

Public Housing and Community Development

FY 2015 Request For Applications (RFA)

ADDENDUM No. 1

DATE: April 7, 2015

TO: All Prospective Applicants

FROM: Michael Liu, Director 
Public Housing and Community Development

SUBJECT: FY 2015 Request For Applications (RFA) – Housing Application (HOME and ESG)

Public Housing and Community Development (PHCD) staff have reviewed all questions and comments submitted. The following are responses to email inquiries received from prospective applicants. The original questions have been edited for clarity with appropriate responses provided.

The new application submission deadline date is Thursday, April 16, 2015 no later than 12:00 noon. On April 16, 2015, all applications must be delivered to:

Miami-Dade County
Department of Public Housing and Community Development
Overtown Transit Village North
701 NW 1st Court, 11th Floor
Miami, FL 33136
Submittal Time: 9:00am through 12:00pm

Applications submitted on or before Wednesday, April 15, 2015 must be delivered to the:

Mr. Harvey Ruvin
Clerk of the Board of County Commissioners
Stephen P. Clark Center
111 NW First Street, 17th Floor
Miami, FL 33128

Attention: Director's Office
Miami-Dade County
Department of Public Housing and Community Development

Definition

Question 1. Clarify definition of Total Development Costs.

PHCD Response: Per Page 9, Item #27 – Total Development Costs is the sum of all hard and soft construction costs exclusive of land costs.

Tenant-Based Rental Assistance

Question 2. Define what is homeless in the Homeless Set-aside Tenant-Based Rental Assistance (TBRA) category for the FY 2015 Request for Application (RFA). Does the person/household have to be homeless at the time of the award? Or, can the person/household be a carryover from last year's homeless program that did not receive the full year of funding?

PHCD Response: For the purpose of this project PHCD will assist NEW households referred using a coordinated referral process; specifically, the households are being referred from mobile outreach and/or emergency shelter. We expect these referrals would require a 12 month lease using a rapid re-housing model to transition into market rent.

Programs funded by the U.S. Department of Housing and Urban Development (HUD) use this definition of homelessness:

- An individual who lacks a fixed, regular, and adequate nighttime residence;
- An individual who has a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including hotels and motels paid for by Federal, State or local government programs for low-income individuals or by charitable organizations, congregate shelters, and transitional housing);
- An individual who resided in a shelter or place not meant for human habitation and who is exiting an institution where he or she temporarily resided;
- An individual or family who will imminently lose their housing [as evidenced by a court order resulting from an eviction action that notifies the individual or family that they must leave within 14 days, having a primary nighttime residence that is a room in a hotel or motel and where they lack the resources necessary to reside there for more than 14 days, or credible evidence indicating that the owner or renter of the housing will not allow the individual or family to stay for more than 14 days, and any oral statement from an individual or family seeking homeless assistance that is found to be credible shall be considered credible evidence for purposes of this clause]; has no subsequent residence identified; and lacks the resources or support networks needed to obtain other permanent housing; or
- Unaccompanied youth and homeless families with children and youth defined as homeless under other Federal statutes who have experienced a long-term period without living independently in permanent housing, have experienced persistent instability as measured by frequent moves over such period, and can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

Question 3. Can formerly homeless families currently funded through the County HOME TBRA program be eligible for another 12 months of assistance with the understanding that assistance cannot exceed 24 months per family? Under the TBRA Homeless Set Aside, if funded, could an agency continue assisting the pre-existing homeless families or is this assistance for new referrals only?

PHCD Response: If a provider is using HOME TBRA and is serving formerly homeless households that were referred using the coordinated entry system, then they will be able to offer the household up to 24 months of rental assistance.

Scoring Criteria

Comment 4. Restructure the scoring criteria to incentivize Extremely Low Income (ELI) housing.

PHCD Response: Per Page 92, Item #3 – PHCD has amended the ELI question as follows.

3. Set-asides for extremely low income (ELI*)? (5 points)

- 16% of units and greater (5 points)
- 11% - 15% of units (3 points)
- Less than 10% of units (0 points)

*At or below 33% of area median

Bonus Points Clarification

Comment 5. Clarification requested by applicants about the disability set-aside bonus point.

PHCD Response: Per Page 93, Bonus Points Only Section – PHCD will revise the disability set-aside bonus point in the following section:

- Change from “Addresses Ordinance 14-56 (Disability Set Aside)” to state

Disability Set-Aside: Does the Development provide additional set aside units for disabled households, beyond that which is required by federal, state or local fair housing laws? If so, provide evidence (it will be a contractual requirement). (5 Points)

- 15% - 20+% additional set aside units for disabled households (5 points)
- 5% - 14.9% additional set aside units for disabled households (3 points)
- less than 5%, or no additional set aside units (0 points)

Maps

Question 6. Applicant inquiry made about the priority areas for development of affordable housing utilizing HOME funds. What attachment maps should be utilized, i.e. Attachment 1 or Attachment 16?

PHCD Response: Applicants should review Attachment 16 – Maps of NRSAs and Eligible Block Groups. Color versions of the NRSA maps are available via <http://www.miamidade.gov/housing/neighborhood-revitalization-strategy-areas.asp>

Ability To Proceed Verification Forms

Question 7. Verification forms such as the availability of electricity, roads, consistency with zoning, and land use regulations: Can applicants utilize the Florida Housing Finance

Corporation verification forms which have been already completed by county and city departments?

PHCD Response: Per Page 94 – Yes, PHCD will accept the most current Ability To Proceed Certification Forms utilized by Florida Housing Finance Corporation.

Subsidy Caps

Question 8. How does an applicant calculate the maximum subsidy that can be requested?

PHCD Response: Per Page 18, the HOME Maximum Per Unit Subsidy Limits have been revised as follows.

Starting in 2013, Section 221(d)(3) program limits will no longer be calculated and published by HUD due to the elimination of the 221(d)(3) Mortgage Program. The HOME statute and the HOME regulation at 24 CFR 92.250(a) limit the amount of HOME funds that at PJ may invest in a HOME-assisted unit. The maximum HOME per-unit subsidy limit is set at the basic Section 221(d)(3)(ii) mortgage limit for elevator-type projects by bedroom size (with adjustments up to 240% for “high cost” geographic areas).

Because HUD is no longer calculating 221(d)(3) limits, PJs must continue to use the 2012 published Section 221(d)(3) limits for all HOME projects until further notice from the Office of Community Planning and Development at HUD. These limits were published in December 2011 and became effective January 1, 2012.

HOME Maximum Per Unit Subsidy Limits

| Bedrooms | Elevator |
|----------|-----------|
| 0 | \$127,279 |
| 1 | \$145,907 |
| 2 | \$177,422 |
| 3 | \$229,526 |
| 4+ | \$251,948 |

Source: Section 221(d)(3) and 234 High Cost at 230%

Features and Amenities

Comment 9. An applicant expressed concerns about the features and amenities requirement for the provision of a community center or clubhouse, exercise room, library, and on-site computer lab for small multi-family new construction developments.

PHCD Response: Amendments have been made to the multi-family new construction project features and amenities required for small development projects.

All items below are preferred features for all units in all developments (new construction). Proposal(s) must minimally be consistent with the Florida Housing Finance Corporation’s construction features as indicated in RFA 2014-116.

- Steel exterior entry door frames for all units.
- At least 1.5 bathrooms (one full bath and one with at least a toilet and sink) in all 2 bedroom new construction units.
- Pantry in kitchen area in all new construction units – must be no less than 20 cubic feet of storage space. Pantry cannot be just an under-or-over-the-counter cabinet.
- Community center or clubhouse. *Requirement excluded for small development projects with 30 units or less.*
- Playground/tot lot accessible to children with disabilities (must be sized in proportion to development's size and expected resident population with age-appropriate equipment).
- Exercise room with appropriate equipment. *Requirement excluded for small development projects with 30 units or less.*
- Emergency call service in all elderly units.
- Library consisting of a minimum of 100 books and 5 current magazine subscriptions. *Requirement excluded for small development projects with 30 units or less.*
- Computer lab on-site with a minimum one computer per 15 units, with basic word processing, spreadsheets, assorted educational and entertainment software, and at least one printer. *Requirement excluded for small development projects with 30 units or less.*
- Laundry facilities with full-size Energy Star qualified washers and dryers available in at least one common area on site – minimum of 1 washer and dryer for every 12 units

SUPPLEMENTAL FEDERAL REQUIREMENTS

Federal HOME Regulation: 24 CFR Part 92.201 – Distribution Of Assistance will be applied to all HOME projects.

§92.201 Distribution of assistance.

(a) Local. (1) Each local participating jurisdiction must, insofar as is feasible, distribute HOME funds geographically within its boundaries and among different categories of housing need, according to the priorities of housing need identified in its approved consolidated plan.

(2) The participating jurisdiction may only invest its HOME funds in eligible projects within its boundaries, or in jointly funded projects within the boundaries of contiguous local jurisdictions which serve residents from both jurisdictions. For a project to be jointly funded, both jurisdictions must make a financial contribution to the project. A jurisdiction's financial contribution may take the form of a grant or loan (including a loan of funds that comes from other federal sources and that are in the jurisdiction's control, such as CDBG program funds) or relief of a significant tax or fee (such as waiver of impact fees, property taxes, or other taxes or fees customarily imposed on projects within the jurisdiction).

Davis-Bacon

The most recent Davis-Bacon Wage Rate decision will be applicable for the construction phase of development projects at the time the construction contract is awarded. All construction and/or rehabilitation projects shall comply with Davis-Bacon wage requirements.

Section 3

Section 3 federal requirements will be applicable for all projects. Section 3 is a provision of the Housing and Urban Development (HUD) Act of 1968 that helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods.