



FY 2018 REQUEST FOR APPLICATIONS (RFA) FUNDING



HOUSING APPLICATION

FUNDING SOURCES: HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM

FY 2018 RFA ELIGIBLE HOUSING ACTIVITIES:

- AFFORDABLE HOUSING DEVELOPMENT
- HOMELESS SERVICES
- EMERGENCY SOLUTIONS GRANT
- HOMELESS HOUSING DEVELOPMENT
- HOME TENANT-BASED RENTAL ASSISTANCE (TBRA)

PART II of the RFA, which contains all Attachments, is only available online at the following website:
<http://www.miamidade.gov/housing>

Thursday, December 28, 2017



Miami-Dade County
Department of Public Housing and Community Development (PHCD)
701 NW 1st Court, 14th Floor - Miami, FL 33136



***** APPLICATION**



DISCLAIMER ***

Applicants should check the County's website for updates to the FY 2018 RFA, as dates listed are subject to change.

<http://www.miamidade.gov/housing/>

The FY 2018 Request For Application (RFA) solicitation is subject to the award of funds from the United States Department of Housing and Urban Development (HUD). The funds available are based on estimates and are subject to change.

Updates to the FY 2018 RFA will be posted on the Department of Public Housing and Community Development website. Applicants should periodically check the County's website for potential changes in funding availability, submission dates, and/or requirements. www.miamidade.gov/housing/

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**MIAMI-DADE COUNTY
FY 2018 REQUEST FOR APPLICATIONS
HOME INVESTMENT PARTNERSHIPS (HOME)
EMERGENCY SOLUTIONS GRANT (ESG)**

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THE COMPLETE FY 2018 RFA CAN BE FOUND ONLINE AT PHCD'S WEB SITE http://www.miamidade.gov/housing

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MIAMI-DADE COUNTY REQUEST FOR APPLICATIONS FOR FY 2018

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Available online only: <http://www.miamidade.gov/housing>

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- 2 Maps of State Enterprise Zones
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MIAMI-DADE COUNTY FY 2018 REQUEST FOR APPLICATIONS FOR HOME AND ESG FUNDING

INTRODUCTION

The Miami-Dade County Department of Public Housing and Community Development (PHCD) is soliciting applications under the FY 2018 Request for Applications (RFA) process to fund developments applying under the HOME and ESG Programs.

Specifically, the ***FY 2018 Housing RFA*** is seeking applications that focus on addressing the high priority needs in the County's Neighborhood Revitalization Strategy Areas (NRSAs) and Eligible Block Groups. The FY 2018 RFA is supported by the FY 2013-2017 Consolidated Plan approved by the Board of County Commissioners (BCC) on September 6, 2012. The FY 2013-2017 Consolidated Plan has been extended by U.S. HUD and will be updated in 2020. Therefore, all references to the FY 2013-2017 Consolidated Plan include FY 2013-2018.

ON OCTOBER 13, 2017, U.S. HUD ISSUED A WAIVER OF HOME AND ESG FEDERAL REGULATIONS IN AN EFFORT TO FACILITATE RECOVERY FROM HURRICANES HARVEY, IRMA, AND MARIA. WAIVERS #1- #6 APPLICABLE TO THE FY 2018 RFA PROCESS ARE SUMMARIZED THROUGHOUT THE INTRODUCTION, HOME AND ESG PROGRAM SECTIONS, PAGES 4-9.

WAIVER #1:

Citizen Participation Public Comment Period for Consolidated Plan Amendment

Requirement: 30-Day Public Comment Period

Citations: 24 CFR 91.105(c)(2) and (k), 24 CFR 91.115(c)(2) and (i) and 24 CFR 91.401

Justification: Given the need to expedite actions to respond to the disasters, HUD waives the 30-day public comment requirement of the previously stated citations and reduces the public comment period to seven (7) days.

Applicability: This authority is in effect through the end of the grantee's 2017 program year. Any grantee seeking to undertake further amendments to prior year plans following the 2017 program year can do so during the development of its FY 2018 Annual Action Plan.

HOME AND ESG PROGRAMS

SUMMARY OF HOME PROGRAM REGULATIONS

The HOME Program is designed to:

- Expand the supply of decent and affordable housing, particularly rental housing, for low- and very-low income individuals.
- Strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent affordable housing.

- Provide both financial and technical assistance to participating jurisdictions (entitlement areas) including the development of model programs of affordable housing for very-low and low-income families.
- Expand and strengthen partnerships among all levels of government and the private sector, including for-profit and not-for-profit organizations, in the production and operation of affordable housing.

Project site(s) submitted for consideration must be owned or controlled by the Developer who can show site control at the time of submission to Miami-Dade County. Site(s) must be serviced or proposed to be serviced by all utilities including sanitary sewer, where available.

ELIGIBLE APPLICANTS

Eligible applicants for HOME funds for affordable housing projects include:

- Community Housing Development Organizations (CHDOs). All CHDOs must be certified by PHCD before funds are awarded.
- Other Not-for-profit Organizations
- Private/For-Profit Organizations (including Partnerships and Sole Proprietorships)
- Community Land Trusts (CLT)

ELIGIBLE ACTIVITIES (24 CFR Part 92)

HOME funds may be used for the following:

- New Construction
- Rehabilitation of existing units
- Reconstruction
- Conversion of non-residential uses to residential uses
- Site improvements
- Acquisition of existing units and funds for rehabilitation
- Tenant-Based Rental Assistance (TBRA)

INELIGIBLE ACTIVITIES (24 CFR Part 92)

HOME funds may not be used for the following:

- Project reserve accounts
- Development, operations or modernization of public housing
- Project-based rental assistance
- Pay for delinquent taxes, fees or charges

For more information on eligible activities, refer to 24 CFR Part 92.

ON OCTOBER 13, 2017, U.S. HUD ISSUED A WAIVER OF HOME AND ESG FEDERAL REGULATIONS IN AN EFFORT TO FACILITATE RECOVERY FROM HURRICANES HARVEY, IRMA, AND MARIA. HOME WAIVERS APPLICABLE TO THE FY 2018 RFA PROCESS ARE SUMMARIZED AS FOLLOWS:

WAIVER #2:

HOME – Suspension and Waiver of CHDO Set-aside

Requirement: Set-aside for Community Housing Development Organizations (CHDOs)

Citations: Section 231 of NAHA and 24 CFR 92.300(a)(1)

Justification: This suspension and waiver are required to relieve the participating jurisdiction of requirements that may impede the obligation and use of funds to expeditiously provide housing to displace persons and repair damaged properties resulting from Hurricane Harvey, Irma, or Maria.

Applicability: This requirement is reduced to zero percent for the FY 2016, FY 2017, and FY 2018 allocations of local participating jurisdictions located in declared-disaster areas designated by FEMA for individual assistance and public assistance in all categories A through G.

WAIVER #3:

HOME – Suspension and Waiver of Maximum Per Unit Subsidy Limit

Requirement: Maximum Per Unit Subsidy Limit

Citations: Section 212(e) of NAHA, 24 CFR 92.250(a) and 24 CFR 92.64(a) (Virgin Islands)

Justification: Suspension of the maximum per unit subsidy limit will provide the participating jurisdiction with flexibility to assist affected low-income families.

Applicability: This suspension and waiver applies to projects in the declared-disaster area that receive a commitment of HOME funds within two years of the date of the HUD-approved waiver memorandum on October 13, 2017.

WAIVER #4:

HOME – Suspension of Owner-Occupied Housing Maximum Value/Sales Price Limitation

Requirement: Homeownership Housing Maximum Value/Sales Price Limitation

Citations: Section 215(b)(1) of NAHA, 24 CFR 92.254(a)(2) and 24 CFR 92.64(a) (Virgin Islands)

Justification: Suspension and waiver is necessary to provide the participating jurisdiction with flexibility to assist affected low-income homeowners to repair hurricane damage to their homes and low-income homebuyers to purchase available, standard housing in local market areas.

Applicability: This suspension and waiver applies to: 1) units damaged by the hurricanes that are being rehabilitated or reconstructed with HOME funds; or 2) units being purchased by person directly affected by the disaster (as evidenced by FEMA registration), to which HOME funds are committed within two years of the date of the HUD approved waiver memorandum on October 13, 2017.

SUMMARY OF THE EMERGENCY SOLUTIONS GRANT (ESG)

The ESG program provides funding to: (1) engage homeless individuals and families living on the street; (2) improve the number and quality of emergency shelters for homeless individuals and families; (3) help operate these shelters; (4) provide essential services to shelter residents; (5) rapidly re-house homeless individuals and families, and; (6) prevent families/individuals from becoming homeless.

For more information and resources about ESG, go to the HUD Exchange website at <https://www.hudexchange.info> and 25 CFR Part 576.

ESG ELIGIBLE APPLICANTS

Eligible applicants for ESG funds for affordable housing projects include:

- Private Non-Profit Organizations.

ELIGIBLE ACTIVITIES FOR ESG

1. Street Outreach

Essential Services necessary to reach out to unsheltered homeless individuals and families, connect them with emergency shelter, housing, or critical services, and provide them with urgent, non-facility-based care. Component services generally consist of engagement, case management, emergency health and mental health services, and transportation. For specific requirements and eligible costs, see 24 CFR Part 576.101.

2. Emergency Shelter

Renovation of a building to serve as an emergency shelter. Site must serve homeless persons for at least 3 or 10 years, depending on the cost and type of renovation (major rehabilitation, conversion, or other renovation). Note: Property acquisition and new construction are ineligible.

Essential Services for individuals and families in emergency shelter. Component services generally consist of case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, and transportation.

Shelter Operations including maintenance, rent, security, fuel, equipment, insurance, utilities, and furnishings.

Relocation assistance for persons displaced by a project assisted with ESG funds.

For specific requirements and eligible costs, see 24 CFR Part 576.102.

3. Homelessness Prevention

Housing relocation and stabilization services and/or short and/or medium-term rental assistance necessary to prevent the individual or family from moving into an emergency shelter or another place described in paragraph (1) of the “homeless” definition in §576.2.

Component services and assistance generally consist of short-term and medium-term rental assistance, rental arrears, rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, mediation, legal services, and credit repair. For specific requirements and eligible costs, see 24 CFR Part 576.103, 24 CFR Part 576.105, and 24 CFR Part 576.106.

4. Rapid Re-Housing

Housing relocation and stabilization services and short and/or medium-term rental assistance as necessary to help individuals or families living in an emergency shelter or other place described in paragraph (1) of the “homeless” definition move as quickly as possible into permanent housing and achieve stability in that housing.

Component services and assistance generally consist of short-term and medium-term rental assistance, rental arrears, rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case

management, mediation, legal services, and credit repair. For specific requirements and eligible costs, see 24 CFR 576.104, 24 CFR Part 576.105, and 24 CFR Part 576.106.

5. Homeless Management Information System (HMIS)

Grant funds may be used for certain HMIS and comparable database costs, as specified at 24 CFR Part 576.107.

ADMINISTRATION

Up to 7.5% of a recipient's fiscal year grant can be used for administrative activities, such as general management, oversight, coordination, and reporting on the program. State recipients must share administrative funds with their subrecipients who are local governments and may share with their subrecipients who are non-profit organizations. For specific requirements and eligible costs, see 24 CFR Part 576.108.

MATCH REQUIREMENTS FOR ESG

Metropolitan city and urban county recipients must match grant funds with an equal amount of cash and/or non-cash contributions, which may include donated buildings, materials, and volunteer services.

ON OCTOBER 13, 2017, U.S. HUD ISSUED A WAIVER OF HOME AND ESG FEDERAL REGULATIONS IN AN EFFORT TO FACILITATE RECOVERY FROM HURRICANES HARVEY, IRMA, AND MARIA. ESG WAIVERS APPLICABLE TO THE FY 2018 RFA PROCESS ARE SUMMARIZED AS FOLLOWS:

WAIVER #5:

ESG – Term Limits on Rental Assistance and Housing Relocation and Stabilization Services

Requirement: Term Limits on Rental Assistance and Housing Relocation and Stabilization Services

Citations: 24 CFR 576.106(a), 576.105(a)(5), and 576.105(b)(2)

Justification: Waiving the 24 month caps on rental assistance, utility payments, and housing stability case management assistance will assist individuals and families, both those already receiving assistance and those who will receive assistance subsequent to the HUD approved waiver memorandum dated October 13, 2017, to maintain stable permanent housing in place or in another area and help them return to their hometowns when additional permanent housing is available.

Applicability: The 24 month limits on rental assistance and housing relocation and stabilization services are waived for individuals and families who meet both of the following criteria:

1. The individual or family lives in a declared-disaster area or was displaced from a declared-disaster area as a result of the hurricanes and flooding; and
2. The individual or family is currently receiving rental assistance or housing relocation stabilization services or begins receiving rental assistance or housing relocation stabilization services within two years after the HUD approved waiver memorandum dated October 13, 2017.

For these individuals and families, ESG funds may be used to provide up to three consecutive years of rental assistance, utility payments, and housing stability case management, in addition to the 30 days of housing stability case management that may be provided before the move into permanent housing under 24 CFR 576.105(b)(2).

HUD will consider further waiver requests to allow assistance to be provided for longer than three years, if the recipient demonstrates good cause.

WAIVER #6:

ESG – Restriction of Rental Assistance to Units with Rent at or below Fair Market Rent (FMR)

Requirement: Restriction of Rental Assistance to Units with Rent at or below Fair Market Rent (FMR)

Citations: 24 CFR 576.106(d)(1)

Justification: HUD has determined that the rental vacancy rate in affected areas after the floods is extraordinarily low. Waiving the FMR restriction will make more units available to individuals and families in need of permanent housing.

Applicability: The FMR restriction is waived for any rent amount that takes effect during the two-year period beginning on the date of the HUD approved waiver memorandum dated October 13, 2017 for any individual or family who is renting or executes a lease for a unit in a declared-disaster area. The affected recipients and their subrecipients must ensure that the ESG assisted units is provided to individuals and families that meet the rent reasonableness standard. HUD will consider requests to waive the FMR restriction for rent months that take effect after the two-year period, if a recipient demonstrates good cause.

INSTRUCTIONS AND TECHNICAL ASSISTANCE WORKSHOPS

Instructions and application forms for the FY 2018 Housing RFA are included in this package. Copies are also available at the PHCD website: [<http://www.miamidade.gov/housing>]. The application submission deadline is Monday, January 29, 2018.

PHCD will hold two (2) technical assistance workshops (TAs) to review the application preparation and submission requirements, changes to the FY 2018 evaluation criteria, and program requirement information for Housing and Homeless Housing Activities. The Technical Assistance Workshop schedule and registration information is listed below:

*African Heritage Cultural Arts Center
Thursday, January 11, 2018
6161 NW 22nd Avenue
Miami, FL 33142
10:00 AM to 1:00 PM*

*South Dade Government Center
Tuesday, January 16, 2018
10710 SW 211 Street, 2nd Floor
Cutler Bay, FL 33189
11:00 AM to 2:00 PM*

You may also visit the PHCD website: <http://www.miamidade.gov/housing>

Comments and questions pertaining to this application must be submitted in writing to PHCD, no later than Wednesday, November 22, 2017 to the attention of:

Miami-Dade County Department of Public Housing and Community Development (PHCD)
Overtown Transit Village North
701 NW 1st Court, 16th Floor
Miami, FL 33136
phcdcommunitydevelopment@miamidade.gov

ELIGIBLE APPLICANTS

Community-Based Organizations (CBOs), Community Development Corporations (CDCs), as well as for-profit and not for-profit developers are encouraged to respond to this FY 2018 RFA process by submitting applications for an eligible affordable housing development or project/activity. Entities may apply for funding from multiple funding sources by submitting individual applications for each funding source. Eligibility for use of funds available under this RFA vary from program to program. Applicants should refer to specific requirements and/or restrictions for each funding source as set forth in this application document.

ELIGIBILITY REQUIREMENTS AND EVALUATION CRITERIA FOR HOUSING APPLICATION PROJECTS

To be eligible for funding, all proposed rehabilitation activities must meet the requirements listed below. It is strongly recommended that applicants consider these requirements before preparing an application, as these are the same factors that will be used to rate and evaluate proposals.

1. **Low-Moderate-Income Benefit** – The proposed activity, if requesting HOME federal funding, must meet the Department of Housing and Urban Development (HUD) criteria of benefitting low- and moderate-income families. Every application that will benefit low- and moderate-income persons must provide evidence that the beneficiaries of the program will be low-to-moderate-income (LMI) persons. Applicants must provide the income eligibility requirements for the proposed activity or demonstrate that the activity is located in a Neighborhood Revitalization Strategy Area (NRSA) or an Eligible Block Group (EBG).

All HOME funds must be used to benefit low-income families whose incomes are at or below 80 percent of area median income (AMI). For development projects with five (5) units or more, a minimum of 20% of the units must be rented to families with incomes that do not exceed 50% of AMI at the lower HOME rents listed in the chart below.

For 2017, Miami-Dade County's median income is \$51,800 with adjustments made for 80% AMI and 50% AMI, by family size, as follows:

80% AMI Family of 1 - \$42,300	50% AMI Family of 1 - \$26,450
80% AMI Family of 2 - \$48,350	50% AMI Family of 2 - \$30,200
80% AMI Family of 3 - \$54,400	50% AMI Family of 3 - \$34,000
80% AMI Family of 4 - \$60,400	50% AMI Family of 4 - \$37,750

AMIs are subject to change for 2018 and will be updated as applicable by the program. Applicant is responsible for utilizing the most recent income and rent limits available. Refer to Attachments.

2. **Rent Limits** – The High HOME Rent Limit for an area is the lesser of the Section 8 Fair Market Rent (FMR) for the area or a rent equal to 30% of the annual income of a family whose income equals 65% of the AMI, as determined by HUD. The Low HOME Rent Limit for an area is 30% of the annual income of a family whose income equals 50% of the AMI, as determined by HUD, capped by the High HOME Rent Limit. HUD's Office of Policy Development and Research Division calculates the HOME rents each year using the FMRs and the Section 8 Income Limits.

For 2017, the Miami-Dade HOME rents limits are as follows:

	0 BDR	1 BDR	2 BDR	3 BDR	4 BDR	5 BDR
Low HOME Rent Limit	\$661	\$708	\$850	\$981	\$1,095	\$1,208
HIGH HOME Rent Limit	\$831	\$964	\$1,159	\$1,331	\$1,465	\$1,598

Rents are subject to change for 2018 and will be updated as applicable by program. Applicant is responsible for using the most recent rent limits available. Refer to Attachments.

3. **Market Analysis and Feasibility Analysis** - A complete market study demonstrating the need for the housing is required. A credit underwriting analysis will be required for all projects to be considered for funding. Any applicant that fails to meet this threshold item will not be funded. For Homeless HOME set-aside funding an analysis must also be provided of how the project will fulfill a gap in the Continuum of Care's (CoC) identified Needs and Gaps.

4. Priority Needs – Activities must address a high priority need identified in the County's FY 2013-2017 Consolidated Plan. Applications must describe how the priority need will be addressed and provide supporting data. Projects proposing to assist the homeless must address the local Homeless Continuum of Care priorities.
5. Organizational and Financial Capacity – Applicants must demonstrate that they are fiscally sound and have the skills, ability, and experience required to achieve HUD's National Objective(s), and are able to meet other program requirements. Applicants will be evaluated on experience, organizational and administrative capacity, financial capacity, and management. This will include a review of resumes, financial statements, monitoring reports, audit findings, and complete inspections of new proposed activity locations.
6. Leveraging – Applicants must show that they have other sources of funding available for the proposed activity. Since the County uses its federal and local funds to address funding gaps, other funding must exist to ensure timely project completion. Documentation must be provided with the application to verify the availability and commitments of leveraged resources. Applicants must have complete funding in place, except for the requested Gap Funding, and applicants must provide a sources and uses statement. Applicants must demonstrate maximum leveraging with non-County funds.
7. Timely Completion - Applicants must demonstrate that they have a history of completing projects in a timely manner. Timely completion is defined as two (2) years for construction.
8. Track Record – Previously funded Community Development Block Grant (CDBG), HOME, Neighborhood Stabilization Program (NSP), and Section 108 projects must be in good standing with respect to audit findings and have a favorable track record of completing projects on-time, submitting accurate and complete quarterly progress reports, and addressing all monitoring findings. If a project is not in good standing, PHCD can disqualify the application. Applicants with an existing PHCD contract that have either: 1) failed to demonstrate achievement of the National Objective; 2) failed to meet appropriate performance and timeliness measures under their existing CDBG, HOME, NSP and/or Section 108 loan agreements as well as SHIP and Surtax contractual requirements; or 3) are currently in a delinquent payment status with their existing County contracts shall be ineligible for funding under this FY 2018 RFA.
9. Site Control – Applicants must demonstrate site control (i.e., title, lease agreement, firm purchase contract, Option to Purchase, Option to Lease Long-Term agreement, or Local Government Resolution) of the proposed site for which funding is being applied for.
10. Subsidy Per Unit – For affordable housing projects, agencies must show that the subsidy per unit does not exceed established standards. For HOME funded projects, HUD sets the maximum subsidy per unit annually.
11. Geographic Location – For Federal funding, priority will be given to activities located in the NRSAs and Eligible Block Groups. Applications must describe how these areas and the residents will be served by the proposed activity.
12. Payment and Performance Bond – for projects that involve construction or rehabilitation work, the County requires the applicant provide the County with a Payment and Performance Bond in the full amount of the construction contract, naming the County as a dual obligee. For projects which involve construction or rehabilitation work on County-owned property, the County shall require, prior to the commencement of any work on the property, a payment and performance bond that meets the requirements set forth in Florida Statutes, Section 255.05, which bond shall be in the full amount of the construction contract covering all contractors, subcontractors, or materials providers downstream from the developer, including but not limited to the General Contractor, and naming the County as a dual obligee. In lieu of an applicant providing a Payment

and Performance Bond, the County may, at its sole and absolute discretion, accept a Letter of Credit in an amount to be determined by the County, in its sole and absolute discretion. However, the County shall in no event be required to accept any alternative to the Payment and Performance Bond.

13. Change of Scope of Work/Project – Material changes to the application after approval of the award of funds may result in the cancellation of award and recapture of awarded funds. Cancellation shall be at the sole discretion of PHCD if the appropriate requirement is not met, PHCD may determine that the application shall be considered non-responsive and shall be deemed ineligible. Review by the County Attorney's Office (CAO) will be requested.

DEFINITIONS

1. At-Risk of Homelessness means:

(1) An individual or family who:

(i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;

(ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "homeless" definition in this section; and

(iii) Meets one of the following conditions:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship;

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;

(E) Lives in a single-room occupancy or efficiency apartment unit in which more than two persons reside or lives in a larger housing unit in which there reside more than 1.5 persons per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly-funded institution or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correctional program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

(2) A child or youth who does not qualify as "homeless" under this section, but qualifies as "homeless" under Section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), Section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), Section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), Section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), Section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or Section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

(3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

2. Audited Financial Statements – Financial Statements that have been prepared in accordance with Generally Accepted Accounting Principles (GAAP) and that have been audited by an independent third party Certified Public Accountant in accordance with generally accepted auditing standards.
3. Bonds – a certificate that serves as evidence of a debt and of the terms under which it is undertaken. Multi-family housing revenue bonds issued to finance construction of multi-family housing projects where a specified proportion of the units will be rented to moderate-and low-income families.
4. Certified Financial Statements – Financial statements to include, but not limited to, balance sheet, income statement, and statement of cash flow that have been prepared and certified by an independent third party Certified Public Accountant in accordance with GAAP.
5. Community Housing Development Organizations (CHDOs) – Community housing development organizations as defined in 24 CFR Part 92. A CHDO is a private non-profit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. In order to qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience.

CHDOs may use HOME funds for all eligible HOME activities. A CHDO must act as the owner, developer, or sponsor of a project that is an eligible set-aside activity. The eligible set-aside activities include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing that has been developed with HOME funds by the CHDO.

6. Community Land Trusts (CLT) – As defined in Section 212 of the Housing and Community Development Act of 1992 (H11966, 10/5/1992), means a community housing 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 ground leases;
 - B. transfers ownership of any structural improvements located on such leased parcels to the lessees; and
 - C. retains a preemptive option to purchase any such structural improvement at a price determined by formula that it designed to ensure that the improvement remains affordable to low- and moderate-income families in perpetuity;
 - 4) whose corporate membership that 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 composed 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.
- 7. Credit Underwriting (CU) – an analytical process that determines the amount of financing necessary for completion of the construction and development of a project as indicated in a report prepared by a credit underwriter under the direction and oversight of PHCD. Credit underwriting will assist PHCD to determine the terms of financing, whether the project is financially feasible as represented in the application, and whether the costs and risks associated with the project are reasonable. Developer will be responsible for the cost of this analysis; however, this is a reimbursable expense.
- 8. Deferred Developer's Fee – will not be paid to the developer as a development expense, but will be paid to the developer from the project's cash flow.
- 9. Developer – a for-profit or private non-profit individual or entity that the grantee provides assistance to for the purpose of (1) acquiring homes and residential properties to rehabilitate for use or resale for residential purposes and (2) constructing new housing in connection with the redevelopment of demolished or vacant properties. Developers are program beneficiaries and thus distinct from subrecipients, grantee employees, and contractors. 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.
- 10. Developer's Fees for Low-Income Housing Tax Credit (LIHTC) - developer fees for all categories (including developer's overhead, developer's fees, and consultant fees) combined cannot be more than 18% for 4% LIHTC with Florida Housing Finance Corporation (FHFC) or Housing Finance Authority (HFA) bonds, and no more than 16% on 9% LIHTC projects.
- 11. Developer's Fees for Non-Low Income Housing Tax Credit (LIHTC) - the developer fee is commensurate with the level of risk.

Project development costs (including fees and soft costs) should reflect a pro-rata share of the total funding awarded by the County and all other funding sources. If the project receives funding from the County from multiple funding years (i.e., 2017 and 2018 funding), the Developer's Fees shall be prorated in accordance with the terms of those respective funding years and the Requests for Applications and the respective applications for funding submitted to the County. Developer's Fees must be prorated among funding sources. The County's funds may not be used to pay a greater portion of the Developer's Fee than the proportion of the County's loan to the overall development costs absent the consent of the County. Developer fees must be reflective of actual construction completed. No part of the developer's fee can be disbursed until all loan closing conditions have been met. Under no condition 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.

12. 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.
13. 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 component; (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.
14. Emergency Solutions Grant Program (ESG) – The Emergency Solutions Grant Program is administered by PHCD pursuant to 24 CFR 576. ESG is a formula grant program. Eligible recipients generally consist of metropolitan cities, urban counties, territories, and states, as defined in 24 CFR 576.2. Metropolitan cities, urban counties and territories may subgrant ESG funds to private non-profit organizations.
15. Extremely Low-Income (ELI) – those individuals or families whose income is 30% of area median income (AMI) or below.
16. Firm Commitment – financing, matching, or other funds for the project. A commitment in writing and signed by a person authorized to make the commitment. Letters of commitment must indicate the total dollar value of commitment; including a calculation to show how the value of the commitment was derived; be dated between the publication date of this RFA and the application deadline for this RFA; and indicate how the commitment will relate to the proposed project.
17. Financial Beneficiary - one who is to receive a financial benefit of the total development cost (including deferred fees). This definition includes any party, which meets the above criteria, such as the developer, 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.
18. “Gap” Funding for Projects – the financing gap between the existing financing commitments to the 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 the issuance of Certificate of Occupancy including but not limited to the costs for acquisition, design and planning, zoning and variances, financing costs, legal costs, construction, permitting, hard costs, and development soft costs. Gap funding may not represent more than 25% of the total project cost. The gap shall be determined by PHCD, taking into consideration the credit underwriting analysis. This limitation shall not apply to HOME CHDO applications.
19. Green Building – green building also known as green construction or sustainable building, is a structure that is designed, built, renovated, operated and reused in an ecological and resource-efficient manner. 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 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 criteria will include, at a minimum, the energy features outlined in M-DC Green Code through Ordinance No. 07-65. The applicant must adhere to all the requirements of said ordinance.

20. Guaranty – a formal assurance given as security that another’s debt or obligation will be fulfilled.
21. HOME or HOME Program – the HOME investment Partnerships Program administered by PHCD pursuant to 24 CFR Part 92.
22. HOME-Assisted Unit – specific units that are funded with HOME funds. HOME units shall adhere to rent controls and income targeting requirements pursuant to 24 CFR §92.252.
23. HOME Development – any Development which receives financial assistance from the Corporation under the HOME Program.
24. HOME Rental Development – a Development proposed to be constructed or rehabilitated with HOME funds.
25. HOME Rent-Restricted Unit – the maximum allowable rents designed to ensure affordability on the HOME-assisted Units.
26. Homeless – homeless is defined in 24 CFR 576.2.
27. Homeless Management Information System (HMIS) – the information system designated by the Continuum of Care (CoC) to comply with HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness.
28. Metropolitan City – a city that was classified as a metropolitan city under 42 U.S.C. 5302(a) for the fiscal year immediately preceding the fiscal year for which ESG funds are made available.
29. Homelessness - a person is considered homeless only when he/she resides in places not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings (on the street). To be considered chronically homeless, a person must have a disability and have been living in a place not meant for human habitation, living in an emergency shelter, or living in a safe haven for the last 12 months continuously or on at least four occasions in the last three years where those occasions cumulatively total at least 12 months.
30. Hard Costs – the monetary costs of physically preparing the site and building the structure. Often referred to as the brick-and-mortar costs involving the actual physical construction of a development. Determination of hard costs shall be made by PHCD, examples include grading, excavation of the site, materials used, landscaping, and carpentry.
31. Loan Documents or Closing Documents – the “shell” loan documents for all HOME/Surtax awards are available for review on the web site at www.miamidade.gov/housing/. 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. Agreement to any substantive changes to the loan documents are at the sole and absolute discretion of the County.
32. Loan Terms – the term of the loan will be thirty (30) years, which will include a two (2) year construction period.

33. Low Income Housing Tax Credits (LIHTC) – the tax credits 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.
34. Non–Recourse – a loan for which the sole source of satisfaction for default thereon is the real property that was given as collateral.
35. PHCD – Department of Public Housing and Community Development, a predecessor, or a successor department.
36. Principal - an applicant, managing partner, investor partner, general partner, officer, director, shareholder of an applicant, or shareholder of the general partner of an applicant.
37. Private non-profit organization – a private non-profit organization that is a secular or religious organization described in section 501(c)3 of the Internal Revenue Code of 1986 and which is exempt from taxation under subtitle A of the Code, has an accounting system and a voluntary board, and practices non-discrimination in the provision of assistance. A private non-profit organization does not include a governmental organization, such as a public housing agency or housing finance agency.
38. 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.
39. Recourse (Full Recourse) – the ability of a lender to claim money from a borrower in default and the property pledged as collateral.
40. Senior Housing – HUD has determined that 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 age 62 or older; or a dwelling that houses at least one person who is age 55 or older in at least 80% of the occupied units and adheres to a policy that demonstrates intent to house persons who are age 55 or older.
41. Site Control – documentation comprised of a title, lease agreement, firm purchase contract, Option to Purchase, Option to Lease Long-Term agreement, or Local Government Resolution of the proposed site for which funding is being applied for.
42. Shovel Ready – the Environmental Site Assessment reports (Phase I and/or 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 committed in writing (minus the gap funding requested), and construction is ready to start pending the selection and award of the general contractor within sixty days (60) from the contract execution date with the County.
43. Special Needs Populations – a resident or family member who may have special circumstances or conditions, i.e., a person with mental, emotional, or physical disability or that possesses a high risk of developing such conditions.
44. 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. The participating jurisdiction's selection of a subrecipient is not subject to the procurement procedures and requirements.

45. Subsidy Layering Review (SLR) – an analytical process 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; however, this is a reimbursable expense.)
46. Threshold – minimum 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 pass a due diligence check (refer to Table of Contents Part II - Attachments) prior to funding commitment. Due Diligence findings will be reported to the Board of County Commissioners.
47. 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 of design, planning, zoning, variances, financing costs, legal costs, construction, and permitting. For construction and rehabilitation projects, the cost of land acquisition shall not be included in the total development costs.

APPLICANT INSTRUCTIONS

- All applicants must submit the **Application Cover Sheet** as the **first page** of each application, the **Activity Application Submission Form Checklist**, and **all affidavits contained herein**. All applicants must fully complete the General Section.
- The cover of each binder must include the name of the entity, the name of the proposed activity, and the requested funding source.
- All applicants must submit one (1) original and six (6) copies of the application in 3-ring binders with **TABS** and a **TABLE OF CONTENTS**. Applications must be in separate binders. ***Do not staple or clip pages.***
- Do not submit more than one application per activity per binder. The original application must be submitted with the word “**ORIGINAL**” written on the outside of the binder, and each of the six (6) copies must be marked as “**COPY.**” ***ALL Originals and copies of applications must contain all required documents. Please do not exclude any document from any copy.***
- Applications must comply with all the requirements of this RFA. All applications must be typed.
- **Applications must also be submitted on CD-ROM media devices. All CD-ROMs must be properly labelled.**
- Applicant must select only one (1) funding category.
- PHCD may determine that any deficient application is non-responsive. Review by the County Attorney’s Office (CAO) will be requested.
- All awards will be allocated the full amount of requested funding until available funds are exhausted.
- **Applications must score a minimum of 70 points to be recommended for funding.**
- All applicants must be submitted in the legal name of the corporation or entity that is applying for funding. The applicant must be an active entity registered with the Florida Division of Corporations (<http://www.sunbiz.org>).
- All applicants must provide an Employer Identification Number (EIN/Federal Identification Number) and a Data Universal Numbering System or The D-U-N-S® Number. For more information about obtaining a DUNS Number, visit: <http://fedgov.dnb.com/webform>. The D-U-N-S® Number is a unique nine-digit identification number that remains with an organization even if the organization is no longer in operation. The D-U-N-S® Number was incorporated into the Federal Acquisition Regulation (FAR) in April 1998.
- Applicants are encouraged to coordinate and collaborate with other organizations in carrying out programs funded under this RFA. As part of the proposal, a written agreement specifying the role of each organization in the collaborative arrangement must be included and must be executed and signed by each partner organization.

- **Miami-Dade County will not fund an entity or an affiliate with defaulted loans, debarment actions, or any other legal encumbrances regardless of the merits of the submitted application.** Miami-Dade County will not fund entities listed in the Federal Excluded Parties List System, as those entities are prohibited from receiving federal contracts or federally-approved subcontracts, and from certain types of federal financial and non-financial assistance and benefits. Miami-Dade County will not fund entities on the County's delinquent registry.
- Miami-Dade County reserves the right to require and participate in the creation of partnerships to ensure project viability and/or enhance the effectiveness of program delivery, should the County determine such action is in the best interest of the County and the community being served.
- All projects or activities awarded HOME funds that fail to complete the activity in a timely manner shall be subject to recapture of funds.
- Applicants applying for HOME, HOME CHDO Operating Support, ESG, Homeless Set-Aside or HOME CHDO Set-Aside funds must complete the Housing application forms designated in the Housing Submission Checklist.
- All awards will be evidenced by a Conditional Loan Commitment, Memorandum of Understanding (MOU), or interlocal/interdepartmental agreement, as well as appropriate security instruments and loan documents.
- All housing developments shall adhere to housing construction standards as outlined by HUD, Miami-Dade County, and local/municipal codes.
- Construction applications require intended use of property with supporting documentation to include, but not be limited to:
 - Current color photos of the property including roof and interior;
 - Completed 40-year certification (most recent signed and sealed);
 - Completed architectural/engineering plans;
 - Approved building and construction permit(s) from the respective municipality and/or county for the proposed project; and
 - Property must be free of any Building Code violations (if existing violations exist, applicant must provide a copy of the violations from the municipality and plans must address the needed corrections).
- Grantee may use HOME funds to construct/rehabilitate housing under the latest provisions of the Uniform Relocation Act (24 CFR Part 42, Subpart I). This is housing that the grantee has determined must be constructed/rehabbed in order to provide suitable replacement housing for persons displaced by a contemplated HOME project, subject to the Uniform Relocation Act (URA), and where the project is prevented from proceeding because the required replacement housing is not available otherwise.
- If construction/rehabilitation involves occupied units, contact information must be included for occupied units (tenant's name and phone number(s)). Requesting entity must provide a written correspondence to tenants explaining the potential scope of work to be performed within occupied units and provide a hard copy to PHCD pursuant to URA guidelines.
- 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.
- PHCD Compliance Requirement: 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. Copies of the resolution, Due Diligence Checklist, and Affidavits are located at www.miamidade.gov/housing/. Agencies not clearing the Due Diligence Report review will not be recommended to the Board for funding. (Refer to Attachment 44).

- Accessibility, Universal Design and Visibility Features:

All units of the proposed Development must meet all federal requirements and state building code requirements, including the following:

- 2012 Florida Accessibility Code for Building Construction as adopted pursuant to Section 553.503, Florida Statutes;
 - The Fair Housing Act as implemented by 24 CFR Part 100;
 - Section 504 of the Rehabilitation Act of 1973; and
 - Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR Part 35, incorporating the most recent amendments, regulations and rules.
- If during the application process or during the development of an awarded loan, an entity associated with the project has been charged with a crime or 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 2018 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. All project related environmental expenses are eligible for financial reimbursement upon receipt of an award for HOME and/or ESG funding. Refer to Attachment 47 and submit the form.
 - Developers are encouraged to include loan-closing costs in the requested award amount. It is anticipated that these costs will be absorbed into the project costs, beginning with projects funded through the FY 2018 RFA process.
 - Miami-Dade County Affordable Housing Set Aside Incentive for Disabled Households. Ordinance No. 14-56. Developers desirous of building units that are more accessible may be awarded extra points on applications; however, total funding will not be affected.
 - Miami-Dade County Notice of Availability of Affordable Rental and Homeownership Opportunities. Resolution No. R-34-15. Developers are required to provide written notice to Miami-Dade County of the availability of affordable rental or homeownership opportunities. Developers are required to advertise the availability of affordable rental or homeownership opportunities in general circulation newspapers.
 - 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.

- Applicants awarded federal funds are subject to provisions of the Davis-Bacon Act and HUD Section 3 requirements.
- The Davis-Bacon Act is triggered when construction work over \$2,000 is financed in whole or in part with HOME funds. It requires that workers receive no less than the prevailing wages being paid for similar work in the same area. Davis-Bacon wage rates can fluctuate based on economic conditions, and the applicable rate may not be known until time of bidding. Proposers are encouraged to build in contingencies and general market conditions to their contracts to account for this possibility.

APPLICATION DEADLINE AND SUBMISSION LOCATIONS

- **The application submission deadline is Monday, January 29, 2018 no later than 12:00 noon.** Immediately following the deadline, the Department of Public Housing and Community Development will open applications and initiate the review process. Once the RFA review process has commenced, **no late applications will be accepted.**
- Faxed or electronic applications will not be accepted.
- Applications submitted on or before **Friday, January 26, 2018** must be delivered to:

**Mr. Harvey Ruvin
Clerk of the Board of County Commissioners
Stephen P. Clark Center
111 N.W. First Street, 17th Floor
Miami, Florida 33128
9:00am to 4:00pm**

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

- On the submittal deadline date of **Monday, January 29, 2018** all applications must be delivered to:

**Miami-Dade County
Department of Public Housing and Community Development
Overtown Transit Village North
701 NW 1st Court – 1st Floor
Miami, Florida 33136
Submittal Time: 9:00 a.m. through 12:00 Noon Only**

A representative from the Clerk's Office will be present to accept the RFA applications.

FY 2018 RFA SCHEDULE*

- The RFA Application will be available for review at the following locations on Thursday, December 28, 2017. (***These locations will not have copies available for distribution***):

⇒ ***Miami-Dade Public Library***
101 West Flagler Street
Miami, FL 33130

⇒ ***Miami-Dade Regional Library***
2455 NW 183rd Street
Miami Gardens, FL 33056

⇒ ***South Dade Regional Library***
10750 SW 211th Street
Miami, FL 33189

Applications may also be downloaded from the Miami-Dade County website at the following address: **<http://www.miamidade.gov/housing>**

- Technical Assistance Workshops will be conducted by PHCD at the following two (2) locations:
 - ***African Heritage Cultural Arts Center***
Thursday, January 11, 2018
6161 NW 22nd Avenue
Miami, FL 33142
Time: 10:00 a.m. to 1:00 p.m.
 - ***South Dade Government Center***
Tuesday, January 16, 2018
South Dade Government Center
10710 S.W. 211th Street, 2nd Floor
Cutler Bay, FL 33189
Time: 11:00 p.m. to 2:00 p.m.
- Public Hearing: The staff funding recommendations are normally considered by the Housing and Social Services Committee. This serves as the public hearing in the Action Plan process, [24 CFR 91.105] – Citizen Participation Plan and local governments, [24 CFR 91.105(a)(1)]. The public hearing will be publicly noticed.
- The FY 2018 Action Plan will be submitted to HUD as part of the FY 2013-2017 Consolidated Plan upon approval by the Board of County Commissioners (BCC).
- Contract Development will begin immediately upon approval of the FY 2018 Action Plan by HUD.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

PARTICIPATING JURISDICTIONS (PJs) AND ENTITLEMENT AREAS ARE REQUIRED TO MATCH 25% OF THEIR HOME ALLOCATIONS WITH NON-FEDERAL SOURCES. THE COUNTY'S LOCAL FUNDS AND THE DEVELOPER'S LEVERAGED FUNDS SHALL BE USED AS MIAMI-DADE COUNTY'S MATCHING SOURCE. THE FUNDS ARE REQUIRED TO BE USED IN THE SAME MANNER AS HOME FUNDS AND ARE SUBJECT TO ALL OF THE HOME PROGRAM RESTRICTIONS.

FY 2018 AFFORDABLE HOUSING FUNDS AVAILABLE

HOUSING RESOURCE GUIDELINE ALLOCATIONS

In order to meet local priorities the following will serve as the illustrative guidelines to resource allocations:

Activity	HOME	ESG	TOTAL
Acquisition, New Construction or Rehabilitation of Affordable Rental Housing, Pre-Development, or Single-Family Homeownership	\$1,440,290		\$1,440,290
Single-Family Homeownership Rehabilitation	\$300,000		\$300,000
Tenant-Based Rental Assistance (TBRA)	\$300,000		\$300,000
Homeless Set-Aside (TBRA/Rehabilitation)	\$445,922		\$445,922
Homeless Emergency Shelter and Outreach		\$592,487	\$592,487
Homeless Prevention and Rapid Rehousing		\$319,032	\$319,032
Totals	\$2,486,212*	\$911,519*	\$3,397,731*

* Funds available are based on U.S. HUD estimates and are subject to change

NOTE:

- THE FY 2018 REQUEST FOR APPLICATION (RFA) SOLICITATION IS SUBJECT TO THE AWARD OF FUNDS FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD). THE FUNDS AVAILABLE ARE BASED ON ESTIMATES AND ARE SUBJECT TO CHANGE.
- APPLICANT MUST CLEARLY DELINEATE IF THEY ARE APPLYING FOR HOME CHDO/HOME FUNDS AND INDICATE THE PROJECT. HOME CHDO OPERATING SUPPORT CAN ONLY BE AWARDED WHEN ATTACHED TO AN AWARDED HOME PROJECT.
- ANY FUNDS REMAINING WILL BE USED IN AN ALTERNATE CATEGORY.

FINANCING TERMS FOR HOUSING DEVELOPMENTS

Final determination of the rate and terms will be made based on the Credit Underwriting/Subsidy Layering Review Analysis. All permanent loans are for a period of thirty (30) years. Loan terms shall be as set forth in the Loan Terms and Conditions table. However, loan terms are subject to change and modification is at the sole and absolute discretion of PHCD. Refer to the Table of Contents for detailed information.

CHANGES TO THE SCOPE OF SERVICES/DEVELOPMENT PROJECT

Any changes to the Scope of Services/Development Project after receiving a funding award, which impacts the scoring criteria, may constitute a material change to your application and any funding allocation may be cancelled or modified. "Material change" may include among other items changes to:

- development location;
- number of units;
- set-aside units;
- activity description;
- ownership interest and/or financial beneficiaries, and;
- any change in ownership or financial beneficiaries during the term of the contract/mortgage requires prior approval by PHCD.

Any material change in the organizational or financial capacity of the Applicant from the time of the award to the expiration of the contract may result in the cancellation of any funding allocation secured through this RFA process.

All applicants understand that by submitting an application, they are agreeing to comply with all the HOME and ESG regulations, as amended, which will be passed on from the County to the Applicant.

**MIAMI-DADE COUNTY
DEPARTMENT OF PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
RECOMMENDATIONS FOR LOAN TERMS AND CONDITIONS
FOR
FY 2018 RFA**

Interest Rates below are subject to an independent underwriting analysis

FUNDING SOURCE	HOME/ HOME CHDO	HOME	HOME	HOME	HOME
USE OF FUNDS	ACQUISITION, NEW CONSTRUCTION OR REHABILITATION OF AFFORDABLE RENTAL HOUSING, PRE-DEVELOPMENT	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	NOT-FOR-PROFIT	FOR PROFIT	NOT-FOR-PROFIT	FOR PROFIT	COMMUNITY LAND TRUST
RATE	<p>0% during construction, years 1-2.</p> <p>Option 1 – A.LIHTC and Market Rate Deals. 1.5% interest only payments from Development Cash Flow with another .50% interest accruing and due at maturity.</p> <p>B. Tax Exempt Bonds with 4% LIHTC. 1% interest only payments from Developer Cash Flow with 1% interest accruing and due at maturity. - Full principal due at maturity.</p> <p>Option 2 – Both 4% and 9% LIHTC Deals – Permanent 1% interest only payments from Developers Cash Flow years 3-17. - 0.5% interest rate. Principal and interest payments from Development Cash Flow years 18-30 (principal deferred for initial 17 yrs). - Full principal due at maturity.</p>	<p>0% during construction, years 1-2.</p> <p>Option 1 – A.LIHTC and Market Rate Deals. 1.5% interest only payments from Development Cash Flow with another .50% interest accruing and due at maturity.</p> <p>B. Tax Exempt Bonds with 4% LIHTC. 1% interest only payments from Developer Cash Flow with 1% interest accruing and due at maturity. - Full principal due at maturity.</p> <p>Option 2 – Both 4% and 9% LIHTC Deals – Permanent 1% interest only payments from Developers Cash Flow years 3-17. - 0.5% interest rate. Principal and interest payments from Development Cash Flow years 18-30 (principal deferred for initial 17 yrs). - Full principal due at maturity.</p>	<p>0% during construction, years 1-2.</p> <p>Permanent - 0.5% interest only payments from Development Cash Flow years 3-30. - Full principal due at maturity.</p>	<p>0% during construction, years 1-2.</p> <p>Permanent - 1% interest only payments from Development Cash Flow years 3-30. - Full principal due at maturity.</p>	<p>0% during construction, years 1-2.</p> <p>Option 1 – A. LIHTC and Market Rate Deals. 1.5% interest only payments from Development Cash Flow with another .50% interest accruing and due at maturity.</p> <p>B. Tax Exempt Bonds with 4% LIHTC. 1% interest only payments from Developer Cash Flow with 1% interest accruing and due at maturity. - Full principal due at maturity.</p> <p>Option 2 – Both 4% and 9% LIHTC Deals - Permanent 1% interest only payments from Developers Cash Flow years 3-17. - 0.5% interest rate. Principal and interest payments from Development Cash Flow year 18-30 (principal deferred for initial 17 years). - Full principal due at maturity.</p>
CONSTRUCTION TERMS	2 years for construction completion.	2 years for construction completion.	2 years for construction completion.	2 years for construction completion.	2 years for construction completion.

RECOMMENDATIONS FOR LOAN TERMS AND CONDITIONS FOR FY 2018

FUNDING SOURCE	HOME/ HOME CHDO	HOME	HOME	HOME	HOME
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 Florida Housing Finance Corporation (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 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	<p>Overall debt service ratio 1.10 minimum and 1.6 maximum applicable to the first 15 years (Subject to the department's discretion).</p> <p>Interest only payments will be simple interest (non-amortizing)</p> <p>Ten percent of the Developer fee must be deferred provided that it can be paid back in 10 years.</p>	<p>Overall debt service ratio 1.10 minimum and 1.6 maximum applicable to the first 15 years (Subject to the department's discretion)</p> <p>Interest only payments will be simple interest (non-amortizing)</p> <p>Ten percent of the Developer fee must be deferred provided that it can be paid back in 10 years.</p>	<p>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.</p>	<p>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.</p>	<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.

**HOUSING FORMS SUBMISSION CHECKLIST
AND HOUSING FORMS 1- 3**

HOUSING FORMS SUBMISSION CHECKLIST

RFA FY 2018

HOUSING SUBMISSION CHECKLIST

Refer to the Housing Submission Checklist form for the preparation of all applications. The items listed in the General Section must be submitted with all affordable housing construction/rehabilitation applications and homeless applications.

All items must be submitted in the same order as listed and all corresponding forms must be completed with all requested exhibits. The exhibits must be submitted behind the forms and identified by the location and page number where the items may be located in the proposal. The bottom portion of this form must be signed by the authorized representative of the entity in order to certify the completeness of your proposal. If any particular form is not applicable, please insert a page behind the tab that says "N/A".

SECTION	DESCRIPTION OF SECTIONS
FORM 1	GENERAL SECTION HOUSING FORMS (REQUIRED FROM ALL APPLICANTS):
I.	APPLICANT AND DEVELOPMENT TEAM (TAB 1)
II.	PROPOSED ACTIVITY (TAB 1)
III.	FUNDING REQUEST (TAB 1)
IV.	GEOGRAPHIC LOCATION (TAB 2)
V.	LEVERAGING RENTAL AND HOMELESS PROJECTS ONLY (TAB 3)
VI.	ORGANIZATION CAPACITY AND EXPERIENCE (TAB 4)
VII.	TRACK RECORD (TAB 4)
VIII.	TIMELY COMPLETION (TAB 4)
IX.	TENANT RELOCATION INFORMATION FOR EXISTING PROPERTIES (TAB 5)
	ABILITY TO PROCEED (ATTACH PICTURES OF EXTERIOR AND INTERIOR):
X.	SITE CONTROL (TAB 6)
XI.	PRE-DEVELOPMENT (TAB 6)
XII.	SHOVEL READY (TAB 6)
XIII.	FEATURES AND AMENITIES (TAB 6)
	DEMOGRAPHIC AND SET-ASIDE COMMITMENTS ACCESSIBILITY FEATURES:
	DEMOGRAPHIC TARGETS (TAB 7)
	INCOME AND SPECIAL NEEDS (TAB 7)
	HOUSING PRESERVATION ACTIVITIES (TAB 7)
	TENANT RELOCATION (TAB 7)
	DESIGN AND ACCESSIBILITY FEATURES (TAB 7)
	SET-ASIDE COMMITMENTS (TAB 7) [REQUIRED FOR HOME FUNDS ONLY]
	FINANCIAL BENEFICIARIES (TAB 8)
	RENTS & OPERATING PRO-FORMA (TAB 9)
	ACCEPTANCE OF RENTAL ASSISTANCE (TAB 10) [RENTAL DEVELOPMENTS ONLY]
	FINANCING: DEVELOPMENT COST PRO FORMA SAMPLE (TAB 11)
FORM 2	HOMELESS RENTAL HOUSING DEVELOPMENT AND EMERGENCY SOLUTIONS GRANTS (ESG) (REQUIRED FOR ALL HOMELESS RENTAL HOUSING PROJECT AND ESG APPLICANTS):
	ORGANIZATIONAL QUALIFICATIONS & PROPOSED PROJECT NARRATIVE (TAB 12)
FORM 3	TENANT-BASED RENTAL ASSISTANCE (TAB 13)
FORM 4	AFFIDAVIT OF PREVIOUS CONTRACTUAL RELATIONSHIPS (TAB 14)
	DUE DILIGENCE AFFIDAVIT
	AUDITED FINANCIAL STATEMENTS OR A CERTIFIED FINANCIAL STATEMENT, CERTIFIED BY AN INDEPENDENT 3 RD PARTY AUDITOR
	MOST RECENT TAX RETURNS

I HEREBY CERTIFY THAT THIS PROPOSAL IS COMPLETE, AS INDICATED ABOVE, AND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT.

DEVELOPER: _____

DATE: _____

APPLICATION COVER SHEET (Tab 1)

FY 2018 REQUEST FOR APPLICATION (RFA)

ENTITY / DEVELOPER / APPLICANT INFORMATION:			
Legal Name: _____			
Organization's Federal Tax or Employer Identification Number (TIN/EIN): _____			
Organization's Dun & Bradstreet D-U-N-S # (Required): _____			
To obtain a 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 _____											
Activity Title: _____		Category: _____											
Activity Description: _____													
Please use the following link to answer the questions below: http://gisims2.miamidade.gov/Cservices/CSReport.asp													
County Commission District (s) where activity is located – <i>Please circle District number(s) or Countywide</i>													
1	2	3	4	5	6	7	8	9	10	11	12	13	Countywide
County Commission District (s) where clients reside – <i>Please circle District number(s) or Countywide</i>													
1	2	3	4	5	6	7	8	9	10	11	12	13	Countywide
County Commission District (s) where developer/entity/applicant's business is located – <i>Please circle District number(s)</i>													
1	2	3	4	5	6	7	8	9	10	11	12	13	
Is this Activity located within a Neighborhood Revitalization Strategy Area (NRSA)? Yes / No													
If yes, select the appropriate NRSA(s) below:													
Biscayne North _____		Cutler _____											
Goulds _____		Leisure City/Naranja _____											
Model City _____		Opa-Locka _____											
Perrine _____		South Miami _____											
West Little River _____													
Participating Municipality _____		Entitlement City - _____											
Low-Mod Area (LMA) Benefit Eligible Block Group(s) _____													

Funding Requested: Please provide the total amount of funding requested in the appropriate blank below.			
CDBG	\$ _____	SHIP	\$ _____
HOME	\$ _____	ESG	\$ _____
HOME CHDO Set-Aside	\$ _____	Surtax	\$ _____
Are you applying as a subrecipient or developer? (check one) _____ Developer _____ Sub-recipient			

AFFIDAVIT OF PREVIOUS CONTRACTUAL RELATIONSHIPS

(Only Agencies currently not receiving HOME, ESG, and/or McKinney Vento funding via Miami-Dade County must complete this form.)

1. Has the applicant had any previous contractual relationship to provide services or develop housing?

☐ Yes _____ ☐ No

If yes, please list name of organization, contract year, dollar amount, and Scope of Services.

2. Have there been any previous monitoring reports for the contracts above?

☐ Yes _____ ☐ No

If yes, submit the last issued monitoring report from each funding organization identified in #1 above.

3. Obtain the contact name and telephone number for each funding organization identified in #1 above and contact him/her to ask the following questions (write responses on a separate page):

4. Summarize your experience with the applicant concerning their performance under the contract:

- a. Were invoices submitted on time and were they accurate?
- b. Did payments need to be expedited due to cash flow problems?
- c. Has management and staff been stable (i.e., high or low turnover rate)?
- d. Would you continue to contract with the applicant?

Are there any issues Miami-Dade County should be aware of (attach additional pages if necessary)?

BY: _____
SIGNATURE OF AFFIANT

_____, 20____
DATE

PRINTED NAME AND TITLE OF AFFIANT

FEDERAL EMPLOYER IDENTIFICATION NO.

PRINTED NAME OF FIRM

PRINT ADDRESS OF FIRM

SUBSCRIBED AND SWORN TO (OR AFFIRMED) BEFORE ME THIS _____ DAY OF _____, 20____.

HE/SHE IS ____ PERSONALLY KNOWN TO ME OR ____ HAS PRESENTED _____ AS IDENTIFICATION.

SIGNATURE OF NOTARY

SERIAL NUMBER

PRINTED/ STAMPED NAME OF NOTARY

EXPIRATION DATE

NOTARY PUBLIC, STATE
OF _____



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

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:
 - Have been sued by a funding source for breach of contract or failure to perform obligations under a contract;
 - Have been cited by a funding source for non-compliance or default under a contract;
 - Have been a defendant in a lawsuit based upon a contract with a funding source;
 - 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

GENERAL SECTION HOUSING FORMS

FORM 1

HOUSING FORMS
Rental Rehabilitation
Miami-Dade County FY 2018 Housing RFA
(TAB 1-5)

Part I. Applicant and Development Team

All Applicants for Housing must complete this section.

1. Applicant Information

Name of Applicant: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Facsimile: _____

E-Mail Address: _____

Federal Employer
Identification Number: _____

If not yet obtained, provide a copy of the completed, submitted application for the Federal Employer Identification Number behind a tab 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?

☐ Yes ☐ No

Provide the required documentation behind a tab labeled and clearly identified.

- 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 behind a tab labeled and clearly identified.
- IRS determination letter behind a tab labeled 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 managing member of the managing 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 behind a tab labeled and clearly identified as tab _____.

(iii) Provide the names and addresses of the members of the governing board of the not-for-profit entity behind a tab labeled and clearly identified as tab _____.

(iv) Provide the Articles of Incorporation demonstrating that one of the purposes of the not-for-profit entity is to foster low-income housing behind a tab labeled and clearly identified as tab _____.

(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.

_____ %

2. 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, behind a tab labeled and clearly identified.

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 managing member(s) as of the application deadline, behind a tab labeled and clearly identified. 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, behind a tab labeled and clearly identified.

3. 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

All Applicants must complete entire section.

1. Developer or principal of developer

a. Corporate name of each developer (include all co-developers):

- b. Provide the prior experience for each developing entity in a chart behind a tab labeled and clearly identified.

2. Management agent or principal of management agent

- a. Provide the management agent's prior experience chart behind a tab labeled and clearly identified.

3. General contractor or principal of general contractor

- a. Provide the General Contractor's name and prior experience chart behind a tab labeled and clearly identified.
- 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 behind a tab labeled and clearly identified. 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 behind a tab labeled and clearly identified. NHC Applicants shall provide a copy of a current license of the Attorney.

6. Accountant:

- a. Provide the executed Accountant Certification form behind a tab labeled and clearly identified. 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 behind a tab labeled and clearly identified.
- b. Provide the Service Provider's or principal of Service Provider's Prior Experience Chart behind a tab labeled and clearly identified.

8. Developer Experience

- a. Please provide a list of all completed housing developments with copies of certificates of occupancy attached.
- b. This list should include name of developer and development, complete address, folio number, year completed, number of units.
- c. Please provide color photographs of all completed developments.

Part III. Development

All Applicants must complete this section.

A. General Development Information

1. Name of Development: _____

2. Location of Development Site:

a. Address of Development Site:

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 behind a tab labeled and clearly identified.

b. Local Jurisdiction:

a. 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)

_____ Rehabilitation

5. Development Project Type

- | | |
|--|--|
| <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"/> Single-Family Home | <input type="checkbox"/> Homeownership _____ Model Type (duplex, single-family, etc.) |
| <input type="checkbox"/> Other Specify: _____ | |

6. Development Unit Mix

_____ Rental

_____ Homeownership

Demographic?

Elderly non ALF _____

Elderly ALF _____

Family _____

Disabled _____

B. Ability to Proceed:

Funding applicants must complete this section.

1. Evidence of Site Control. Does the organization/applicant have documented site control? Please note that site control is **required to** receive funding.

Applicant must demonstrate site control by providing one of the following documents:

- Provide a recorded deed or recorded certificate of title behind a tab labeled ____ and clearly identified; or
- Provide a copy of the dated and fully executed long-term lease behind a tab labeled ____ and clearly identified. Lease must be for a minimum of 30 years from date of occupancy/LURA and run concurrent with compliance period for funds; or
- Provide a dated and fully executed contract for purchase and sale for the subject behind a tab labeled and clearly identified. (*Purchase option must be through 12/31/2018. The closing must occur prior to contract execution with the County*); or
- Other indications of site control such as an executed Option to Purchase, Option to Lease Long-Term agreement, Clerk certified local government resolution, or an original Invitation to Negotiate. However, it is the responsibility of the developer to meet all minimum threshold requirements of Florida Housing Finance Corporations' (FHFC) funding applications, if applicable.

Provide a list of all address(es) and folio numbers for the project site and attach color pictures of the site/structure (including roof and interior). Also include: completed 40-year certification, 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 to address them.

Site Address	Folio Number

* (If there are multiple sites, please attach a separate list with address and folio numbers).

2. Evidence of Infrastructure Availability. PHCD reserves the right to have flexibility to accept the documents.

- Electricity – Provide a letter from the provider or the Verification of Availability of Infrastructure Electricity Form or a copy of an electrical bill for service to the subject property behind a tab labeled and clearly identified as Tab _____.
- Water – Provide a letter from the provider or the Verification of Availability of Infrastructure Water Form or a copy of a water bill for service to the subject property behind a tab labeled and clearly identified as Tab _____.
- Sewer, Package Treatment or Septic Tank – Provide a letter from the provider or the Verification of Availability of Infrastructure – Sewer Capacity, Package Treatment, or Septic Tank Form or a copy of a sewer bill for service to the subject property behind a tab labeled and clearly identified as Tab _____.
- Roads – Provide a letter from the appropriate Local Government or the Verification of Availability of Infrastructure – Roads Form behind a tab labeled and clearly identified as Tab _____.

3. Evidence of Appropriate Zoning:

- New Construction Development – Provide a properly completed and executed Local Government Verification Form that development is consistent with zoning and land use regulations form behind a tab labeled and clearly identified as Tab _____.
OR
- Rehabilitation/Substantial Rehabilitation Developments – Provide a properly completed and executed Local Government Verification Form that development is consistent with zoning and land use regulations or a properly completed and executed Local Government Verification Form that states permits are not required for this development behind a tab labeled and clearly identified as Tab _____.

Infrastructure and Zoning Forms

Verification of infrastructure and zoning must be current within a period of one year of application submittal date.

VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ELECTRICITY

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Services, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

The undersigned service provider confirms that on or before _____:
Date (mm/dd/yyyy)

1. Electricity is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining electric service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make electricity available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to electric service, which are applicable to the proposed Development.

CERTIFICATION

I certify that the forgoing information is true and correct.

_____ Signature	_____ Date (mm/dd/yy)	_____ Name of Entity Providing Service
_____ Print or Type Name	_____ Address	
_____ Print or Type Title		

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this development and if is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or "white-out," or if it is scanned, imaged, altered, or re-typed, the Applicant will fail to meet threshold. The certification may be photocopied.

VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE – SEWER CAPACITY AND PACKAGE TREATMENT

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Services, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

The undersigned service provider confirms that on or before _____:
Date (mm/dd/yyyy)

1. Sewer Capacity, Package Treatment is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining the specified waste treatment service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make this service available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to this service, which are applicable to the proposed Development.

CERTIFICATION

I certify that the forgoing information is true and correct.

_____ Signature	_____ Date (mm/dd/yy)	_____ Name of Entity Providing Service
_____ Print or Type Name	_____ Address	
_____ Print or Type Title	_____ Telephone Number (including area code)	

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this development and it is inappropriately signed, no points will be awarded.

If this certification contains corrections or "white-out," or if it is scanned, imaged, altered, or re-typed, the Applicant will fail to meet threshold. The certification may be photocopied.

VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - ROADS

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Services, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

The undersigned service provider confirms that on or before _____:
Date (mm/dd/yyyy)

1. Existing paved roads provide access to the proposed Development or paved roads will be constructed as part of the proposed Development.
2. There are no impediments to the proposed Development using the roads other than payment of impact fees or providing curb cuts, turn lanes, signalization, or securing required final approvals and permits for the proposed Development.
3. The execution of this verification is not a granting of traffic concurrency approval for the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to road usage, which are applicable to the proposed Development.

CERTIFICATION

I certify that the forgoing information is true and correct.

_____ Signature	_____ Date (mm/dd/yy)	_____ Name of Entity Providing Service
_____ Print or Type Name	_____ Address	
_____ Print or Type Title	_____ Telephone Number (including area code)	

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this development and it is inappropriately signed, no points will be awarded.

If this certification contains corrections or "white-out," or if it is scanned, imaged, altered, or re-typed, the Applicant will fail to meet threshold. The certification may be photocopied.

VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE - WATER

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Services, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

The undersigned service provider confirms that on or before _____:
Date (mm/dd/yyyy)

1. Potable water capacity is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining potable water other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure
3. To the best of our knowledge, no variance or local hearing is required to make potable water available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to potable water, which are applicable to the proposed Development.

CERTIFICATION

I certify that the forgoing information is true and correct.

Signature Date (mm/dd/yy) Name of Entity Providing Service

Print or Type Name Address

Print or Type Title

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this development and it is inappropriately signed, no points will be awarded.

If this certification contains corrections or "white-out," or if it is scanned, imaged, altered, or re-typed, the Applicant will fail to meet threshold. The certification may be photocopied.

VERIFICATION OF AVAILABILITY OF INFRASTRUCTURE – INTERNET

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Services, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

The undersigned service provider confirms that on or before _____:
Date (mm/dd/yyyy)

1. Internet is available to the proposed Development.
2. There are no impediments to the proposed Development for obtaining internet service other than payment of hook-up or installation fees, line extensions to be paid for by the Applicant in connection with the construction of the Development, or other such routine administrative procedure.
3. To the best of our knowledge, no variance or local hearing is required to make internet available to the proposed Development.
4. To the best of our knowledge, there are no moratoriums pertaining to internet service, which are applicable to the proposed Development.

CERTIFICATION

I certify that the forgoing information is true and correct.

_____ Signature	_____ Date (mm/dd/yy)	_____ Name of Entity Providing Service
_____ Print or Type Name	_____ Address	
_____ Print or Type Title	_____	

Telephone Number (including area code)

This certification may not be signed by the Applicant, by any related parties of the Applicant, or by any Principals or Financial Beneficiaries of the Applicant. In addition, signatures from local elected officials are not acceptable. If the certification is applicable to this development and if is inappropriately signed, the Application will fail threshold.

If this certification contains corrections or “white-out,” or if it is scanned, imaged, altered, or re-typed, the Applicant will fail to meet threshold. The certification may be photocopied.

**VERIFICATION OF ENVIRONMENTAL SAFETY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PAGE I OF 2**

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Services, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

As a representative of the firm that performed the Phase I Environmental Site Assessment (ESA), I certify that a Phase I ESA of the above reference Development site was conducted by the undersigned environmental firm as of _____.

(Date of Phase I ESA - mm/dd/yyyy)

Such Phase I ESA meets the standards of ASTM Practice # E-1527-05.

Check all that apply in Items 1, 2, and 3 below:

1. If the Phase I ESA is over 12 months old from the Application Deadline for this Application, has the site's environmental condition changed since the date of the original Phase I ESA?

☐ Yes ☐ No

If "Yes", to demonstrate the condition of the site, the signatory must answer question (1) or (2) below:

☐ (1) an updated to the original Phase I ESA was prepared on _____
(Date-mm/dd/yyyy)

(Date of update must be less than 12 months old from the Application Deadline to receive points.)

☐ (2) a new Phase I ESA was prepared on _____
(Date-mm/dd/yyyy)

Note: PHCD will consider a current Phase II ESA, if applicable, to be a substitute for the updated Phase I ESA or new Phase I ESA.

2. If there are one or more existing buildings on the proposed site, the presence or absence of asbestos or asbestos containing materials and lead-based paint must be addressed either as a part of the Phase I ESA or as a separate report. The signatory must indicate which of the following (item a. or b.) applies:

- ☐ a. the Phase I ESA referenced above addresses the presence or absence of asbestos or asbestos containing materials and lead-based paint; or
- ☐ b. separate report(s) addressing the presence or absence of asbestos or containing materials and lead-based paint have been prepared and the undersigned has reviewed the separate report(s). Such separate report(s) may or may not be incorporated by reference in the Phase I ESA.

**VERIFICATION OF ENVIRONMENTAL SAFETY
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PAGE 2 OF 2**

3. If the Phase I ESA discloses potential problems (including, but not limited to asbestos or asbestos containing materials lead-based paint, radon gas, soil or ground water contamination, etc.) on the proposed site, the signatory must indicate which of the following (Item a, b, or c.) applies:
- ☐ a. environmental safety conditions on the site require remediation and a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared, either as a part of the Phase I ESA or as a separate report; or
 - ☐ b. a Phase II ESA is required or recommended. The firm that performed the Phase II ESA, even if it is the same firm that prepared the Phase I ESA, **MUST** complete and execute the Phase II ESA Verification.; or
 - ☐ c. although environmental safety conditions exist on the site, no remediation or further action is required or recommended.

CERTIFICATION

I certify that the foregoing information is true and correct.

Authorized Signature	Date (mm/dd/yyyy)	Name of Firm that Performed the Phase I ESA
Print of Type Name of Signatory	Address of Environmental Firm (street address, city, state)	
Print of Type Name of Signatory	Telephone Number Including Area Code	

This certification must be signed by a representative of the firm that performed the Phase I ESA for the proposed Development location. If this certification contains corrections or "white-out," or if it is scanned, imaged, altered or re-typed, the Application will fail to meet threshold. The certification may be photocopied.

**PHASE I ENVIRONMENTAL SITE ASSESSMENTS MUST BE CERTIFIED TO
MIAMI-DADE COUNTY.**

VERIFICATION OF ENVIRONMENTAL SAFETY PHASE II ENVIRONMENTAL SITE ASSESSMENT

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Services, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

As a representative of the firm that performed the Phase II Environmental Site Assessment (ESA), I certify that:

1. A Phase II ESA of the above reference Development location was required or recommended by the Phase I ESA. The Phase II ESA was conducted by the undersigned environmental firm as of _____ in accordance with ASTM Practice # E-1903-97(2002).
(Date of Phase II ESA – mm/dd/yyyy)

If the phase II ESA is over 12 month old from the Application Deadline for this Application has the site's environmental condition changed since the date of the Phase II ESA?

☐ Yes ☐ No

If "Yes", to demonstrate the condition of the site, an update to the original Phase II ESA was prepared on _____
(Dated of Phase II ESA - mm/dd/yyyy*)

** Date of the update to Phase II ESA, as stated above, must be within the last 12 months to receive points.*

2. If the Phase II ESA disclosed potential problems (including, but not limited to asbestos or asbestos containing materials, lead-based paint, radon gas, soil or groundwater contamination, etc.) on the proposed site, a plan that includes anticipated costs and estimated time needed to complete the remediation has been prepared either as a part of the Phase II ESA or as a separate report. (Must be attached)

CERTIFICATION

I certify that the foregoing information is true and correct.

Authorized Signature

Date (mm/dd/yyyy)

Name of Firm that Performed
the Phase II ESA

Print of Type Name of Signatory

Address of Environmental Firm
(street address, city, state)

Print of Type Name of Signatory

Telephone Number Including Area Code

This certification must be signed by a representative of the firm that performed the Phase II ESA for the proposed Development location. If this certification contains corrections or "white-out," or if it is scanned, imaged, altered, or re-typed, the Application will fail to meet threshold. The certification may be photocopied.

LOCAL GOVERNMENT VERIFICATION THAT DEVELOPMENT IS CONSISTENT WITH ZONING AND LAND USE REGULATIONS

Name of Development: _____

Development Location: _____

(At a minimum, provide the address assigned by the United States Postal Services, including the address number, street name and city, or if the address has not yet been assigned, provide the street name, closest designated intersection and city.)

The undersigned Local Government official confirms that:

- 1) The number of units (not buildings) allowed for this development site (if restricted) is: _____ and/or

If a Planned Urban Development (PUD), the number of units (not buildings) allowed per development site is: _____ or

If not a PUD and development site is subject to existing special use or similar permit, number of units allowed for this development site is: _____; and

- 2) The zoning designation for the referenced Development site is _____; and

- 3) The intended use is consistent with current land use regulations and the referenced zoning designation or, if the Development consists of rehabilitation, the intended use is allowed as a legally non-conforming use. To the best of my knowledge, there are no additional land use regulation hearings or approvals required to obtain the zoning classification or density described herein. Assuming compliance with the applicable land use regulations, there are no known conditions, which would preclude construction or rehabilitation (as the case may be) of the referenced Development on the proposed site.

CERTIFICATION

I certify that the City/County of _____ has vested in me the authority
(Name of City/County)

To verify consistency with local land use regulations and the zoning designation specified above or, if the Development consists of rehabilitation, the intended use is allowed as "legally non-conforming use" and I further certify that the foregoing information is true and correct.

Signature

Date (mm/dd/yyyy)

This certification must be signed by the applicable city's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to comprehensive planning and zoning, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If the certification is applicable to this Development and it is inappropriately signed, the Application will fail to meet threshold.

If this certification contains corrections or 'white-out,' or if it is scanned, imaged, altered, or re-typed, the Application will fail to meet threshold. The certification may be photocopied.

I.O. No.: 4-132
 Ordered: 9/17/2015
 Effective: 10/01/2015

MIAMI-DADE COUNTY
 IMPLEMENTING ORDER

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT FEE SCHEDULE

AUTHORITY:

Sections 1.01, 2.02 and 5.02 of the Miami-Dade County Home Rule Charter.

POLICY:

This Implementing Order provides a schedule of fees for services and programs provided by the Public Housing and Community Development Department.

PROCEDURE:

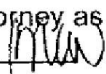
The administration of this Implementing Order is designated to the Director of the Public Housing and Community Development Department, who will be responsible for the collection of fees and the delivery of the required services. The Director shall review the contents of the implementing order annually and, if appropriate, make recommendations to the Board of County Commissioners for revisions or adjustments.

FEE SCHEDULE:

The fee schedule adopted by this Implementing Order is attached hereto and made a part hereof. This official fee schedule is also filed with and subject to the approval of the Board of County Commissioners and on file with the Clerk thereof. Fees charged by the Public Housing and Community Development Department shall be the same as those listed in the official fee schedule on file with the Clerk of the County Commission.

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT SERVICE RATE SCHEDULE		
Fee Name	Current Fee (FY 2014-15)	Proposed Fee (FY 2015-16)
Loan Set Up Fee for Single Family Homes	\$100	\$100
Loan Set Up Fee for Development Projects	\$200	\$200
Satisfaction of Mortgage	\$50	\$50
Subordination Agreements	\$50	\$50
Fresh Start Agreement/ Forbearance	\$50	\$50
Mortgage Modifications	\$100	\$100
Force Placed Insurance	\$25	\$25
Monthly Servicing Fee	\$25 (per Month)	\$25 (per Month)
Partial Release	\$50	\$50
Origination Fee (Homebuyer loans, except for HOME-funded loans)		\$400
Construction Inspection Fee		\$1,500
Contract Extension/Modification Fee (multi-family development loans only)		\$2,500

This Implementing Order is hereby submitted to the Board of County Commissioners of Miami-Dade County, Florida.

Approved by the County Attorney as
 to form and legal sufficiency 

FEATURES AND AMENITIES (TAB 6)

REQUIRED GENERAL FEATURES AND AMENITIES FOR ALL DEVELOPMENTS (THRESHOLD)

ALL DEVELOPMENTS MUST CONFORM TO THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) FOR NEW CONSTRUCTION AND ALTERATIONS UNDER THE AMERICANS WITH DISABILITIES ACT (ADA) FOR STATE AND LOCAL GOVERNMENT FACILITIES.

1. Does the Applicant commit to provide the required features and amenities for the proposed development? Applicant must select "Yes" to be considered for participation in any program. Must abide by County Resolution requiring energy-efficient reflective roofs or green roofs in all new construction for affordable housing. Yes _____ No _____

Does the development project commit to providing Green Certification? Yes _____ No _____

If so, evidence of commitments for Green Certification is required and must be provided with the application. If awarded this would be a contractual requirement.

ALL ITEMS BELOW ARE PREFERRED FEATURES FOR ALL UNITS IN ALL DEVELOPMENTS:

- All federally assisted construction housing developments with 5 or more units must design and construct 5 percent of the dwelling units, or at least one unit, whichever is greater, to be accessible for persons with mobility disabilities. These units must be constructed in accordance with the Uniform Federal Accessibility Standards (UFAS) or a standard that is equivalent or stricter. An additional 2 percent of the dwelling units, or at least one unit, whichever is greater, must be accessible for persons with hearing or visual disabilities.
- Termite prevention and pest control throughout the entire affordability period.
- Minimum 15 year expected life and warranty on new roofs.
- Central heating, ventilation and air conditioning (HVAC) system in all units, interior hallways and common areas with a minimum SEER rating of 16 (excluding buildings with central chiller system). Window air conditioning units are not allowed.
- Energy Star qualified water heater in all units.
- Code compliant impact windows and exterior doors for all new construction units and for all rehabilitation units, if replacing.
- Marble windowsills in all units.
- Replacement of all jalousie (louvered) windows and exterior doors with code compliant impact windows and exterior doors in all rehabilitation units.
- Window treatment/covering for each window, including tinted, screens and blinds.
- UFAS entrance door must have two peepholes, one at standing eye level and one at seated eye level, not more than 43 inches from bottom of door.
- Ceramic and/or porcelain tiles throughout each entire unit, hallways, and common areas.
- New kitchen cabinets with granite counter top(s) or comparable in all units-new or rehab, new bathroom cabinet(s), excluding medicine cabinet, in all units new or rehab. All cabinets must be wood.
- Energy Star qualified refrigerator, dishwasher, and full-size range and oven in all units.
- Over the range microwave, except in the UFA units where the microwaves are counter top.
- At least two full bathrooms in all three bedroom or larger construction units.

- Bathtub with a shower in at least one bathroom of at least 90% of the new construction non-Elderly units.
- New plumbing fixtures in kitchen and bathroom(s) in all rehabilitation units [minimum of new sink and faucets in kitchen and minimum of new tub, sink and faucets in bathroom(s)].
- Water Sense certified faucets, toilets, and showerheads with flow of 2.2 gallons per minute or less in all bathrooms for all new construction units and for all rehabilitation units, if replacing.
- Double Bowl kitchen sink in all units – must be 9 inches deep, undermount if granite countertops are used.
- Garbage disposal in all units.
- Low-VOC paint for all interior walls (50 grams per liter or less for flat paint; 150 grams per liter or less for non-flat paint).
- Programmable thermostat in each unit.
- Energy Star qualified ceiling fans with lighting fixtures in all bedrooms.
- Cable or satellite TV hook-up in each unit and, if the Development offers cable or satellite TV service to the residents, the price cannot exceed the market rate for service of similar quality available to the Development's residents from a primary provider of cable or satellite TV.
- Laundry hook-ups and space for full-size washer and dryer inside each unit
- Exterior lighting in open and common areas with daylight sensors, timer or motion detectors.

ALL ITEMS BELOW ARE REQUIRED FOR ALL SRO DEVELOPMENTS:

- Minimum unit size of 110 square feet.
- 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.
- Each unit must contain a sink.
- At least one set of bathroom facilities for every 16 units (each bathroom facility must contain a ratio of at least one sink, one shower with curtain or door and one toilet with door for every 4 units).
- Community center or meeting room featuring a television (minimum 40") with cable or satellite TV hook-up.
- Public transportation within ½ mile.

OPTIONAL FEATURES AND AMENITIES:

Check all that apply	Optional Features And Amenities For All Developments Except SRO
	Gated community with "carded" or "touchpad" entry or security guard, or if 2 or more stories, "carded" or "touchpad" secure entry to each building.
	Car care area (for car cleaning/washing/vacuuming) with Rain Water Supply (Green).
	Swimming pool
	Picnic area with hard cover permanent roof with a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill.
	Two or more parking spaces per total number of units.
	Humidistat in each unit
	Energy Star qualified roofing materials
	Energy Star rating for all windows in each unit
	Other:

Check all that apply	Optional Features and Amenities For Single Family Homeownership or Rental, Duplexes or Quadraplexes Applications
	Garage for each unit that consists of a permanent fully enclosable structure designed to accommodate one or more automobiles, either attached to the unit or detached but located on the same property, provided at no charge to the resident.
	Carport for each unit that consists of a permanent covered and paved area, attached to the unit and designed to accommodate one or more automobiles, provided at no charge to the resident.
	Fenced back yard for each unit, which consists of a portion of the property behind each unit that is enclosed, by a wood, privacy or chain link fence of a minimum height of 48". A door must afford direct access to the fenced back yard for each unit from that unit and no other unit.
	Other:

Check all that apply	Optional Features and Amenities For SRO Developments
	Cable or satellite TV hook-up in each unit and, if the development offers cable or satellite, or satellite TV service to the residents, the price cannot exceed the market Rate for service of similar quality available to the development's residents from a primary provider of cable or satellite TV.
	Gated community with "carded" or "touchpad" entry or security guard, or if 2 or more stories, "carded" or "touchpad" secure entry to each building. Emergency call service in all units.
	Picnic area with hard cover permanent roof with a design compatible with the Development, open on all sides, containing at least three permanent picnic tables with benches and an adjoining permanent outdoor grill.
	Library consisting of a minimum of 100 books and 5 current magazine subscriptions.
	Other:

DEMOGRAPHIC AND SET-ASIDE COMMITMENTS
ACCESSIBILITY FEATURES (TAB 7)
Page 1 of 3

A. Demographic Targets

1. Elderly

Will the proposed Development serve residents over age 62?

☐ Yes ☐ No

2. Homeless

Will the proposed Development set aside units for homeless persons?

☐ Yes ☐ No

_____ SINGLES ONLY

_____ FAMILIES ONLY

_____ SINGLES AND FAMILIES

Will the proposed Development serve chronic homeless persons?

☐ Yes ☐ No

3. Family – Development will serve the general population.

☐ Yes ☐ No

4. Disabled Households – Development will serve the disabled population.

☐ Yes ☐ No

B. Income Targeting.

Project will result in (check all that apply):

_____ For projects of five or more HOME-assisted units, a set-aside of 20% or more of units that are affordable to households at 50% or less of AMI. Units at 30% rents must be identified and included in 15-year pro-forma.

_____ A set-aside of an additional 5% of units for Disabled Households beyond Federal, state or local fair housing laws or other applicable laws.

DEMOGRAPHIC AND SET-ASIDE COMMITMENTS **ACCESSIBILITY FEATURES (TAB 7)** **Page 2 of 3**

C. Housing Preservation Activities

Check all that apply:

- _____ Project is rehabilitating or replacing existing affordable housing units that will remain affordable to households of 80% of AMI or less.
- _____ Project will obtain Green Certification in accordance with Miami-Dade County Green Code through Ordinance 07-65.
- _____ Project is rehabilitating affordable housing units subject to an Expiring Use Agreement under the Tax Credit, Section 8 or other government program and will result in units affordable to households of 80% of AMI or less.

D. Design and Accessibility Features

Check all that apply:

___	Project incorporates or will incorporate Crime Prevention Through Environmental Design (CPTED) features.
___	Project incorporates or will incorporate universal design features.
___	Project will result in accessible units in excess of federal requirements (greater than 5% of project units). Please complete the following: ___ (number of accessible units) divided by ___ (total number of project units) = ___% of project units.

Energy Features for All Units in the Development

For 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 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 Green Code through Ordinance No. 07-65. The applicant will also adhere to all the requirement of said ordinance.

_____ YES

_____ NO

DEMOGRAPHIC AND SET-ASIDE COMMITMENTS ACCESSIBILITY FEATURES (TAB 7)

Page 3 of 3

E. Set-Aside Commitments (Required for HOME funds only)

1	Minimum Number of County Assisted Units (HOME Requirement)		
	(a)	Total County funding Requested:	\$ _____
	(b)	Total Development Cost:	\$ _____
	(c)	Percentage of Total Development Cost provided by County funds requested (Divide (a) by (b) and round up to the next whole percentage number)	_____ %
	(d)	Total number of units in Development	_____
	(e)	Minimum number of County-Assisted Units shown as a whole number	_____
		(Multiply (d) by (c) and round up to the next whole number)	
	(f)	Minimum number of County-Assisted Units as a percentage	
		(Divide (e) by (d) and round percentage to two decimal places)	_____ %

2	Commitments to Set Aside Units Beyond the Minimum:			
	Does the Applicant commit to additional County-Assisted Units beyond the minimum? If yes, answer questions a through d below:		<input type="checkbox"/> Yes	<input type="checkbox"/> No
	(a)	How many?	_____	
	(b)	Percentage of additional County-Assisted Units: (Divide number shown in 2(a) by 1(d) and round percentage to two decimal places)	_____ %	
	(c)	Is the minimum number of County-Assisted Units required, as shown in 1(e), plus the additional County-Assisted Units, as shown in 2(a), either equal to or less than the total number of units in the Development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	(d)	Total Set-Aside percentage (Add 1(f) and 2(b) and round percentage to two decimal places)	_____ %	

F. Total Number of Extremely Low Income (ELI) units.

These units are separate from the County-Assisted units (E1) and the additional County-Assisted units (E2).

FINANCIAL BENEFICIARIES DISCLOSURE (TAB 8)

Page 1 of 1

This application must fully disclose any person or entity defined as a **financial beneficiary** pursuant to Rule 67-48.002, F.A.C. **“Financial Beneficiary”** means one who is to receive a financial benefit of the total development cost (including deferred fees).

The **financial beneficiary** 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 Syndicators, Credit Enhancers who are regulated by a state or federal agency.

“Principal” means 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.

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

Financial Beneficiary Disclosure for the Proposed Development: On the chart below list the names of all persons or entities that are financial beneficiaries as defined by Rule 67-48, 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 in this cycle.

NAME OF FINANCIAL BENEFICIARY	NAME(S) OF OTHER APPLICATIONS SUBMITTED IN THIS CYCLE

NOTE: If additional space is necessary, chart may be photocopied and attached as an exhibit. If so, please indicate that the completed chart can be found behind tab labeled “Exhibit ____”.

RENTS AND OPERATING PRO-FORMA (TAB 9)

Page 1 of 5

Development Name: _____

Development Address: _____

Rents

Rent Levels:

Rents are controlled for the length of the applicable affordability period. Maximum rents are determined on an annual basis by the United States Department of Housing and Urban Development (HUD). Tenant paid utilities must be subtracted from the gross rents provided to determine net rents, which are the maximum initial allowable rents. These rents may increase or decrease from year to year. Also, these rents are not necessarily representative of market conditions.

Each owner should be aware of the market conditions of the area in which the development is located. Federal Fair Market rents are **maximum** rents, which can be charged. Each development should show market feasibility **not** based upon these HOME rents but upon area housing markets and the occupancy requirements, which require occupancy by low-income persons. Actual rents charged should **not** exceed the published rents, adjusted for utility allowances and bedroom size.

Utility Allowances (UA):

Effective immediately, Miami-Dade County will no longer permit the use of the utility allowance established by the local Public Housing Authority (PHA) for HOME-assisted rental projects for which HOME funds were committed on or after August 23, 2013. Projects to which HOME funds were committed before the effective date of the 2013 HOME Rule may continue to use the PHA utility schedule. U.S. HUD has notified all Participating Jurisdictions (PJs) that methods used by PHAs to establish utility schedules vary across the country and, therefore, may generate inconsistent or inaccurate allowances. PHA utility schedules are based on average consumption rates across a PHA's portfolio. Application of standardized utility allowances may result in undercharging of rent, particularly in projects where tenants pay utilities directly. As more projects are constructed or rehabilitated to higher energy-efficiency standards, the use of a standard utility allowance may not represent actual utility costs. Pursuant to U.S. HUD regulations, all PJs must establish a local policy for determining the UA for HOME projects based on the specific type of utilities used at the project.

PHCD will only accept the Utility Company Estimate project-specific methodology, as per 26 CFR Part 1.42-10(b)(4)(B). PHCD will approve UAs based upon estimates obtained from a local utility company for each of the utilities used in the project. IRS regulations state that the estimate must be obtained in writing and must be based on the estimated cost of that utility for a unit of similar size and construction for the geographic area in which the building containing the unit is located.

RENTS AND OPERATING PRO-FORMA (TAB 9)

Page 2 of 5

Utility Allowances (UA) - Continued:

PHCD will only accept written correspondences from local utility companies categorized by the bedroom size, square footage per unit, number of units per size, and the estimated utility rate. Review the following table as a sample.

Bedroom Size*	Square Footage per Unit	Number of Units	Utility Rate
1 Bedroom	600 Square Feet	25	\$
1 Bedroom	750 Square Feet	45	\$
2 Bedroom	900 Square Feet	60	\$
2 Bedroom	1050 Square Feet	75	\$
3 Bedroom	1300 Square Feet	40	\$
Total Units		245	

*Per Bedroom Size. If the property consists of multiple non-identical buildings, (the buildings are not substantially similar) then the sampling must be performed for each bedroom size for each building on the site.

PHCD will require all owners of the buildings to make available copies of the utility company estimate to the tenants in the building.

PHCD will not accept correspondences from utility companies without an estimated utility rate breakdown by bedroom size, square footage per unit, and the number of units per size for the entire project.

PHCD reserves the right to deny approval of any correspondences that do not meet PHCD and U.S. HUD federal regulations.

RENTS AND OPERATING PRO-FORMA (TAB 9)

Page 3 of 5

This form will be included in the County's contract and the Rental Regulatory Agreement

C. 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	\$	

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.

\$

D. Total Number of Extremely Low Income (ELI) Units

RENTS AND OPERATING PRO-FORMA (TAB 9)

Page 4 of 5

II. OPERATING PRO FORMA *(Rental Only) - Must be included in application.*

- A. Submit an Operating Pro Forma for the proposed development which projects operating expenses and operating income.
- B. Insert the actual interest rate(s), terms and assumptions used in obtaining the commitment.

Please provide evidence of the figures used to obtain the commitment.

USE THE FOLLOWING ASSUMPTIONS:

- ♦ Mortgage Term: 30 year amortization
- ♦ Mortgage Rate: 6% (includes servicing fees)
- ♦ Vacancy Rate: 6%
- ♦ Annual Rental Income Increase Rate: 3%
- ♦ Annual Expense Increase Rate is 4%
- ♦ Replacement Reserves of \$300 per unit
- ♦ Operating Expenses of \$4,500 per unit per year and the maximum operating expenses are \$6,250

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 placed behind Tab 9.

RENTS AND OPERATING PRO-FORMA (TAB 9)

Page 5 of 5

III. PRO FORMA FORMAT

Complete the Rents and Operating Pro Forma Form and project figures for construction and rehabilitation developments for **30 years**. Attach a detailed explanation of all projections. *A detailed explanation of all projections can be found directly behind this form at tab labeled "Exhibit_____."*

INCOME (must agree with total income from page 3 of this form)

GROSS RENTAL INCOME (ATTACH RENT SCHEDULE)	\$ _____
OTHER INCOME (SPECIFY SOURCE)	\$ _____
SUBTOTAL	\$ _____
MINUS VACANCY (5% 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. Place *attachment(s)* directly behind this form labeled *clearly*.

Note: *Overall debt service ratio minimum of 1.00 and a maximum of 1.60.

ACCEPTANCE OF RENTAL PAYMENTS (TAB 10)

Page 1 of 1

(Rental Developments Only)

A. Is rental assistance anticipated for this development?

☐ Yes ☐ No

B. If yes, please check all sources that apply:

TENANT-BASED

HOUSING VOUCHERS ☐
(SECTION 8)

HOUSING VOUCHERS ☐

STATE ☐

HOPWA* ☐

OTHER ☐

PROJECT-BASED

OTHER ☐
DEPARTMENT
OF HUD

HOPWA* ☐

OTHER ☐

Number of units receiving assistance: _____

Number of years on rental assistance contract: _____

Does the applicant commit to accept and actively seek prospective tenants from public housing waiting lists or who will use federal rental vouchers as payment of rent?

☐ Yes ☐ No

If yes, describe the marketing effort to be used: _____

Examples of suitable marketing efforts are newspapers, bus signs, bench signs, billboards, direct mailing, and notification of vacancies to housing authorities. All HOME developments with five (5) or more housing units **must** adopt affirmative marketing efforts in accordance with 24 CFR, Part 92.351.

* HOPWA = Housing Opportunities for People Living With AIDS.

FINANCING (TAB 11)

Page 1 of 5

A. Funding

1. Funding Request

<input type="checkbox"/> MISC. FUNDS	\$ _____
<input type="checkbox"/> HOME	\$ _____
<input type="checkbox"/> ESG	\$ _____
Total	\$ _____

DEVELOPMENT COST PRO FORMA

PROJECT COST	County Funds Requested	Other Public Funding	Other Financing
<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			
A1.3 Total Actual Construction Cost			

<i>Financial Cost</i>			
Construction Loan Credit Enhancement			
Construction Loan			
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			

FINANCING (TAB 11)

Page 2 of 5

PROJECT COST	County Funds Requested	Other Public Funding	Other Financing
<i>General Development Cost</i>			
Accounting Fees			
Appraisal			
Architect's Fee – Design			
Architect's Fee – Supervision			
Builder's Risk Insurance			
Building Permit			
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)			
*Contingencies (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)			

FINANCING (TAB 11)

Page 3 of 5

Detail/Explanation Sheet

Development Cost

Acquisition Cost of Existing Developments:

Other:

Actual Construction Cost:

Off-Site:

Other:

Contingency:

General Development Costs:

Impact Fees:

Other:

Contingency:

FINANCING (TAB 11)

Page 4 of 5

Note: Consulting fees, if any, and the cost of an independent housing market study must be paid out of the Developer fee. Consulting fees include, but are not limited to, payments for Application consultants, construction management or supervision consultants, or local government consultants. Developer fees can be no more than 18% of total development cost for tax exempt bond financing deals and is subject to an independent underwriting review and commensurate with the level of risk.

CONSTRUCTION OR REHAB ANALYSIS

Identify all funding sources for which a firm commitment is in place, a funding application has been submitted and is pending review, or a funding award has been recommended, but not yet made firm. Applicant must provide documentation of firm commitments or funding recommendations for each funding source identified below, along with a copy of the application for such funding. In cases of pending applications, a copy of the application must be submitted.

	Amount	Indicate Firm Commitment or Application/Award	Location of Supporting Documentation (i.e., Attachment # _ or Tab # _)
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			
Total Sources			
C. Financing Shortfall (A minus B)			
D. County Funds Requested			

FINANCING (TAB 11)

Page 5 of 5

PERMANENT FINANCING (Must complete for leveraging score)

	Number of Units	Total Dev. Cost	Per Unit
A. Project Information			
B. Sources	Source of funds	Amount of funds	Per Unit
County Funds Requested in this RFA			
Other County Funding – Please identify source with award year			
First Mortgage			
Other Funds			
Other Funds			
Total			
Total County Funds Only			

FINANCIAL LEVERAGE (Request of County/Federal subsidy on a per unit basis):

Number of units serving households under 80% AMI: _____.

Total County/Federal Funds divided by number of units under 80% AMI: _____.

**HOME TENANT-BASED RENTAL ASSISTANCE
(HOME TBRA)**

HOME TENANT-BASED RENTAL ASSISTANCE (HOME TBRA)

The purpose of the HOME TBRA is to provide individual households with rental assistance. The County has emphasized the needs of renters with special needs to assist them with housing costs. These special needs renters may be the chronic homeless, elderly, disabled residents, and/or children aging out of foster care in need of housing. In addition, tenant-based rental housing assistance may be provided to individuals and families who are homeless, at risk of becoming homeless, or threatened with economic displacement.

Eligible Participants

The participants for TBRA must be low-income. Therefore, their annual gross income cannot exceed 80 percent of the area median income. At least 90 percent of the participants assisted must be at 60 percent of area median income. Preference will be given to participant(s) who are disabled, elderly and/or the chronic homeless as defined by HUD, and also includes children aging out of foster care.

The renter is issued approval to search for a unit. The amount and level of assistance shall be based on a sliding scale determined by household income. The renter is required to contribute 30 percent of their monthly-adjusted income towards the approved rent.

The rent subsidy provides assistance to individual households. The tenant is allowed to take the TBRA assistance to another residential site if they choose to move within the Miami-Dade County area.

Funding awarded for HOME TBRA services must be utilized by eligible program participants residing in Miami Dade County.

Eligible Uses of Assistance

The HOME assistance in this RFA is for rental assistance, utility deposits, and security deposits. These are the only allowable expenses for the funds associated with this solicitation. Rents must be reasonable as set forth by HUD and should be documented as such. Utility deposits are limited to water, sewer, trash, electric and/or gas services. Utility deposits are for first time utility services and not for subsequent moves. The deposits should be reasonable and based on market practices. Security deposits may be the equivalent of no more than two months' rent or less. Both utility and security deposits will only be paid once. Security deposits may be paid as a stand-alone; however, utility deposits must be paid in conjunction with the security deposits.

Eligible Units

Public or privately owned units can be used in the program. The units must meet Housing Quality Standards (HQS) prior to the commencement of any assistance. The rents must be reasonable. The units cannot have duplicative subsidy attached, such as a project-based Section 8 unit or a public housing unit.

Ineligible Program Activities

HOME TBRA is not allowable for overnight or temporary shelters.

HOME TBRA cannot duplicate existing rental assistance programs that already reduce the tenant's rent payment to 30 percent of their income, (i.e., Section 8, etc.).

HOME TBRA is not allowable for subsidizing particular rental projects.

Lease Term

The lease agreement between a tenant and an owner of rental housing assisted with HOME TBRA funds must be for not less than one (1) year, unless both the tenant and the owner agree otherwise. HOME TBRA rental assistance with individual households may not exceed two (2) years. Contracts can be renewed, subject to availability of HOME funds.

Tenant Selection

The selected applicant must have written policies on how they select participants. These policies must be available for inspection by HUD, the County, or the public. The policies should describe the application process. It should spell out when applications are accepted and where they will be accepted. It should also speak to how the program will be marketed and the method of the application process (in person, by phone, or other). If the TBRA is to be used to assist homeless clients through a Rapid Re-Housing model then the selected applicants should describe how they will work with and link through the coordinated intake and assessment process, and referral mechanisms of the Continuum of Care.

Occupancy standards should be included in the policy along with a plan for landlord and participant outreach. The policy should speak to fair housing requirements as well as Americans with Disabilities Act and Section 504 compliance. The policy should also speak to participant compliance issues and the consequences of non-compliance, such as eviction or termination of assistance, along with any grievance requirements.

Subsidy Limitations

The subsidy is limited to the difference between the payment standard that applies (in this case: 100 percent of the published Fair Market Rent (FMR)) and 30 percent of the participant's monthly adjusted income.

Program Administration

The selected applicant is responsible for collecting, reviewing, and approving the dwelling lease assuring its compliance with state law and program regulations. An agreement must be executed with the owner agreeing to lease the property under HOME TBRA and abide by the program rules. The owner contract should run concurrent with the dwelling lease. Ongoing activities include lease renewals, review rent increases, recertify income, re-inspect the dwelling unit, and assure compliance with all program regulations. The selected applicant should also maintain a waiting list for program participants. This list should be available for inspection.

Program Design and Regulatory Citations

The HOME TBRA is designed to mimic the Section 8 Housing Choice Voucher Program (S8 HCV). General program information can be found in 24 CFR Part 5, (i.e., income and other eligibility issues). Program specific information can be found in 24 CFR Part 982 to include HQS and rent reasonableness. The HOME TBRA regulations can be found in 24 CFR Part 92. These regulations are intended to assist the applicant in providing a responsive application for consideration. The program can also be a stand-alone deposit assistance program that provides security and utility deposits to eligible families that are relocating.

Program Budget

The HOME TBRA budget should be based on actual costs within program guidelines. The housing costs are based on the payment standard using 100 percent of the current FMR. The applicant must allow for deposit expenses as well when preparing the budget. The family composition will determine

the bedroom size and affect the budget. The deposits are offered as grants, but still must be accounted for when submitting a budget. Administrative expenses are limited to 10 percent. Staff timecards or records are required for review for staff expenses and should be specific to HOME allowable expenses. Applicant is required to provide administrative support as an in-kind contribution.

Homeless CoC Certification

Applicants requesting HOME TBRA funds under this RFA must commit to the following requirements by completing and including the Homeless Funding Application Certification Form as part of this application for funding:

- Project has a plan in place to provide the supportive services for the targeted population(s) to be served either directly by the applicant, or documented through an MOA or other agreement provided at the time of contract execution.
- Projects admission and/or assistance criteria, as applicable is appropriate as well as consistent with screen-in policies and best practices for the target population to be served by the project.
- The project will participate in the CoC's coordinated intake and assessment process including acceptance of all referrals to the homeless units/beds.
- The project will participate in the Homeless Management Information System (HMIS), as well as ensure meeting the minimum data quality standards.
- The project will provide housing and services consistent with the CoC's established Standards of Care, as may be amended from time to time.
- The project will be required to meet minimum performance measures including those HUD required performance measures.

HOMELESS PROGRAMS

**HOMELESS RENTAL HOUSING DEVELOPMENT
(HOMELESS SET-ASIDE REHABILITATION AND
EMERGENCY SOLUTIONS GRANT (ESG) SHELTER/OUTREACH)**

HOMELESS PROGRAM

INTRODUCTION/BACKGROUND

The Miami-Dade County Homeless Trust was created by the Miami-Dade Board of County Commissioners to oversee the use of the Food and Beverage Tax and to establish then implement policies based on Miami-Dade County's Community Homeless Plan: Priority Home. The Plan is available at www.homelesstrust.org. The Plan is a comprehensive Continuum of Care (CoC) system to serve homeless persons in Miami-Dade County. The Plan includes strategies to make homelessness intermittent with the provision of a wide range of housing and service interventions to accomplish goals.

Funding awarded services must be utilized by eligible program participants residing in Miami-Dade County. Funding specified as set aside for Homeless Rental Housing Development can be applied toward either: 1) the development of a homeless-only housing development; or 2) the development of units set-aside to serve homeless persons within a mixed-use development. Funding requested under this RFA should indicate how the proposal relates to the homeless Continuum Of Care (CoC) system developed by the County through the Miami-Dade County Homeless Trust, how it addresses existing Needs and Gaps, and how the proposed project will meet the needs of the priority sub-populations of the Continuum including chronic homeless, families with minor children, unaccompanied youth, and Veterans. The County will have the right of first priority throughout the loan period (e.g., 30 years) to refer clients to housing for homeless persons funded through the RFA, through the continuum's established coordinated intake and assessment process. In addition, any entity approved for funding must participate in the County's Homeless Management Information System (HMIS).

HOME Homeless Set-Aside funds will be made available pursuant to this RFA. HOME Homeless Set-Aside Tenant-Based Rental Assistance (TBRA) funds may also be utilized for rental subsidies using a "Rapid Re-Housing" program model if the proposed program falls within the Federal HOME guidelines. Homeless set-aside TBRA may not be used in conjunction with the homeless set-aside for development funding; instead, it must be a stand-alone project offering lease agreements not less than one year. (Please refer to the TBRA section of the RFA for additional funding opportunities related to rental subsidies that do not require capital funding and the requirements to submit a request for funding for TBRA).

Priority will be given to proposals that request HOME Homeless Set-Aside development funding to provide match for other sources of homeless funding. Requests to fund projects that will serve the continuum's priority sub-populations will also be considered as long as documented commitment of leverage is provided. However, *new* homeless units must be created via this funding. New units are those not currently considered as homeless units by the Homeless Trust and not reflected in the most recent Housing Inventory Count on file with HUD. In addition, those units having received capital or operating funds as part of the Homeless Trust's Homeless Housing Inventory or units currently under development in the Housing Inventory which are near completion and have a funding gap which, when filled, will result in the completion of the project by the contractual deadline established using HOME federal guidelines.

Housing developers may propose to provide mixed-use housing that includes units that are affordable, market rate and/or set-aside for chronic homeless/formerly persons with special needs, such as youth exiting foster care, the elderly, individuals with mental illness, substance abuse issues, persons living with HIV/AIDS, or with co-occurring disorders. A funded applicant shall execute a Rental Regulatory Agreement delineating the homeless set-aside and Area Median Income percent of the residents housed proportionate with the level and source of funding received pursuant to this funding opportunity. Maximum rents to be charged for these units cannot exceed 60% of the Fair Market Rent (FMR) for the unit size being assisted, with a preference for units targeting households of 30% of FMR. Where

rental assistance is provided via a public entity, rents for homeless individuals and or families cannot exceed the FMR unless a public housing authority grants a 10% waiver. Housing developers must accept tenant eligibility criteria that is adjusted to accommodate the unique needs of the priority sub-population. Eligibility criteria must minimize or eliminate barriers to tenancy (e.g., reduced/modified credit history, background checks, application fees and other screenings that would prevent admission of the target population).

Housing developers should identify whether they will be partnering with any non-profit homeless service provider on their application, the name of the non-profit homeless service provider, and the role of the non-profit service provider.

Applicants requesting funds under this application for homeless housing capital development funds must commit to the following requirements by completing and including the Homeless Funding Application Certification Form as part of its Application for funding:

1. Project has a plan in place to provide the supportive services for the targeted population(s) to be served either directly by the applicant or documented through a Memorandum of Agreement (MOA) or other agreement provided at the time of contract execution or time of application.
2. Project's admission and/or assistance criteria, as applicable, is appropriate as well as consistent with screen-in policies and best practices for the target population to be served by the project.
3. The project will participate in the CoC's coordinated intake and assessment process, including acceptance of all referrals to the homeless units/beds.
4. The project will participate in the Homeless Management Information System (HMIS), as well as ensure meeting the minimum data quality standards.
5. The project will provide housing and services consistent with the CoC's established Standards of Care, as may be amended from time to time.
6. The project will be required to meet minimum performance measures, including those HUD required performance measures.

The set-aside period for the funded units is thirty years, i.e., the loan period.

All applicants applying for capital funding under the Homeless program must include copies of any and all applications, contracts, and or funding agreements, (as well as permits, and zoning applications), and any subsequent amendments to these applications, contracts, or agreements which provide operational or capital funding for the project they are applying for.

Note: Failure to comply with grant award, contractual requirements/provisions, or misrepresentations related to this application by a provider may result in liquidated damages, or disbarment as may be appropriate.

As a second priority, the funding under the HOME Homeless Set-Aside may also be utilized for rental subsidies (Tenant Based Rental Assistance) with lease agreements not less than one year through a "Rapid Re-housing Program" model. The proposed project must fall within the Federal HOME guidelines and must target the Continuum's priority sub-populations for Rapid Re-housing: 1) Chronic homeless; 2) Homeless veterans; or 3) Homeless families and unaccompanied homeless youth. Applicants must describe their proposed Rapid Re-housing model, including the proposed duration of any rental assistance, any minimum requirements for eligibility, and the supportive services to be

provided to program participants to secure and maintain housing. Agencies applying for TBRA to provide Rapid Re-housing to the homeless must complete and submit the TBRA forms required in this RFA.

FINANCING TERMS FOR HOMELESS DEVELOPMENTS

Refer to the Table of Contents for Loan Term and Conditions.

***THIS RFA IS NOT SOLICITING PROPOSALS FOR FUNDING FROM THE
FOOD AND BEVERAGE TAX.***

EMERGENCY SOLUTIONS GRANT (ESG)

GENERAL INFORMATION/ESG PROGRAM OBJECTIVES

The ESG program provides funding to: 1) engage homeless individuals and families living on the street; 2) improve the number and quality of emergency shelters for homeless individuals and families; 3) help operate these shelters; 4) provide essential services to shelter residents; 5) rapidly re-house homeless individuals and families; and, 6) prevent families and individuals from becoming homeless.

Applicants requesting ESG funds under this RFA must commit to the following requirements by completing and including the Homeless Funding Application Certification Form as part of its Application for funding:

1. Project has a plan in place to provide the supportive services for the targeted population(s) to be served either directly by the applicant, or documented through the Memorandum of Agreement (MOA) or other agreement provided at the time of contract execution.
2. Project's admission and/or assistance criteria, as applicable, is appropriate as well as consistent with screen-in policies and best practices for the target population to be served by the project.
3. The project will participate in the CoC's coordinated intake and assessment process, including acceptance of all referrals to the homeless units/beds.
4. The project will participate in the Homeless Management Information System (HMIS), as well as ensure meeting the minimum data quality standards.
5. The project will provide housing and services consistent with the CoC's established Standards of Care, as may be amended from time to time.
6. The project will be required to meet minimum performance measures, including those HUD required performance measures.

ADMINISTRATION

Miami-Dade County will retain the ESG Administrative Fee of 7.5% to administer programmatic services.

ELIGIBLE PARTICIPANTS

Funding awarded for ESG services must be utilized by eligible program participants residing in Miami-Dade County.

SERVICES AND ACTIVITIES ELIGIBLE FOR ESG FUNDING

PHCD is requesting proposals from qualified and experienced not-for-profit service providers, to receive and expend ESG funding to meet eligible activities summarized, as follows.

Funding awarded for ESG services must be utilized by eligible program participants residing in Miami-Dade County.

- 1) Emergency Shelter: ESG funding is available to provide emergency housing, meals, and supportive services to homeless (single) adults. Funding is provided for Essential Services (case management, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations) and Shelter Operations

(maintenance, rent, repair, security, fuel, equipment, insurance, utilities, relocations, and furnishings). Applicants for this funding must demonstrate their capacity and experience in operating a comparable emergency shelter program, including their ability to provide appropriate services for this client population. The selected applicant must participate in the Miami-Dade County Homeless Trust's Homeless Management Information System (HMIS), comply with established Standards of Care for Temporary Housing, and conform with performance measures. Applicants must indicate how many beds they propose to operate at the facility based on the available level of ESG funding and match required by the applicant (leverage provided by the applicant). Preference will be given to applicants that propose to provide the highest number of units to make operational with this available funding.

- 2) Short and/or medium term rental assistance, as follows:
 - a) Homeless Prevention: This includes activities that provide housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to prevent the individual or family from becoming homeless if; 1) annual income of the individual or family is below 30 percent of median family income; or 2) assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing. Eligible costs in this category include: utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing service and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.
 - b) Rapid Re-Housing: This includes housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help individuals or families living in homeless shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing. Eligible costs also include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.

The applicant(s) funded to provide the Homeless Prevention and the Rapid Re-Housing activities will be required to participate in the Miami-Dade County Homeless Trust's Homeless Management Information System (HMIS), participate in the Continuum of Care Coordinated Outreach Assessment and Placement process and abide by the Continuum of Care Standards of Care Prevention and Rapid Rehousing as adopted (and as may be amended) by the Miami-Dade County Homeless Trust.

While no specific amount is identified to be allocated specifically for either of these two short and/or medium term rental assistance categories, it is anticipated that no more than twenty-five percent (25%) of the total available allocation for Short and/or Medium term rental assistance will be provided for Homeless Prevention Activities.

There is a match requirement for ESG funding that requires an equal amount of funds from cash or the following in-kind sources: new staff, volunteer time, the donation of materials and buildings, or the value of any lease on a building.

Applications for Tenant-Based Rental Assistance should be completed using the TBRA Forms (Refer to Page 90)

HOMELESS PROGRAMS

**HOMELESS RENTAL HOUSING DEVELOPMENT
(HOMELESS SET-ASIDE REHABILITATION AND ESG
SHELTER/OUTREACH)**

FORM 2

HOMELESS RENTAL HOUSING DEVELOPMENT
Funding Application
(Homeless Set-Aside Rehabilitation and ESG Shelter/Outreach)
PAGE 1 OF 5
(Tab 12)

SCORING TABLE

SECTION	SCORING ITEMS	MAXIMUM POINTS	MAXIMUM POINTS ESG
FORM 1	GENERAL SECTION HOUSING FORMS (Required from all applicants):		
I.	APPLICANT AND DEVELOPMENT TEAM (TAB 1)		
II.	PROPOSED ACTIVITY (TAB 1)		
III.	FUNDING REQUEST (TAB 1)		
IV.	GEOGRAPHIC LOCATION (TAB 2)	5	
V.	LEVERAGING RENTAL AND HOMELESS ONLY (TAB 3)	10	
VI.	ORGANIZATION CAPACITY AND EXPERIENCE (TAB 4)		
VII.	TRACK RECORD (TAB 4)	5	
VIII.	TIMELY COMPLETION (TAB 4)	2	
IX.	TENANT RELOCATION INFORMATION FOR EXISTING PROPERTIES (TAB 5)		
	ABILITY TO PROCEED (ATTACH PICTURES OF EXTERIOR AND INTERIOR):		
X.	SITE CONTROL (TAB 6)	5	
XI.	PRE-DEVELOPMENT (TAB 6)	3	
XII.	SHOVEL READY (TAB 6)	5	
XIII.	FEATURES AND AMENITIES (TAB 6)	5	
	DEMOGRAPHIC AND SET-ASIDE COMMITMENTS ACCESSIBILITY FEATURES:		
	DEMOGRAPHIC TARGETS (TAB 7)		
	INCOME AND SPECIAL NEEDS (TAB 7)		
	HOUSING PRESERVATION ACTIVITIES (TAB 7)		
	TENANT RELOCATION (TAB 7)		
	DESIGN AND ACCESSIBILITY FEATURES (TAB 7)		
	SET-ASIDE COMMITMENTS (TAB 7) [REQUIRED FOR HOME FUNDS ONLY]		
	FINANCIAL BENEFICIARIES (TAB 8):		
	RENTS & OPERATING PRO-FORMA (TAB 9): [REQUIRED]	5	
	ACCEPTANCE OF RENTAL ASSISTANCE (TAB 10) [RENTAL DEVELOPMENTS ONLY]		
	FINANCING: DEVELOPMENT COST PRO FORMA SAMPLE (TAB 11):		
FORM 2	HOMELESS ORGANIZATION QUALIFICATION, HISTORY, AND STRUCTURE (TAB 12)	35	40
	TARGET POPULATION (TAB 12)	15	20
	PROJECT NARRATIVE (TAB 12)	5	
	TOTAL POINTS	100	
FORM 2	ESG PROPOSALS ONLY (COMPLETE ONLY)		
	PROJECT NARRATIVE (TAB 12)		30
	MATCH REQUIREMENT (TAB 12)		10
	TOTAL POINTS	100	100
FORM 3	TENANT-BASED RENTAL ASSISTANCE		
	EXPERIENCE AND CAPACITY (TAB 13)	25	25
	POLICIES AND PROCEDURES (TAB 13)	25	25
	CLIENTS AND UNITS IDENTIFIED (TAB 13)	25	25
	ADMINISTRATIVE EXPENSE (TAB 13)	25	25
	TOTAL POINTS	100	100

HOMELESS RENTAL HOUSING DEVELOPMENT
Funding Application
(Homeless Set-Aside Rehabilitation and ESG Shelter/Outreach)
PAGE 2 OF 5
(Tab 12)

**ORGANIZATIONAL QUALIFICATIONS AND
PROPOSED PROJECT NARRATIVE
FOR HOMELESS HOUSING DEVELOPMENT AND ESG PROPOSALS ONLY**

APPLICANT'S LEGAL NAME: _____

ADDRESS (MAIN OFFICE): _____

EXECUTIVE DIRECTOR: _____

CONTACT PERSON: _____

PHONE: _____ **FAX:** _____ **E-MAIL:** _____

PROJECT NAME: _____

PROPOSED PROJECT ADDRESS: _____

Section A. Organizational Qualifications, History, and Structure *(Refer to Scoring Table for maximum points possible)*

1. In narrative form, please briefly describe your organization's main purpose/mission, and its history of providing services and/or housing in this community, including specifically the types of services (e.g., prevention, educational, employment, etc.), the number of locations, and the number of persons served.
2. Describe your entity's experience in providing services specifically to the population to be served by the proposed project, including past experience in operating housing/providing services similar to that proposed.
3. Describe the experience of staff providing substantive supportive services.
4. Describe your entity's specific experience serving homeless persons.
Indicate what types housing/services you currently provide:

Type	#Of Beds/Units	Years of Experience	Type of Project (Leased or Owned Building, etc.)
Emergency Housing			
Transitional Housing			
Permanent Housing			
Rapid Re-housing			
Homeless Prevention			
Support Services Only	N/A		

5. Indicate the total number of persons served by your program in the last year and the total number of homeless persons served in the last year.
6. Indicate the average daily population for all programs and for homeless programs.
7. What are the organization's total sources of funding (provide source as well as amounts)?

HOMELESS RENTAL HOUSING DEVELOPMENT
Funding Application
(Homeless Set-Aside Rehabilitation and ESG Shelter/Outreach)
PAGE 3 OF 5
(Tab 12)

8. What is the organization's total annual operating budget? What is the entity's fiscal year?
9. Describe how the proposed project will supplement your current programs and the Organization's capacity to administer this additional program.
10. Describe and enclose any licensure requirements that have been met by your entity and/or key members of your proposed/current program staff including building occupational licenses, professional licenses, and state licenses, etc.
11. Provide resumes and/or job descriptions for principal staff.
12. Describe your entity's procedures for assuring that all individuals (including formerly homeless/homeless persons) are encouraged to accept employment in your entity regardless of race, ethnicity, gender, disability, or sexual orientation.
13. Describe your entity's experience in entering and maintaining client level and performance data in a management information system.

Section B. Target Population *(Refer to Scoring Table for maximum points possible)*

Describe the targeted population (families or singles; if singles: men, women, coed, etc.; chronically homeless). Maximum points awarded for projects serving veterans or homeless households meeting HUD's definition for chronic homeless.

Section C. Project Narrative *(maximum of 5 points)*

1. Describe the project proposed for funding. Answer the following questions in narrative form, in no more than four (4) single-spaced pages. The narrative must include a service coordination component which describes how your project facilitates the availability of and access to an appropriate array of services and resources that promote quality of life for and housing retention of homeless residents. The narrative should fully describe how service coordination will be provided from the project. ESG applicants must specify how many beds will be offered based on the available funding and the target population to be served (e.g., men, women). Include the following information:
 - a. Describe the type of housing program. For capital requests: type of service (transitional, permanent supportive housing and model/approach, i.e., Housing First, safe haven). For ESG: shelter, homeless prevention, or rapid re-housing.
 - b. Describe the services to be provided (case management, substance abuse treatment, and/or mental health services, etc.) both on-site and off-site. Describe who will be providing the services (e.g., your entity, sub-contracted to other providers, etc.) including specifically how the following services are provided (as applicable): education, independent living skills, vocational/employment training, and permanent housing placement assistance or retention. If a Capital Request for a Housing First program, please describe in detail the model that you will apply to the project and expected outcomes based on existing evidence-based evaluation(s) of the model.

HOMELESS RENTAL HOUSING DEVELOPMENT
Funding Application
(Homeless Set-Aside Rehabilitation and ESG Shelter/Outreach)
PAGE 4 OF 5
(Tab 12)

- c. Describe how such services will be funded for the period of restricted use as homeless housing (if applicable).
- d. Describe the referral, intake, and orientation process and how it is linked with the coordinated intake and assessment process including eligibility criteria for your program (as well as restrictions such as family size, age, etc.). Fully describe the case management services offered in the narrative including client-centered strength-based approach; frequency/duration of case management (one-on-one, daily, etc.); links to other services; how clients are prepared for independent living; how clients are assisted in obtaining employment; and permanent housing or retention, etc.
- e. Describe the schedule of hours for the proposed/currently provided services and the level of site supervision and client interaction.
- f. Describe the amount of staff that will be/are providing services including the staff to client ratio and whether staff is already on board or if recruitment is required. Provide a gender/ethnic breakdown of staff including languages spoken.
- g. Describe how this project supplements your entity's existing efforts (i.e., additional service units, beds created, and additional service hours, etc.).
- h. Describe program outcomes (e.g., percentage of clients transitioning from permanent housing or percentage of clients remaining in permanent housing for more than 7 months).

***NOTE:** *For all homeless housing projects.* Case management services must be provided to all residents and applicant must fully describe the case management services offered in the narrative including frequency/duration of case management (one-to-one, daily, etc.) and the links to other services; how clients are prepared for independent living; and how clients are assisted in obtaining employment and permanent housing, etc.

For permanent housing projects: The narrative must include a service coordination component which describes how your project facilitates the availability of and access to an appropriate array of services and resources that promote quality of life for and housing retention of homeless residents. The narrative should fully describe how service coordination will be provided from the proposed project.

- 2. Describe how your project addresses a need or gap as identified in the Annual Continuum of Care Gaps and Needs Analysis.
- 3. Describe (and attach) any licenses that are required.
- 4. Describe how you will ensure the participation of program participants in program design and the manner in which you will/currently ensure a client's right to courteous, fair, and respectful treatment.
- 5. If you plan on developing a permanent housing structure of sixteen or more units of housing that will house only formerly homeless or homeless clients, then provide a narrative demonstrating why market conditions necessitate the development of a project of that size and how the project will be integrated into the community.
- 6. Describe your plan for securing community support for the project and any community support in place at this time.

HOMELESS RENTAL HOUSING DEVELOPMENT
Funding Application
(Homeless Set-Aside Rehabilitation and ESG Shelter/Outreach)
PAGE 5 OF 5
(Tab 12)

The following section applies only to ESG Proposals:

Funding awarded for ESG services must be utilized by eligible program participants residing in Miami-Dade County.

Section D. Match Requirement for ESG Proposals (10 points)

The proposal must describe and document committed sources for the mandatory dollar for dollar match requirement. PHCD will not be providing additional points for exceeding the mandatory match requirements.

If a proposal is requesting funds as match for another source of homeless funding, please identify the source of such funding and describe the need for such match. If proposal is requesting funds for any other development that will serve the priority sub-population described herein, the applicant must submit documentation of firm funding commitments.

TENANT BASED RENTAL ASSISTANCE
(HOME TBRA, HOMELESS SET-ASIDE TBRA, AND ESG HOMELESS
PREVENTION/RAPID REHOUSING)

FORM 3

**TENANT-BASED RENTAL ASSISTANCE
(HOME TBRA, HOMELESS SET-ASIDE TBRA, AND ESG HOMELESS
PREVENTION/RAPID REHOUSING)
(TAB 13)**

SCORING TABLE

Section	Scoring Items	Maximum Points
1	Experience and Capacity	25
2	Policies and Procedures	25
3	Clients and Units Identified	25
4	Administrative Expense	25
	Total	100

**TENANT-BASED RENTAL ASSISTANCE
(HOME TBRA, HOMELESS SET-ASIDE TBRA, AND ESG HOMELESS
PREVENTION/RAPID REHOUSING)
(PAGE 1 OF 2)
(TAB 13)**

**ORGANIZATIONAL QUALIFICATIONS AND
PROPOSED PROJECT NARRATIVE
TENANT-BASED RENTAL ASSISTANCE PROGRAM ONLY**

Please complete and include in the application the Application Cover Sheet with the appropriate Affidavit(s) and the Housing Forms Checklist. Also, include general information about your organization and its mission.

The applicant must check the appropriate funding: ☐ HOME ☐ ESG

SECTION 1- 4:

1. Experience and Capacity

- a. Entity must have experience (in years) operating a Tenant-Based Rental Assistance Program.

Evidence includes the following:

- A resolution authorizing the formation of the entity.
- Contract Administration (Executing and Monitoring): Executed contract agreements, copies of Contract Administration staff resumes, and Contract Administration staff job descriptions.
- Inspection of Units (Housing Quality Standards or Local Code): Housing Quality Standard reports, copies of inspection staff resumes, and inspection staff job descriptions.
- Case Management (Comprehensive): Case management documentation, copies of Case Management staff resumes, and job descriptions.
- Subsidized Housing (ownership or management): Please provide evidence of property title, lease agreements, or management agreements.

2. Policies and Procedures

- a. Entity must have Tenant Selection Policies and Procedures. Entity must provide evidence of a copy of the adopted policy, lease and rental subsidy portability statement.
- b. Entity must have a Landlord Outreach Plan. Entity must provide evidence such as the approved plan and landlord agreement.

3. Clients and Units Identified

- a. What percent of clients are identified for the proposed project? Entity must provide evidence such as a client list that has been determined preliminarily eligible.

_____ 100% - 90%	_____ 69% - 60%
_____ 89% - 80%	_____ below 60%
_____ 79% - 70%	

**TENANT-BASED RENTAL ASSISTANCE
(HOME TBRA, HOMELESS SET-ASIDE TBRA, AND ESG HOMELESS
PREVENTION/RAPID REHOUSING)
PAGE 2 OF 2
(TAB 13)**

3. Clients and Units Identified (Continued)

- b. What percent of units are identified for the proposed project? Entity must provide evidence such as commitment letters from owners with addresses that are available.

_____ 100% - 90%
_____ 89% - 80%
_____ 79% - 70%
_____ 69% - 60%
_____ below 60%

4. Administrative Expense

What percent of the total budget is provided as in-kind contribution for administrative expenses? Provide evidence such as the proposed budget.

_____ 10% or more
_____ 9%
_____ 8%
_____ 7%
_____ 6%

**MIAMI-DADE COUNTY REQUEST FOR APPLICATIONS (RFA)
FY 2018 HOME PROGRAM**

**TENANT-BASED RENTAL ASSISTANCE PROGRAM
(HOME TBRA, HOMELESS SET-ASIDE TBRA, AND ESG HOMELESS
PREVENTION/RAPID REHOUSING)**

Scoring Criteria

Check the appropriate funding: ☐ HOME ☐ ESG

1. Experience and Capacity

Does the entity have experience (in years) operating a Tenant-Based Rental Assistance Program? *(Evidence includes a resolution authorizing the formation of the entity.)*

_____ 6+	(25 points)
_____ 3-5	(15 points)
_____ 2	(10 points)
_____ 0-1	(0 points)

If no, does the entity have experience (in years) with the following:

Contract Administration (executing and monitoring) - (Evidence includes executed contract agreements, copies of Contract Administration staff resumes, and Contract Administration staff job descriptions.)

_____ 6+	(5 points)
_____ 2-5	(3 points)
_____ 0-1	(0 points)

Inspecting Units (Housing Quality Standards or local code) - (Evidence includes Housing Quality Standard reports, copies of Inspection staff resumes, and Inspection staff job descriptions.)

_____ 6+	(6 points)
_____ 2-5	(3 points)
_____ 0-1	(0 points)

Case Management (comprehensive) - (Evidence includes case management documentation, copies of Case Management staff resumes, and job descriptions.)

_____ 6+	(6 points)
_____ 2-5	(3 points)
_____ 0-1	(0 points)

Subsidized Housing (ownership or management) – (Evidence includes the property title, lease agreements, or management agreements.)

_____ 6+	(8 points)
_____ 2-5	(5 points)
_____ 0-1	(0 points)

**TENANT-BASED RENTAL ASSISTANCE PROGRAM
(HOME TBRA, HOMELESS SET-ASIDE TBRA, AND ESG HOMELESS
PREVENTION/RAPID REHOUSING)**

Scoring Criteria

2. Policies and Procedures

Does the entity have Tenant Selection Policies? - *(Evidence includes a copy of the adopted policy, lease and rental subsidy portability statement.)*

_____ Yes (12.5 points)
_____ No (0 points)

Does the entity have a Landlord Outreach Plan? - *(Evidence includes the approved plan and landlord agreement)*

_____ Yes (12.5 points)
_____ No (0 points)

3. Clients and Units Identified

Percent of clients identified for the proposed project? - *(Evidence includes a client list that has been determined preliminarily eligible.)*

_____ 100-90 (15 points)
_____ 89-80 (10 points)
_____ 79-70 (5 points)
_____ 69-60 (3 points)
_____ below 60 (0 points)

Percent of units identified for the proposed project? - *(Evidence includes commitment letters from owners with addresses that are available.)*

_____ 100-90 (10 points)
_____ 89-80 (8 points)
_____ 79-70 (6 points)
_____ 69-60 (3 points)
_____ below 60 (0 points)

4. Administrative Expense

What percent of the total budget is provided as in-kind contribution for administrative expenses? - *(Evidence includes a copy of the proposed budget.)*

_____ 10% or more (25 points)
_____ 9% (20 points)
_____ 8% (15 points)
_____ 7% (10 points)
_____ 6% (5 points)

TOTAL POINTS EARNED: _____

**SCORING CRITERIA
FOR
HOME FUNDING ONLY**



MIAMI-DADE COUNTY REQUEST FOR APPLICATIONS (RFA)
FY 2018 HOME PROGRAM

SCORING CRITERIA FOR HOME FUNDING

1. Ability to Proceed:

(45 points)

a. Does the organization/applicant have documented site control?

☐ Yes

☐ No

b. Has public approval, such as land use, zoning, permitting and variances been obtained to carry out the project?

☐ Yes

(10 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. Executed Contracts?

☐ Copy of master or umbrella building permit(s) or

(15 points)

☐ Copy of building permit(s)

(10 points)

☐ Copy of Fully Executed GC Contract

(10 points)

2. Number of Affordable Housing HOME Set-Aside Units?

(10 points)

☐ 100%

(10 points)

☐ 75%

(7 points)

☐ 50%

(5 points)

☐ 25%

(3 points)

☐ 0%

(0 points)

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

(5 points)

☐ 10% and greater

(5 points)

☐ 5% - 9.99%

(3 points)

☐ Less than 5%

(0 points)

*At or below 33% of area median

4. County subsidy including any previously awarded Surtax, CDBG, SHIP, HOME, NSP, GOB, or other County resources and funding requested in current application on a per unit basis? (10 points)

- ☐ less than or equal to \$35,000 (10 points)
- ☐ \$35,001 - \$45,000 (7 points)
- ☐ \$45,001 - \$50,000 (5 points)
- ☐ greater than \$50,001 (0 points)

5. Experience of Development Team. Evidence must be based on RFA submittal. (13 points)
Units completed with Certificate of Occupancy.

- ☐ More than 1000 units (13 points)
- ☐ 400-999 units (9 points)
- ☐ 399-150 units (6 points)
- ☐ Less than 150 units (3 points)

FOR CHDO Single-Family Homeownership Applications Only

The following Question 5A will replace Question 5 above.

5A. Experience of Development Team constructing homeownership units? (13 points)
Units completed with Certificate of Occupancy. Evidence must be based on RFA submittal.

- ☐ More than 100 units (13 points)
- ☐ 25-100 units (9 points)
- ☐ 5-24 units (6 points)
- ☐ Less than 5 units (3 points)

6. Not-for-Profit partners as members of development team or public housing projects? Not-for-Profit member must be a minimum of 51% owner. (5 Points)

- ☐ Yes (5 points)
- ☐ No (0 points)

7. Construction Features and Amenities? Does the Development commit to providing Green Certification? If so, provide evidence (it will be a contractual requirement). (12 points)

- ☐ Green Certified (LEED, FGBC, NGBS, Energy Star, etc.) (12 points)
- ☐ 10 or more features, including at least 3 energy efficient (7 points)
- ☐ 5 or more features, including at least 2 energy efficient (3 points)

TOTAL POINTS EARNED: _____

BONUS POINTS ONLY (23 points)

- ☐ Located within 1/2 mile of public transportation (5 points)
- ☐ Access to recreation and health facilities (within one mile) (5 points)
- ☐ Addresses Ordinance 14-56 (Disability Set Aside) (5 points)
- ☐ Project provides mixed income integration (5 points)
- ☐ Community Land Trust non-profit documentation (3 points)

TOTAL BONUS POINTS EARNED: _____

MAXIMUM POINTS 123



Carlos A. Gimenez
Mayor

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