or principal of Developer

Name of Developer: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Facsimile: _____

E-Mail Address: _____

Federal Employer Identification Number: _____

a. Corporate name(s) of each Developer (include all co-Developers):

b. Provide the prior experience for each developing entity in a chart and upload as a clearly identified attachment.

2. Management agent or principal of management agent

a. Provide the management agent's prior experience chart and upload as a clearly identified attachment.

3. General contractor or principal of general contractor

a. Provide the General Contractor's name and prior experience chart and upload as a clearly identified attachment.

b. Is the construction company a subsidiary of the developing entity or does the Developer have an ownership interest in the construction company?

Yes No

4. Architect or Engineer

a. Provide the executed Architect or Engineer Certification form and upload as a clearly identified attachment. Non-Housing Credit (NHC) Applicants shall provide a copy of a current license of the Architect or Engineer.

5. Attorney

a. Housing Credit (HC) Applicants – provide the executed Attorney HC Certification form and upload as a clearly identified attachment. NHC Applicants shall provide a copy of a current license of the Attorney.

6. Accountant:

a. Provide the executed Accountant Certification form and upload as a clearly identified attachment. NHC Applicant shall provide a copy of a current license of the Accountant.

7. Service Provider for Assisted Living Facility (ALF) Development only:

a. Provide the executed Service Provider or Principal of Service Provider Certification form and upload as a clearly identified attachment.

b. Provide the Service Provider's or principal of Service Provider's Prior Experience Chart and upload as a clearly identified attachment.

8. Developer Experience

Please provide a list of all completed housing developments within the last 10 years and upload as a clearly identified attachment

a. Include name of Developer and development, complete address, folio number, year completed, number of units, uploaded as a clearly identified attachment.

b. Provide color photographs of all completed developments, uploaded as a clearly identified attachment.

9. Organizational and Financial Capacity – Organizations must demonstrate that they are fiscally sound and have the skills and experience required to achieve the proposed activity. Applicant (Developer, Developer Principal or Sponsor) must provide Audited Financial Statements or a Certified Financial Statement, certified by an independent 3rd party auditor, which cannot be performed by an affiliate or staff member. The time frame for which the information remains proprietary is limited per the language in F.S. 119.071(1)b(2). – ***This is a minimum threshold requirement. Please upload as a clearly identified attachment.***

10. Banking and Trade references must be uploaded as a clearly identified attachment.

PART III. DEVELOPMENT (Scope)

1. Name of Development and description of the proposed project:

2. Location of Development Site: (if there are multiple sites, please attached a separate list with address and folio numbers).

Street Address: _____

City: _____ State: _____ Zip Code: _____

Folio # _____

a. Will the development consist of scattered sites?

Yes No

If “Yes,” for each of the sites provide the address, total number of units, and a latitude and longitude coordinate and upload as a clearly identified attachment.

b. Local Jurisdiction:

1. Name of local jurisdiction where development is located:

3. Will this development require rehabilitation as a historic building?

Yes No

If “Yes,” answer questions (a) and (b) below:

a. Date the development originally placed in service:

_____ (mm/dd/yyyy)

b. Date and cost of last rehabilitation:

_____ (mm/dd/yyyy) Cost: \$ _____

4. Development Category

a. Select one category

- New Construction (where 100% of the units are new construction) for FHFC applicants at least 51% of the units are New Construction
- Rehabilitation (where at least 51% of the units are Rehabilitation)
- Redevelopment

5. Development Type

Multi Family Rental Housing

- | | |
|--|--|
| <input type="checkbox"/> Garden Apartment | <input type="checkbox"/> Duplexes/Quadraplexes |
| <input type="checkbox"/> Townhouses | <input type="checkbox"/> Mid-Rise with Elevator (a building comprised of 4, 5, or 6 stories) |
| <input type="checkbox"/> High-Rise (a building comprised of 7 or more stories) | <input type="checkbox"/> Single Room Occupancy (SRO) |
| <input type="checkbox"/> Condominium | <input type="checkbox"/> Other Specify: _____ |

PART IV ABILITY TO PROCEED

In this section, please upload clearly identified supporting documentation as attachments:

1. Approved Construction Plans and Specifications, an accompanying Soils Report and accompanying Phase I Environmental Site Assessment include as a clearly identified attachment.

2. Evidence of Site Control. Does the organization/applicant have documented site control? **Site control is a minimum threshold requirement to receive funding.** Applicant must demonstrate site control by providing one of the following documents for each site:

- Provide a recorded deed or recorded certificate of title and include as a clearly identified attachment; or
- Provide a copy of the dated and fully executed long-term lease include as a clearly identified attachment; or
- Provide a dated and fully executed contract for purchase and sale for the subject property and include as a clearly identified attachment; for purposes of this RFA a fully executed contract for purchase and sale, of the subject property, must be dated through December 31st 2021 or have extension options in place to extend the contract through closing
- Other indications of site control such as an executed Option to Purchase or Clerk certified local government resolution. However, it is the responsibility of the Developer to meet all minimum threshold requirements of FHFC, if applicable; include as a clearly identified attachment.
- Provide a list of all addresses and folio numbers for the project site and **attach color photos** of the site/structure (including roof and interior) and include as a clearly identified attachment. Include a completed 40 year certification (if existing building is not 40 years old or on vacant land, this does not

apply); completed architectural/engineering plans; approved building and construction permits from the respective municipality and/or county for the proposed project. Property must be free of any Building Code violations and if there are existing violations a copy of the violation(s) must be provided from the municipality with a plan of how they will be addressed.

Site Address	Folio Number

If there are multiple sites, please attached a separate list with address and folio numbers.

3. Evidence of Infrastructure Availability. PHCD reserves the right to determine the appropriateness of documents submitted by the applicant.

- Electricity – Provide a verification letter from the future provider of electricity to the site, and an opinion of cost to provide electricity to the development; and/or provide an electrical bill for service to the subject property and include as a clearly identified attachment. And/or provide FHFC’s Verification of Availability of Infrastructure Electricity form.
- Water – Provide a verification letter from the future provider of water to the site, and an opinion of cost to provide water to the development; and/or provide a water bill for service to the subject property and include as a clearly identified attachment. And/or provide FHFC’s Verification of Availability of Infrastructure Water form.
- Sewer, Package Treatment or Septic Tank – Provide a letter from the future sewer service provider, and an opinion of cost to provide sewer to the development; or a copy of a sewer bill for service to the subject property and include as a clearly identified attachment. And/or provide FHFC’s Verification of Availability of Infrastructure Sewer Capacity, Package Treatment or Septic Tank form.
- Roads – Provide a letter from the appropriate local government verifying that the development can be served by existing roads, or that new roads can be built to serve the development, and an opinion of cost to build roads and include as a clearly identified attachment. And/or provide FHFC’s Verification of Availability of Infrastructure – Roads form.

4. Evidence of Appropriate Zoning/Evidence of RER Pre-Application Meeting. For applications with proposed development sites in unincorporated Miami-Dade County or sites located within municipalities, RER’s Pre-Application process may be followed. Pre-Application forms are included in the attachments to this RFA. Applicants are advised to contact RER Development Services at (305) 375-1806 or dpnz@miamidade.gov for further information.

- New Construction Development/Redevelopment – Provide a copy of the Pre-Application meeting information submitted to the Department of Regulatory and Economic Resources and the response memorandums received from county departments; provide documentation that the proposed development is consistent with local zoning and land use regulations and include as a clearly identified attachment. Or, provide either 1) FHFC’s Local Government Verification form that Development is

Consistent with Zoning; and/or 2) FHFC's Land Use Regulations and Local Government Verification form that Permits are not Required for this Development. Official documentation from the municipality will serve as verification as well.

OR

- Rehabilitation/Substantial Rehabilitation Developments – Provide a copy of the Pre-Application meeting information submitted to the Department of Regulatory and Economic Resources and the response memorandums received from county departments; provide documentation that the proposed development is consistent with local zoning and land use regulations and include as a clearly identified attachment. Or, provide FHFC's Local Government Verification form that Development is Consistent with Zoning; and/or FHFC's Land Use Regulations and Local Government Verification form that Permits are not Required for this Development.

PART V. DEMOGRAPHIC COMMITMENT AND SET-ASIDES

1. Demographic Targets

a. Elderly

Is the proposed development an Assisted Living Facility (ALF)?

Yes No

Will the proposed Development serve Elderly residents 55 or over?

Yes No

b. Homeless

Will the proposed Development set aside units for homeless persons?

Yes No

SINGLES ONLY

FAMILIES ONLY

SINGLES AND FAMILIES

Percentage set-aside for Homelessness _____

c. Family – Development will serve the general population.

Yes No

d. Disability

Will the proposed Development serve persons with disabilities?

Yes No

If yes, specify the number of units _____ and percentage of units _____ set-aside for disabled persons.

2. Income Targeting. **Points will not be awarded if requested documentation is not included in application and if items are not checked.**

Project will result in (check all that apply):

- _____ Mixed-income residential housing, which includes units affordable to persons with incomes of 80% or less of AMI. Indicate % you will be providing:
 - Market rate units _____%
 - Workforce units _____%
 - Moderate income units _____%
 - Low Income units _____%
 - Very low income units _____%
 - Extremely low income units _____%

- _____ Housing units located within ½ mile of rapid transit facilities, (i.e., Metrorail); or if project is located within ½ mile of the South Miami-Dade Transitway; and/or if project is located within ½ mile of a corridor shown on the Strategic Miami Area Rapid Transit Corridors (SMART) Plan. Include a map indicating that the project is within ½ mile of transit stop.

- _____ Specify the number of units reserved management or service units, which are not affordable units

3. Set-Aside Commitments

- _____ A set-aside of 10% or more of units that is affordable to households at 33% or less of AMI. Units at 33% rents must be identified and included in 30-year pro forma.

- _____ Rental only:
 - _____ An operating reserve for rental assistance for projects that set aside 10% or more of the units for households at 33% or less of AMI (the operating reserve must be shown in project's capital budget with an allowed source to fund the reserve. Funding from this RFA cannot be utilized for an operating reserve).

PART VI. FINANCING

Applicants must submit a total budget and upload as a clearly labeled attachment, including a list of all committed funds for the proposed project. Budget section must include a sources and uses statement; evidence of leveraged funding, such as award letters, signed affidavits, and/or letters of firm commitment; and utility allowance chart.

When completing the budget all appropriate fees must be included.

Project development costs (including fees and soft costs) should reflect a pro-rata share of the total funding awarded by the County and other funding sources. If the project receives funding from the County from multiple funding years (i.e., 2019 and 2020 funding), Developer fees shall be prorated in accordance with the terms of the respective funding years, the Request for Applications and the respective applications for funding submitted to the County. The County's funds may not be used to pay a greater portion of the Developer Fee than the portion of the County's loan to the overall development cost absent the consent of the County. Developer fees must be reflective of actual construction completed. No part of the Developer fee can be disbursed until all loan

closing conditions have been met. Under no circumstances will Miami-Dade County reimburse Developers for costs incurred on the development prior to an executed written agreement and loan closing with recorded documents in effect.

Funding Commitments should be uploaded attached and clearly labeled by commitments.

For purposes of this RFA, evidence of a firm commitment includes the following:

- Award letter or invitation to underwriting from FHFC
- Board approved allocation
- Documented evidence of funding commitment from an industry recognized financial institution or other established entities (e.g., Philanthropic foundations, etc.)
- Documented evidence of initial underwriting by a lender or from a financial source

Applicants may use this section OR use the FHFC form for operating budgets and pro-formas.

DEVELOPMENT COST PRO FORMA

PROJECT COST	Costs
<i>Actual Construction Cost</i>	
Demolition	
New Units	
Rehab of Existing Rental Units	
Accessory Buildings	
Recreational Amenities	
Rehab of Existing Common Areas	
*Other (explain in detail)	
A1. Actual Construction Cost	
Contingency (explain in detail)	
A1.1 Sub-Total	
A1.2 General Contractor Fee cannot exceed 14%	
A1.3 Total Actual Construction Cost	

<i>Financial Cost</i>	
Construction Loan Credit Enhancement	
Construction Loan Interest	
Construction Loan Origination Fee	
Bridge Loan Interest	
Bridge Loan Origination Fee	
Permanent Loan Credit Enhancement	
Permanent Loan Origination Fee	
Reserves Required By Lender	
A2. Total Financial Cost	

<i>General Development Cost</i>	
Accounting Fees	
Appraisal	
Architect's Fee – Design	
Architect's Fee – Supervision	
Builder's Risk Insurance	

Building Permit	
Brokerage Fees – Land	
Brokerage Fees – Building	
Closing Costs – Construction Loan	
Closing Costs – Permanent Loan	
Engineering Fee	
Environmental Fee	
Environmental Report	
*Impact Fees (list in detail)	
Inspection Fees	
Insurance	
Legal Fees	
Market Study	
Marketing/Advertising	
Property Taxes	
Soil Test Report	
Survey	
Title Insurance	
Utility Connection Fee	
*Other (explain in detail)	
*Contingency (7) (explain in detail)	
A3. Total General Development Cost	

B. Development Cost (A1.3+A2+A3)	
---	--

C. Developer’s Fee	
---------------------------	--

<i>ACQUISITION COST OF EXISTING DEVELOPMENTS (EXCLUDING LAND)</i>	
Existing Buildings	
Developer Fee on Existing Buildings	
*Other (explain in detail)	
D. Total Acquisition Cost	

<i>LAND COST</i>	
E. Total Land Cost	

F. Total Development Cost (B+C+D+E)	
--	--

Explanation of Other costs.

Actual Construction Cost - Other	Amount	Description
General Development Cost - Other	Amount	Description
Acquisition Cost - Other	Amount	Description

--	--	--

CONSTRUCTION OR REHABILITATION ANALYSIS

	Amount	Documentation Attached
A. Total Development Cost		
B. Sources		
County Funds		
First Mortgage Financing		
Second Mortgage Financing		
Third Mortgage Financing		
Deferred Developer Fee		
Grants		
Equity – Partner’s Contribution		
Other:		
Other:		
Total Sources		
C. Financing Shortfall (A minus B)		

PERMANENT ANALYSIS

	Amount	Documentation Attached
A. Total Development Cost		
B. Sources		
C. County Funds Requested		

PART VII. FINANCIAL BENEFICIARIES

FINANCIAL BENEFICIARIES DISCLOSURE: Applicants seeking funds under this RFA must include and fully disclose any person or entity categorized as a financial beneficiary as defined by Rule 67-48.002, F.A.C.

FAILURE TO ACCURATELY AND FULLY DISCLOSE ALL REQUESTED INFORMATION WILL RESULT IN REJECTION OF THE APPLICATION.

Financial Beneficiary Disclosure for the proposed development to be uploaded attached and clearly labeled:

On the chart below list the names of all persons or entities that are financial beneficiaries as defined by Rule 67-48.002, F.A.C. in the proposed development excluding limited partner investors through housing credit syndication, third-party lenders, and third-party management agents for each application submitted.

Name of Financial Beneficiary

PART VIII - RENTS AND OPERATING PRO FORMA Upload as a clearly labeled attachment

A. Units and Rental Rates

Miami-Dade County Assisted Units

	A	B	C	D	E	F	G	H
% of Median Income	Target Tenant *	# of Bedrooms	# of Units	Sq. Ft. of Living Area**	Rent	Tenant Paid Utility Allow.	Proposed Net Rent	Net Rent/Sq. Ft.
		0			\$	\$	\$	
		1			\$	\$	\$	
		2			\$	\$	\$	
		3			\$	\$	\$	
		4			\$	\$	\$	
		5			\$	\$	\$	
		TOTAL			\$	\$	\$	
					Annual	Income	\$	

*Homeownership only

Non Miami-Dade County Assisted Units

	A	B	C	D	E	F	G	H
% of Median Income	Target Tenant *	# of Bedrooms	# of Units	Sq. Ft. of Living Area	Rent	Tenant Paid Utility Allow.	Proposed Net Rent	Net Rent/Sq. Ft.
		0			\$	\$	\$	\$
		1			\$	\$	\$	\$
		2			\$	\$	\$	\$
		3			\$	\$	\$	\$
		4			\$	\$	\$	\$
		5			\$	\$	\$	\$
		TOTAL			\$	\$	\$	\$
					Annual	Income	\$	

*Codes for Target Tenant: H = Homeless; LWA = Living with AIDS; E = Elderly; D Disabled (other than LWA); F = Exiting Foster Care Youth.

**Living area should be defined as only air-conditioned spaces.

NOTE: The information provided on this page will be used as the basis for contract compliance, should the development be funded.

Rents and Operating Pro Forma

Operating Pro Forma

- 1) Submit an operating pro forma for the proposed development with projects operating expenses and income. The operating pro forma must be attached, labeled and clearly identified.
- 2) If loan or other funding approval is in place, insert the actual interest rate(s), terms and assumptions used in obtaining the commitment.
- 3) Evidence of the figures used to obtain the commitment must be located directly behind this form, labeled and clearly identified with the funding source guidelines.

USE THE FOLLOWING ASSUMPTIONS IF ALL SOURCES OF FUNDING ARE NOT FIRMLY COMMITTED WITH CORRESPONDING INTEREST RATE: (FOR RENTAL ONLY)

1. Mortgage Rate: 6% (includes servicing fees)
2. Mortgage Term: 30 year amortization
3. Vacancy Rate: 6%
4. Annual Rental Income Increase Rate: 3%
5. Operating Reserves of 3%
6. Replacement Reserves of a minimum amount of \$300 per unit per annum; must be used for all developments
7. Minimum Operating Expenses are \$4,500 and the maximum operating expenses are \$6,250
8. Annual Expense Increase Rate is 4%

Rents and Operating Pro Forma

NOTE: Variances from the above assumptions may be made only if adequate data are attached hereto as an Exhibit to justify the exception. If anticipated vacancy rates or annual expenses for a particular market area are higher, then the higher numbers should be used.

If applicable, justification should be included and uploaded as a clearly identified attachment.

Pro Forma Format

Complete the Pro Forma Form shown below and project figures for New Construction which include Redevelopment and Rehabilitation developments for **30 years**. Attach a detailed explanation of all projections. *The detailed explanation of all projections should be included and uploaded as a clearly identified attachment.*

Rental Forms Continued

Rents and Operating Pro Forma (“GAP” funding applications may use pro forma included in FHFC submittal).

INCOME

Gross Rental Income (Attach rent schedule)	\$ _____
Other Income (specify source)	\$ _____
Subtotal	\$ _____
Minus Vacancy (6% of Subtotal)	\$ (_____)

(A) INCOME \$ _____

OPERATING EXPENSES

Salaries \$ _____
Repair and Maintenance \$ _____
Utilities \$ _____
Administration \$ _____
Contract Services \$ _____
Management Fees \$ _____
Insurance \$ _____
Miscellaneous \$ _____
Real Estate Taxes \$ _____
Replacement Reserve \$ _____
(B) EXPENSES \$ _____

NET OPERATING INCOME

(A) Income \$ _____
(B) Expenses \$(_____)
Net Operating Income \$ _____

DEBT SERVICE COVERAGE

(A) Net Operating Income \$ _____
(B) Annual Debt Service
for all mortgages \$ _____
(C) Debt Service Ratio
[Divide (A) by (B)]* \$ _____

If debt service coverage relies on other sources of funds in addition to net operating income, attach separate sheet(s) describing source of funds. *All attachment(s) should be uploaded and clearly identified.*

COUNTYWIDE - MULTIFAMILY RENTAL			110
SCORING SHEET			SCORE
1. Ability to Proceed		34 points	
a. Does Applicant have documented Site Control THRESHOLD			
	Yes	Passes Threshold	
	No	Fails Threshold	
b. Has public approval, such as land use, zoning and variances been obtained to carry out the project?			
	Yes	12 points	
	No	0 points	
c. Is there appropriate infrastructure or access to infrastructure for this project? (i.e., water and sewer connections, roadway access, and electric service)			
	Yes	10 points	
	No	0 points	
d. Permit Documents (New Construction only)			
	Master Permit Issuance	10 points	
	Permit ready letter w/approved construction plans	8 points	
	Copy of building process number	6 points	
d. Permit Documents (Rehabilitation of existing structures)			
	Master Permit Issuance	8 points	
	Permit ready letter w/approved construction plans	6 points	
	Copy of building process number	2 points	
e. Copy of fully executed GC contract		2 points	
2. County subsidy including Surtax, CDBG, HOME, GOB or other County resources and funding requested in current application on a per unit basis.		16 points	
	Less than or equal to \$25,000 per unit	16 points	
	\$25,001 – \$40,000 per unit	11 points	
	\$40,001 - \$50,000 per unit	6 points	
	Greater than \$50,000 per unit	2 points	
3. Mixed Income Projects – Ratio of low-moderate to market rate rental units provided		12 points	
	65% unrestricted/15% moderate/20% very low	12 points	
	45% unrestricted/15% moderate/20% low /20% very low	12 points	
	70% unrestricted/10% moderate/20% very low	9 points	
	50% unrestricted/10% moderate/40% very low	9 points	
	80% unrestricted/20% very low	7 points	
	60% unrestricted/40% very low	7 points	
	90% at or below 60% AMI	4 points	
	100% at or below 60% AMI (or up to 80% AMI using LIHTC income averaging or workforce housing)	4 points	
4. Experience of Development Team (based on RFA submittal)		17 points	
For purposes of scoring, to receive points for developer experience applicant must provide proof of unit development including certificate of occupancy. If a developer can demonstrate proof of “recent experience” additional points will be awarded. Specify if the experience on a development by development basis is for multi-family or homeownership.			
a. Units completed with Certificate of Occupancy			
	More than 1000 units	15 points	

700-999 units		12 points	
500-699 units		9 points	
201-499 units		7 points	
100-200 units		5 points	
50-99 units		3 points	
25-49 units		2 points	
Less than 25 units		1 point	
b. Recent Experience – Projects completed within the last 4 years (based on units counted above)			
51% or more of the units		2 points	
Less than 51% of the units		0 points	
5. Set Asides for Extremely Low Income (ELI) – at or below 33% AMI		7 points	
16-20% of total units		7 points	
11%-15% of total units		4 points	
10% or fewer of total units		0 points	
Number of Housing HOME Set Aside Units		10 points	
100%		10 points	
75%		7 points	
50%		5 points	
25%		3 points	
0		0 points	
6. Not-for-Profit and/or Public Housing projects as member of development team. Not-for-Profit must be at least 51% owner.		7 points	
Yes		7 points	
No		0 points	
7. Construction Features – Does the development commit to providing Green building Certification? THRESHOLD		Threshold	
Green Certified (LEED, FGBC, NGBS, Energy Star, etc.)	Yes	Passes Threshold	
	No	Fails Threshold	
8. Disability Set-Aside: Does the Development provide additional units for disabled households, beyond what is required by Federal, State or local fair housing laws? Evidence at contract execution is required.		7 points	
6% or greater set-aside units for disabled households		7 points	
BONUS POINTS			56
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, Metromover or South Miami-Dade Transitway)		5 points	
c. Located within ¼-mile of rapid transit (Tri-Rail, Metrorail, Metromover or South Miami-Dade Transitway)		7 points	
d. Located within 1/10-mile of rapid transit (Tri-Rail, Metrorail, Metromover or South Miami-Dade Transitway)		9 points	
Recreation & health facilities			
Choose the appropriate answer: a or b			
a. Within 1 mile of development		5 points	

b. Within 1.25 miles		4 points	
Project Completion and Compliance points. 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.		8 points	
Completed projects choose up to 3			
Completed the initial project on time		2 points	
Completed the initial project within the original budget		2 points	
Completed the initial project and is currently in compliance		2 points	
Projects still in progress			
The initial project if still in progress and if previously awarded Surtax/SHIP funding is currently in compliance		2 points	
Projects with FHFC or other Non-County firm commitments (Community Redevelopment Agency, Federal Home Loan Bank, Non-County HOME, Opportunity Zones resources, Philanthropic donations, etc.)		10 points	
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- \$49,000 per unit		6 points	
Firm aggregate commitments totaling \$25,000- \$39,000 per unit		3 points	
Firm aggregate commitments totaling \$1,000 - \$24,999 per unit		1 point	
Commitment of Opportunity Zones Resources To achieve points, applications must document a commitment of Qualified Opportunity Funds or eligible investments in Qualified Opportunity Zones to support development of affordable housing.		2 points 2 points	
Efficient Building Costs for High Rise Developments To achieve points, applications for proposed high-rise developments must show a total development cost lower than the published 2018 Total Development Cost. In order to qualify for the bonus, the total development cost per unit listed in the Pro Forma portion of the application must be lower than \$313,300 per unit.		5 points 5 points	
Non-Affiliated General Contractors To achieve points, applications must evidence that the general contractor is not affiliated with the applicant/developer. In order to qualify for the bonus, the applicant/developer must provide documentation in the form of an agreement that evidences that the selected general contractor is not affiliated with the applicant/developer.		1 point 1 point	
Mixed Income Flexibility in Local Government Ordinances To achieve points, applications must provide documentation that the proposed development specified in the application is a mixed income project within a municipality or jurisdiction that has local ordinances that allow for flexibility in developing and incentivizing mixed income housing, e.g., allowing for higher densities if only a portion of a project abuts a residentially zoned parcel; expedited permitting processing and approvals, etc.		2 points 2 points	
RER Pre-Application Meeting To achieve points, applications must provide documentation of County response memorandums received as part of RER's Pre-Application meeting or similar documentation from municipalities. 1 point is		5 points 0 points	

awarded for each departmental memorandum and/or letter that states no objections or no further action required (maximum of 5 points).		Up to 5 points							
Water and Sewer Capacity Analysis To achieve points, applications must provide documentation of a Water and Sewer capacity analysis, active and dated within one year prior to the date of RFA application.		2 points 2 points							
Diversity in Development Teams	5 points								
To achieve points, developers should provide evidence (through narrative and other documentation – 4 pages maximum) of the team’s diversity in this project. Diversity can be achieved either through the Developer’s own internal hiring practices, planned mentoring activities or through inclusion of these practices within the required development team components in the application such as Architect, Engineer, Attorney and other essential staff/professionals. Diversity can also be achieved through MBE/WBE/DBE contracting practices specific to this application for which Surtax/SHIP funds are being requested. Community Breakdown Chart from Resolution R-1080-14 <table border="1" data-bbox="73 856 800 1052"> <tr> <td>Miami-Dade’s Diverse Community</td> </tr> <tr> <td>65.6% Hispanic / Latino</td> </tr> <tr> <td>16.8% Non-Hispanic Black or African American</td> </tr> <tr> <td>15.0% Non-Hispanic White</td> </tr> <tr> <td>1.6% Non-Hispanic Asian</td> </tr> <tr> <td>1.0% Other</td> </tr> </table>	Miami-Dade’s Diverse Community	65.6% Hispanic / Latino	16.8% Non-Hispanic Black or African American	15.0% Non-Hispanic White	1.6% Non-Hispanic Asian	1.0% Other		5 points	
Miami-Dade’s Diverse Community									
65.6% Hispanic / Latino									
16.8% Non-Hispanic Black or African American									
15.0% Non-Hispanic White									
1.6% Non-Hispanic Asian									
1.0% Other									
Sea Level Rise Bonus points may be achieved by providing documentation within the application that the development will prepare for sea level rise and natural environmental hazards, such as elevating AC units, or raising the building.	2 points	2 points							
		TOTAL SCORE							

ELDERLY HOUSING - MULTIFAMILY RENTAL		110
SCORING SHEET		SCORE
1. Ability to Proceed		34 points
a. Does Applicant have documented Site Control THRESHOLD		
	Yes	Passes Threshold
	No	Fails Threshold
b. Has public approval, such as land use, zoning and variances been obtained to carry out the project?		
	Yes	12 points
	No	0 points
c. Is there appropriate infrastructure or access to infrastructure for this project? (i.e., water and sewer connections, roadway access, and electric service)		
	Yes	10 points
	No	0 points
d. Permit Documents (New Construction only)		
	Master Permit Issuance	10 points
	Permit ready letter w/approved construction plans	8 points
	Copy of building process number	6 points
d. Permit Documents (Rehabilitation of existing structures)		
	Master Permit Issuance	8 points
	Permit ready letter w/approved construction plans	6 points
	Copy of building process number	2 points
e. Copy of fully executed GC contract		2 points
2. County subsidy including Surtax, CDBG, HOME, GOB or other County resources and funding requested in current application on a per unit basis.		16 points
	Less than or equal to \$25,000 per unit	16 points
	\$25,001 – \$40,000 per unit	11 points
	\$40,001 - \$50,000 per unit	6 points
	Greater than \$50,000 per unit	2 points
3. Districts with highest need		12 points
	District 10	12 points
	District 6	11 points
	District 11	10 points
	District 4	9 points
	District 7	8 points
	District 12 or 3	7 points
	District 2 or 13	6 points
	District 9 or 5	5 points
	District 8 or 1	4 points
4. Experience of Development Team (based on RFA submittal)		17 points
For purposes of scoring, to receive points for developer experience applicant must provide proof of unit development including certificate of occupancy. If a developer can demonstrate proof of “recent experience” additional points will be awarded. Specify if the experience on a development by development basis is for multi-family or homeownership.		
a. Units completed with Certificate of Occupancy		

More than 1000 units	15 points	
700-999 units	12 points	
500-699 units	9 points	
201-499 units	7 points	
100-200 units	5 points	
50-99 units	3 points	
25-49 units	2 points	
Less than 25 units	1 point	
b. Recent Experience – Projects completed within the last 4 years (based on units counted above)		
51% or more of the units	2 points	
Less than 51% of the units	0 points	
5. Set Asides for Extremely Low Income (ELI) – at or below 33% AMI		7 points
16-20% of total units	7 points	
11%-15% of total units	4 points	
10% or fewer of total units	0 points	
Number of Housing HOME Set Aside Units		
100%	10 points	
75%	7 points	
50%	5 points	
25%	3 points	
0%	0 points	
6. Not-for-Profit and/or Public Housing projects as member of development team. Not-for-Profit must be at least 51% owner.		7 points
Yes	7 points	
No	0 points	
7. Construction Features – Does the development commit to providing Green building Certification? THRESHOLD		Threshold
Green Certified (LEED, FGBC, NGBS, Energy Star, etc.)	Passes Threshold	
Yes	Threshold	
No	Fails Threshold	
8. Disability Set-Aside: Does the Development provide additional units for disabled households, beyond what is required by Federal, State or local fair housing laws? Evidence at contract execution is required.		7 points
6% or greater set-aside units for disabled households	7 points	
BONUS POINTS		56
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, Metromover or South Miami-Dade Transitway)	5 points	
c. Located within ¼-mile of rapid transit (Tri-Rail, Metrorail, Metromover or South Miami-Dade Transitway)	7 points	
d. Located within 1/10-mile of rapid transit (Tri-Rail, Metrorail, Metromover or South Miami-Dade Transitway)	9 points	

Recreation & health facilities			
Choose the appropriate answer: a or b			
a. Within 1 mile of development		5 points	
b. Within 1.25 miles		4 points	
Project Completion and Compliance points. 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.		8 points	
Completed projects choose up to 3			
Completed the initial project on time		2 points	
Completed the initial project within the original budget		2 points	
Completed the initial project and is currently in compliance		2 points	
Projects still in progress			
The initial project if still in progress and if previously awarded Surtax/SHIP funding is currently in compliance		2 points	
Projects with FHFC or other Non-County firm commitments (Community Redevelopment Agency, Federal Home Loan Bank, Non-County HOME, Opportunity Zones resources, Philanthropic donations, etc.)		10 points	
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- \$49,000 per unit		6 points	
Firm aggregate commitments totaling \$25,000- \$39,000 per unit		3 points	
Firm aggregate commitments totaling \$1,000 - \$24,999 per unit		1 point	
Commitment of Opportunity Zones Resources To achieve points, applications must document a commitment of Qualified Opportunity Funds or eligible investments in Qualified Opportunity Zones to support development of affordable housing.		2 points 2 points	
Efficient Building Costs for High Rise Developments To achieve points, applications for proposed high-rise developments that can show a total development cost lower than the published 2018 Total Development Cost. In order to qualify for the bonus, the total development cost per unit listed in the Pro Forma portion of the application must be lower than \$313,300 per unit.		5 points 5 points	
Non-Affiliated General Contractors To achieve points, applications must evidence that the general contractor is not affiliated with the applicant/developer. In order to qualify for the bonus, the applicant/developer must provide documentation in the form of an agreement that evidences that the selected general contractor is not affiliated with the applicant/developer.		1 point 1 point	
Mixed Income Flexibility in Local Government Ordinances To achieve points, applications must provide documentation that the proposed development specified in the application is a mixed income project within a municipality or jurisdiction that has local ordinances that allow for flexibility in developing and incentivizing mixed income housing, e.g., allowing for higher		2 points 2 points	

densities if only a portion of a project abuts a residentially zoned parcel; expedited permitting processing and approvals, etc.								
<p>RER Pre-Application Meeting To achieve points, applications must provide documentation of County response memorandums received as part of RER's Pre-Application meeting or similar documentation from municipalities. 1 point is awarded for each departmental memorandum and/or letter that states no objections or no further action required (maximum of 5 points).</p>	<p>5 points 0 points Up to 5 points</p>							
<p>Water and Sewer Capacity Analysis To achieve points, applications must provide documentation of a Water and Sewer capacity analysis, active and dated within one year prior to the date of RFA application.</p>	<p>2 points 2 points</p>							
<p>Diversity in Development Teams To achieve points, developers should provide evidence (through narrative and other documentation – 4 pages maximum) of the team's diversity in this project. Diversity can be achieved either through the Developer's own internal hiring practices, planned mentoring activities or through inclusion of these practices within the required development team components in the application such as Architect, Engineer, Attorney and other essential staff/professionals. Diversity can also be achieved through MBE/WBE/DBE contracting practices specific to this application for which Surtax/SHIP funds are being requested. Community Breakdown Chart from Resolution R-1080-14</p> <table border="1" data-bbox="116 1073 844 1268"> <tr> <td>Miami-Dade's Diverse Community</td> </tr> <tr> <td>65.6% Hispanic / Latino</td> </tr> <tr> <td>16.8% Non-Hispanic Black or African American</td> </tr> <tr> <td>15.0% Non-Hispanic White</td> </tr> <tr> <td>1.6% Non-Hispanic Asian</td> </tr> <tr> <td>1.0% Other</td> </tr> </table>	Miami-Dade's Diverse Community	65.6% Hispanic / Latino	16.8% Non-Hispanic Black or African American	15.0% Non-Hispanic White	1.6% Non-Hispanic Asian	1.0% Other	<p>5 points 5 points</p>	
Miami-Dade's Diverse Community								
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<p>Sea Level Rise Bonus points may be achieved by providing documentation within the application that the development will prepare for sea level rise and natural environmental hazards, such as elevating AC units, or raising the building.</p>	<p>2 Points</p>							
	<p>TOTAL SCORE</p>							

Reference List

Codes and Ordinances:

Miami-Dade County Code 9-71 through 9-75 and Implementing Order 8-8 Sustainable Buildings Program: PHCD will adhere to compliance guidelines pursuant to Sections 9-71 through 9-75 of the Code, together with Miami-Dade County Implementing Order IO 8-8, PHCD will adhere to compliance guidelines pursuant to Sections 9-71 through 9-75 of the Code of Miami-Dade County. Sections 9-71 through 9-75 of the Code, together with Implementing Order IO 8-8, are referred to as the “Sustainable Buildings Program.” which applies to building(s) owned, financed and/or operated by Miami-Dade County. Sustainable Building (Green) Certification through an independent third-party verifiable sustainable building standard is a contractual requirement for receiving HOME, Surtax and SHIP funding. Applicant must certify to the Green Certification and specify which certification is being sought at the time of application. **Green Certification is a contractual requirement for receiving HOME, Surtax and SHIP funding. This is a minimum threshold requirement.**

Ordinance No. 14-26: PHCD will adhere to compliance guidelines pursuant to Ordinance No.14-26 expanding training and employment opportunities for County residents for buildings or public works projects funded completely or partially by Miami-Dade County. Developers shall also execute and submit the Responsible Contractor Affidavit as set forth in Section 2-11.16, et Seq. of the Code of Miami-Dade County. **This is a minimum threshold requirement.**

Resolution No. 630-13: PHCD will adhere to compliance guidelines pursuant to Resolution No. R-630-13 approved by the Miami-Dade County Board of County Commissioners on July 16, 2013, requiring (1) Entities certify that within the past five (5) years, neither Entity nor its directors, partners, principals, member or board members (i) have been sued by a funding source for breach of contract or failure to perform obligations under a contract; or (ii) have been cited by a funding source for non-compliance or default under a contract; or (iii) have been a defendant in a lawsuit based upon a contract with a funding source; and (2) Provide a detailed project budget and sources and uses statement which shall be sufficiently detailed to show (i) total project cost; (ii) the amount of funds used for administrative overhead costs; (iii) amount of funds designated toward the provision of desired services or activities; and (iv) profit to be made by the person or entity. Complete and report a Due Diligence investigation on all applicants using the Due Diligence Checklist. **Unless expressly authorized by the County Mayor or the County Mayor’s designee (R-630-13, Section 3), any entity NOT clearing the Due Diligence Investigation will NOT be recommended to the Board for funding. This is a minimum threshold requirement.**

Resolution No. R-1080-14: PHCD will encourage development teams to include a diversified team of professionals to be reflective of the Miami-Dade population.

Resolution No. R-343-15: PHCD will adhere to compliance guidelines pursuant to Resolution No. R-343-15 establishing a limitation on the total amount of Documentary Stamp Surtax funding awarded to any affordable housing development. Subsidy Caps for 9% and 4% Low Income Housing Tax Credits (LIHTC) are as follows (subsidy cap percentages below are of the total development cost excluding land: **This is a minimum threshold requirement.**

Resolution No. R-345-15: PHCD will adhere to compliance guidelines pursuant to Resolution No. R-345-15 establishing a cap on the number of additional funding applications that an agency may submit for Documentary Stamp Surtax Funds, if the project has been awarded GAP funding for its first application; and require that all applications for additional funding be approved for funding only under extenuating circumstances. Those extenuating circumstances are at the sole discretion of the County. **This is a minimum threshold requirement.**

Resolution No. R-346-15: PHCD will adhere to compliance guidelines pursuant to Resolution No. R-346-15 establishing the Maximum Development Costs per unit to construct rehabilitate or acquire Affordable Housing with County funds. (For purposes of this RFA, caps for total development cost per unit can be found on page.) High-Rise shall mean affordable housing structures which are seven or more

stories in height. **Note: The limitations set forth in R-346-15 shall not apply to public housing projects owned or operated by Miami-Dade County. This is a minimum threshold requirement.**

Resolution No. R-780-15: PHCD will adhere to compliance guidelines pursuant to Resolution No. R-780-15 establishing County policy to set aside no less than \$2,500,000 in Documentary Stamp Surtax Funds on an annual basis for elderly housing developments.

Resolution No. R-219-18: The Mayor of Miami-Dade County has the authority to waive due diligence requirements to preserve needed affordable housing projects, and negotiate penalties where applicable, when it is in the best interest of the county.

Resolution No. R-617-18: PHCD will require as a condition of receipt of State Housing Initiatives Partnership, Documentary Stamp Surtax, Home Investment Partnerships, Community Development Block Grant, Building Better Communities General Obligation Bond Programs, and other affordable housing funds for the development of **elderly housing**, that all developers, borrowers, or grantees of such funds have a natural disaster plan and meet other requirements.