


Public Housing and Community Development (PHCD)
FY 2022 CDBG, HOME, and ESG Request for Applications (RFA)

Applicant Questions and Responses

DATE: April 4, 2022

TO: All Prospective Applicants

FROM: Michael Liu, Director 
Public Housing and Community Development

SUBJECT: FY 2022 CDBG, HOME, and ESG Request for Applications

The following questions were received related to the draft FY 2022 Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) program, and Emergency Solutions Grant (ESG) Request for Applications (RFA) published on March 24, 2022. PHCD's responses below become a part of the guidance for the above listed Request for Applications.

Community Development Block Grant (CDBG) Funds

1. **Question:** Are applications required to be submitted for CDBG funding, since the funding is allocated by the District Commissioner?

PHCD Response: Yes, applications for Community Development Block Grant (CDBG) funding are required. In the CDBG Public Service category only, the funding allocations will be made by the 13 Miami-Dade County Commissioners.

HOME Investment Partnerships (HOME) program funds

2. **Question:** Page 4 under Minimum Threshold Requirements: third tiebreaker gives advantage to the applicant that proposes the highest number of units. This puts small developer (4-20 units) at a disadvantage. Why not give the small developer priority, they play a large roll in providing affordable housing in our community

PHCD Response: In a third tie breaker situation, developments with more units are ranked higher in an effort to address the dire need for affordable housing in Miami-Dade County.

3. **Question:** Page 5, #2 and #3: I believe these are additional hinderances to the small developer; please consider working with the small developer more

PHCD Response: Number 2 and number 3 are references to threshold requirements which include organizational and financial capacity and track record. These threshold requirements are not meant to hinder small developers, but to ensure that the developer can implement and complete the proposed affordable housing project.

4. **Question:** Page 10, #3: Market Analysis is required: Why must we pay for an affordable housing study, can we just provide the many Herald articles. I believe this should not be a requirement, as we are all aware of the housing crisis.

PHCD Response: If utilizing HOME funds, a market analysis is required as per HOME federal regulations; providing Herald articles will not meet this requirement. However, conducting a market study does not necessarily require the hiring of a consultant.

5. **Question:** Page 11, #4: Applicants must describe how the priority need will be addressed. Is this for affordable housing developers or services only?

PHCD Response: Affordable housing developers and service providers must describe how the activity proposed addresses a Miami-Dade County 2020-2024 Consolidated Plan high priority need.

6. **Question:** Page 32: What about a small developer that is not using Option 1 or Option 2 for financing, can the property utilize debt or other forms of funding and still obtain HOME dollars?

PHCD Response: Option 1 and Option 2 are the only options available for the HOME award for the successful awardee(s). All HOME funds are awarded by the County in the form of a loan that must be paid back. These funds must be paid back to the county through either Option 1 or Option 2.

7. **Question:** Page 69: Utility Allowance letters: I have been informed by FPL that they no longer provide this. Can you tell me how to get this, is there a website?

PHCD Response: Information about how to obtain service availability letters is available on FPL's website: <https://partner.fpl.com/construction/how-it-works.html?q=faqs>

8. **Question:** Page 93: Where can I get the Housing Needs Consolidated Plan study?

PHCD Response: Resolution No. 1118-20 approved by the Board of County Commissioners includes the 2020-2024 Consolidated Plan. Please see link below

<https://www.miamidade.gov/govaction/legistarfiles/MinMatters/Y2020/202196min.pdf>

9. **Question:** Page 94: Is it possible to get Operating Expenses funds without submitting an application for a project? Or do they go hand-in-hand?

PHCD Response: No, it is not possible to get operating expenses funding without submitting an application for a project. In order to obtain HOME Community Housing Development Organization (CHDO) operating expense funds, there must be an associated proposed affordable housing development project.

10. **Question:** Page 81: #6, Does the CHDO automatically get 10 points if they are the CHDO as Developer? Because that would make the non-profit (CHDO) a part of the development team, correct?

PHCD Response Not-for-profit partners as members of the development team receive an additional 10 points. Members of the development team must demonstrate ownership of the project.

Emergency Solutions Grant (ESG) Funds

No questions were received related to the Emergency Solutions Grant.

ZoomGrants Questions

11. **Question:** I logged into the portal and am not finding a section titled "Library" so I can see any recordings/resources. Can you please advise how to locate//view the library?

PHCD Response: The 2022 CDBG, HOME and ESG grant applications will be made available on or about April 4, 2022 in ZoomGrants. Applicants will be able to view the Library tab within the application at that time.

PowerPoint Questions

12. **Question** Can you share a copy of the PowerPoint Presentation for today's 'Central Regional Meeting - 2022 RFA'? Also, the other two meetings (North & South) will be the exact same info correct?

PHCD Response: A copy of the PowerPoint presentation that was presented at the North, Central and South regional meetings for the FY 2022 Request for Applications will be made available in the ZoomGrants library on or about April 4, 2022.

13. **Question:** Thank you very much for today's presentation. However, there was no audio during the second part of the presentation. Will a recording be made available?

PHCD Response: PHCD will be hosting another public meeting/technical assistance workshop on Tuesday, April 12, 2022 from 10:30 am to 12:30 pm at the Arcola Lakes Branch Library located at 8240 NW 7th Avenue Miami, Florida 33150. The public is invited to attend personally or via zoom. Please refer to our website for more details.

14. **Question** Will you all send out the power point for non-profits to review. I did not hear most of the meeting and saw very few slides. Thanks for your help.

PHCD Response: A copy of the PowerPoint will be available in the ZoomGrants library on or about April 4, 2022. In addition, PHCD will be hosting another public meeting/technical assistance workshop on Tuesday, April 12, 2022 from 10:30 am to 12:30 pm at the Arcola Lakes Branch Library located at 8240 NW 7th Avenue Miami, Florida 33150.