

ATTENTION OWNERS / DEVELOPERS REQUEST FOR PROPOSALS FOR APPLICATIONS IN RESPONSE TO PBVRFA2022A

Miami-Dade Public Housing and Community Development (PHCD) is inviting Owners and Developers of rental property within a specified community within the County of Miami-Dade to submit applications for participation in the Section 8 Project Based Voucher Program (PBV) as governed by 24 CFR 983 and this RFA PBVRFA2022A.

Under this application process, PHCD is considering applications that meet the following criteria:

Location and Demographic Requirement: The PHCD intends to attach project-based assistance to new construction or existing units for elderly low-income families (62 and over) which will allow the agency to assist additional families with greater housing opportunities within the zip code area 33180, City of Aventura. The PHCD intend to project base up to 250 units in this area. The number of PBVs to be allocated will be in the sole discretion of PHCD.

All Owners/Developers submitting proposals to create rental units and that are subsequently selected for award on any resultant agreements shall commence construction or rehabilitation work within a reasonable time based on the schedule to be submitted in the application associated with this RFA. Project readiness is an important component in the evaluation of the application submitted in response to the RFA. Proposals must provide evidence that financial closing will occur by January 31, 2023. All awarded Owners/Developers shall submit, at a minimum, monthly progress reports to the County. An extension for the commencement/completion of the construction work may be granted for good cause, at the discretion of the County.

The PHCD will submit all new construction proposals determined by the PHCD to be eligible to the HUD field office for the site and neighborhood review component, if necessary.

DESCRIPTION OF PBV PROGRAM

Through the PBV program and for new construction units, PHCD will enter into Agreement to enter into HAP contract (AHAP). Through the AHAP, the owner agrees to develop the contract units to comply with the HQS, PHCD's Administrative Plan, and be consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities for designated rental units. In return, PHCD agrees that, upon timely completion of such development in accordance with the terms of the AHAP, the PHCD will enter into a Housing Assistance Payment (HAP) contract with the owner for the contract units for a term of up to twenty years but subject to funding availability. Through the HAP contract, housing assistance subsidies will be provided while eligible families occupy the rental housing units, and the units meet program standards. PHCD will refer families from its Housing Choice Voucher program waiting list to the project

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owner to fill vacant units. PHCD's published subsidy standards in the Administrative Plan will determine the appropriate unit size for the family size and composition. The owner is then responsible for screening the family referred by PHCD for suitability of occupancy based on the owner's policies.

PHCD may authorize PBV assistance for both existing housing units that comply with Housing Quality Standards and rehabilitated or newly constructed housing units (units rehabilitated or developed pursuant to an agreement for use in the PBV program).

Under the PBV regulations, Project-Based Vouchers can be attached to PHCD-owned units, including units owned by PHCD; however, all proposals submitted for PHCD units must be approved by HUD, or an independent entity selected by HUD. Certain types of housing units and/or developments are not eligible for PBV assistance including:

- Shared housing;
- Units on the grounds of a penal, reformatory, medical, mental, or similar public or private institution;
- Nursing homes or facilities providing continuous psychiatric, medical, nursing service, board and care, or intermediate care. However, PHCD may approve assistance for a dwelling unit in an assisted living facility that provides home health care service such as nursing and therapy for residents of the housing;
- Units that are owned or controlled by an educational institution or its affiliate and designed for occupancy by the students of the institution;
- Manufactured homes;
- Cooperative housing;
- Transitional housing;
- Owner-occupied housing units;
- Units occupied by an ineligible family at the time of proposal submission or prior to execution of the Housing Assistance Payment (HAP) contract; subsidized housing unit types determined ineligible in accordance with HUD regulations. These include, but are not limited to, public housing units; units subsidized with any other form of Section 8 assistance; units subsidized with any governmental subsidy that covers all or part of the operating costs of the housing; units subsidized with rental assistance under Section 236, Section 521 or Section 101; units subsidized with Section 202 including supportive housing for the elderly; units subsidized under Section 811; units subsidized with any form of tenant-based rental assistance as defined at 24 CFR 982.1(b)(2) including units subsidized with such assistance under the HOME program; and, units with any other duplicative federal, state or local housing subsidy as determined by HUD or PHCD. Prohibition against assistance for owner-occupied unit. The PHA may not attach or pay PBV assistance for a unit occupied by an owner of the housing. (d) Prohibition against selecting unit occupied by an ineligible family. Before a PHA selects a specific unit to which assistance is to be attached, the PHA must determine whether the unit is occupied and, if occupied, whether the unit's occupants are eligible for assistance.

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The PHA must not select or enter into an agreement or HAP contract for a unit occupied by a family ineligible for participation in the PBV program.

The number of PBV assisted units in the building cannot generally exceed the greater of 25 units or 25 percent (25%) of the total number of dwelling units in the building, except as provided by regulation. Notwithstanding this provision, exceptions to the project cap include units in a building that are specifically made available for “qualifying families” that are elderly or projects that make supportive services available to all PBV assisted families. Although not all families receiving such assistance need to accept and/or receive supportive services that are made available.

Projects selected for PBV assistance must comply with the provisions of 24 CFR 983, including but not limited to:

- Consistent with the goal of deconcentrating of poverty and expanding housing and economic opportunities, consistent with the PHCD’s PHA Plan and Administrative Plan.
- In full compliance with the applicable laws regarding non-discrimination and accessibility requirements.
- Comply with regulations a 24 CFR 983 and PHCD’s administrative plan.
- In compliance with Housing Quality Standards (HQS) or any successor standard that is implemented by HUD.

Activities under the PBV program are subject to HUD environmental regulations and may be subject to review under the National Environmental Policy Act by local authorities.

The owner must agree to develop the contract units to comply with HQS. PHCD may elect to establish additional requirements for quality, architecture, or design of PBV housing, over and above the HQS. Specific requirements shall be reviewed agreed to by the owner and PHCD in the AHAP. The owner and the owner’s contractors and subcontractors must comply with all applicable State and Federal labor relations laws and regulations, federal equal employment opportunity requirements and HUD’s implementing regulation.

During the course of the tenant’s lease, the owner may not terminate the lease without good cause. “Good cause” does not include a business or economic reason or desire to use the unit for an individual, family, or non-residential rental purpose. Upon expiration of the lease the owner may: renew the lease; refuse to renew the lease for good cause; refuse to renew the lease without good cause.

The amount of the rent to owner is determined in accordance with HUD regulations. Except for certain tax credit units, the rent to owner including utility allowances must not exceed the lowest of:

- An amount determined by PHCD, not to exceed 105 percent of the applicable fair market rent (FMR) for the unit bedroom size including any applicable tenant-paid

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utility allowance. However, at its discretion PHCD may consider allowable rent at 110 percent of the applicable FMR, should circumstances warrant subsequent to proposal submission and subject to HUD approval.

- The reasonable rent; or
- The rent requested by owner.

The owner must evaluate and request rents for the project. However, an independent reasonable rent study will be prepared by PHCD to determine that the rents requested are reasonable.

Current local Fair Market Rents for Determining rents are:

Unit Size (Number of Bedrooms)	HUD's 2022 Fair Market Rent for Miami- Dade	105% FMR
0	\$1,162	\$1,220
1	\$1,332	\$1,398
2	\$1,672	\$1,755
3	\$2,220	\$2,331
4	\$2,631	\$2,762

PHCD's utility allowances are attached as an exhibit to this RFA. (Exhibit II)

The total rent to the owner for PBV assisted units consists of the tenant rent (the portion of the rent to owner paid by the family) and the rental assistance paid by PHCD in accordance with the contract with the owner. PHCD determines the tenant rent in accordance with HUD requirements.

SUBMISSION REQUIREMENTS

Describe your experience as a developer, all submissions for a proposal PBVRFA2022A must be in the form of exhibits.

1. PHCD Application Form

Please follow the instruction on the PHCD Application Form when completing the following exhibits:

1. Financial Information and Project Readiness as defined on page 1 of PBVRFA2022A
2. Evidence of Property Management Experience
3. Information on Supportive Services (if required)
4. Tenant selection criteria and plan

APPLICATION REVIEW PANEL

PHCD's Director will appoint a PBV Selection Panel to review, evaluate, rank and select the application according to the criteria described herein.

APPLICATION REVIEW

The PHCD will review and evaluate all responsive applications submitted. If there are PHCD owned or controlled units being considered, the PHCD will forward applications to HUD for review and approval. Before selecting units, the PHCD will determine that each application is responsive to and in compliance with the PHCD's written selection criteria and procedures, and in conformity with HUD program regulations and requirements, including the following items:

- Evidence of site control.
- Certification that the owner and other project principles are not on the U.S. General Services Administration list of parties excluded from Federal procurement and non-procurement programs.
- Proposed initial gross rents must not exceed 105% of the applicable Fair Market Rent including any applicable allowance for tenant-paid utilities for the size of the unit.
- Description of units.
- Property must meet eligibility requirements under 24 CFR Part 983 as well as applicable provisions of the Notice PIH 2017-21 (Housing Opportunity Through Modernization Act of 2016 (HOTMA)).
- Description of other subsidies awarded or expected to be awarded.
- A fully funded Relocation Plan (if applicable) in accordance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA).
- No construction has begun, as evidenced by PHCD inspection.

If a project does not meet the requirements indicated above, it will be designated non-responsive. A notice mailed to the applicant will identify the disqualifying factor.

Proposals that meet the requirements will be evaluated and ranked by the PHCD panel. An PHCD ranking list will be prepared according to the points awarded to each proposal. The PHCD may, at its discretion, select one or more of the proposals submitted, or none of the proposals submitted.

The PHCD reserves the right to reject any or all proposals, to waive any informalities in the RFA process, or to terminate the RFA process at any time, if deemed by the PHCD to be in its best interests. The PHCD reserves the right to reject and not consider any proposal that does not meet the requirements of this RFA, including but not necessarily limited to incomplete proposals and/or proposals offering alternate or non-requested services.

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The PHCD reserves the right to award fewer than the number of units requested. The PHCD shall have no obligation to compensate any applicant for any costs incurred in response to this RFA.

OTHER REQUIREMENTS

Before executing an Agreement with any selected owner, PHCD will:

- Establish rents in accordance with §983.152. For any PHCD-owned unit, an independent entity will determine a recommendation for initial rents which then will be submitted to the HUD field office for final approval.
- Obtain subsidy-layering contract rent reviews from HUD, if applicable.
- Obtain environmental clearance in accordance with §983.58.

RANKING AND SELECTION CRITERIA

The PHCD will use the following to rank and select applications under PBVRFA2022A.

Scoring Criteria for Rehabilitated and New Construction Units:

CRITERIA	MAX. POINTS AVAILABLE
1. Gross rent within 105% of the PHCD payment standard	10
2. Ownership/Developer Experience	25
3. Project Supportive Services	10
4. Property PBV Management Experience	15
5. Project Feasibility/Readiness to begin Construction	40
TOTAL POINTS AVAILABLE	100

APPLICATIONS REVIEWED IN RESPONSE TO PBVRFA2022A

Applications will be reviewed and ranked and will be subject to the selection criteria described above. The following procedures will be followed by the PHCD in accepting and screening owner applications submitted for the PBV Program.

APPLICATION SUBMISSION DEADLINE

Owner applications will be accepted at the PHCD office located at:
701 NW 1st Court, 16th Floor, Front Desk-Procurement Unit, Miami, FL 33136.

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Applications and supportive documents in response to PBVRFA2022A will be accepted on an ongoing basis through 2:00 p.m. on May 17, 2022.

APPLICATION FORMAT

Five (5) copies of each owner/developer project application in response to PBVRFA2022A must be submitted in a seal package or container addressed to the office.

Applications in response to PBVRFA2022A will be made on the attached Application Form (Exhibit I)

NON-RESPONSIVE OR NON-COMPLAINT APPLICATIONS

If the PHCD determines that an application is non-responsive or non-compliant with this RFA, written selection criteria and procedures, of HUD program regulations, the application will be returned to the applicant with its deficiencies described.

The PHCD reserves the right to cancel this RFA for any reason or to reject applications at any time for misinformation, errors, or omissions of any kind, regardless of the stage in the process that has been achieved.