



ADDENDUM NO. 3

Date: September 21, 2021

To: Interested Developers under RFQ-01295 Prequalification Pool

Solicitation No.: WOPR No. 01295-03

Title: Redevelopment of County Properties under the Rental Assistance Demonstration RAD Program

This Addendum is and does become a part of the Redevelopment of County Properties under the Rental Assistance Demonstration RAD Program for Proposal.

Q1: How do we go about setting up a site visit (to see a vacant unit, offices, etc.)?

A1: Reference Section 2.3 of the WOPR, Page 17 which states: Proposers are allowed to visit the Project sites; however, all visits that involve entering the property shall be arranged in coordination with PHCD. The point of contact for scheduling these visits is PHCD staff person, Michelle Heath-Kerr. Please email her, copying the Clerk of the Board at mhkerr@miamidade.gov to schedule a site visits.

Q2: Moody Gardens consists of studios and one-bedroom units and houses mostly elderly residents. Are we require to provide a phase exclusively set aside for the elderly or may we house existing elderly residents within a community that does bot have any age restriction?

A2: Proposers are not required to provide a phase exclusively set aside for elderly. Each proposer should explore what residential mix programs allow for fulfillment of the project's RAD conversion goals while also creating a project that provides quality of life for its residents and is a positive addition to the neighborhood it's located in.

Q3: Our understanding is that HUD generally allows studios to be replaced by one-bedroom apartment units. In the case of Moody Gardens, do we have to provide studios or would it be acceptable to replace studios with one-bedroom units:

A3: It is acceptable to replace studios with one-bedroom units.

Q4: Right-sizing rules restricts bedroom count based on household size. Please confirm that a studio or a one-bedroom unit may be replaced with a two-bedroom unit if the household size and composition qualify for a two-bedroom.

A4: Confirmed.

Q5: MIAMI-DADE County PHCD is considered a co-applicant for this and other RAD conversions, as such, will the county support any re-zoning efforts targeting increased density for affordable and workforce housing?



A5: PHCD will consider supporting rezoning efforts, after reviewing how the rezoning strategy benefits a project and ensuring that the intended rezoning impact is compatible with the project's surrounding community and neighborhood context. The County has in the past supported and been a co-applicant on rezoning applications for other public housing redevelopment projects.

Q6: If a work-force housing component is included, what is the zoning bump-up that can be expected?

A6: PHCD requires that Proposers research, learn, and become familiar with how to apply different municipalities' and the County's different affordable and workforce housing bonus program policies. Proposers should understand how these programs work if they are intending to utilize them in their proposal.

Q7: Section 2.13 - CHAPS for designated sites; It is intimated that CHAPS may not have been awarded for these sites, aware that these are RAD conversion projects, are there average CHAP rents that can be provided as place markers for our underwriting?

A7: CHAP rents can be obtained by working with the Excel document available at this link http://www.hud.gov/sites/dfiles/Housing/documents/2020_RAD_Rents_web.xlsx and navigating to the individual property information using the following info:

- **Miami-Dade County, PHCD PHA Code: FL005**
- **The PIC Number for each project is based on a combination of the PHA Code, followed three zeros, and the AMP number being the last three digits.**

Site Name	AMP	Site
West Homestead Gardens	844	330
Homestead Village	844	330
Heritage Village 1	843	320
Heritage Village 2	843	320
Moody Gardens	846	351
Moody Village	846	351
Palm Court	825	150
Palm Towers	825	150



Q8: Properties with existing PHA units typically have some tax or full tax abatement, will a pilot be considered on any new development post conversion?

A8: PHCD requires that Proposers understand how their proposed redevelopment project will be treated by Miami-Dade Property Appraiser's office, following State of Florida statutes regarding property taxes and property assessment.

Q9: Finally, will these questions directed to you this morning, also be included within the set of questions that will be published post the 9/21 submission deadline?

A9: Yes, the deadline to submit questions is 9/21. Responses to all questions will be provided via Addendum.

Q10: Under the Key tasks, the Selected Proposer shall "Transfer or relocate all the affected public housing residents to the new public housing or RAD units at the proposed Project Site". I don't see specific language in the WOPR-3 that allows for permanent relocation of residents. Can you confirm that only temporary relocation is allowed?

A10: Correct, only temporary relocations are allowed. The selected proposer will be responsible for planning, coordinating and managing all public housing tenant moves and relocations to their permanent new units at the site, and to temporary units, if needed, at the site or off-site, during the construction phases.

Q11: How will the homes that are individually owned at Heritage Village be handled?

A11: The four (4) units that are owned by private individuals are not to be part of the RAD conversion of the Heritage Village sites. The selected developer will work with PHCD and the homeowners to determine how a RAD conversion of Heritage Village can be designed and executed so as to not negatively impact the existing homeowners.

Q12: During the pre-proposal conference, you mentioned that respondents should only include non-competitive funding sources. Can you clarify what that means? Would only bonds and 4% credits be allowed? Are County Surtax funds considered a competitive source for these purposes? Thanks.

A12: PHCD needs to see at least one proposed development scenario that can be executed without depending on competitive development or operations funds that need to be applied for. A development proposal that includes 4% LIHTC funds and related bonds is considered compliant with this requirement. County Surtax funds are considered competitive sources, as they involve a competitive application process.

Q13: We are aware that developers may add RAD consultants to their team(s). However, many consultants may not be based or have a specific business license to operate in the MIAMI-DADE area. If adding a RAD consultant to the team for the purpose of this RFP, would we be required to request and provide all the information requested of the technical member of the team i.e. attorney, architect, engineers, etc.?

A13: Yes, if a proposer is adding a RAD consultant to their team, please ensure you follow the Development Team and Professional Consultants Proposed for the Project as outlined in the WOPR.



Of NOTE: The Proposal Submission Deadline is 9/30/2021 by 10:00 am.

All terms, covenants and conditions of the subject solicitation and any addenda issued thereto shall apply, except to the extent herein amended.

Miami-Dade County,

A handwritten signature in blue ink, appearing to read "IRF", written over a horizontal line.

Indira Rajkumar-Futch
PHCD Procurement Contracting Manager

cc: Clerk of the Board
Terrence Smith, Assistant County Attorney