

REQUESTS FOR PROPOSALS (RFP)
FOR
Project-Based Voucher Units

ISSUED BY MIAMI-DADE COUNTY:

Public Housing and Community Development

COUNTY CONTACT FOR THIS SOLICITATION:

Name and Title: Crystal Coleman, PHCD Division Director, Section 8 Housing Choice Voucher
Program

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PROPOSALS ARE DUE TO:

Public Housing and Community Development

Friday, August 23, 2019 AT 2:00 p.m. (local time)

at

701 NW 1st Court, 16th Floor,
Miami, FL 33136

PHCD business hours are 8:00am to 5pm Monday through Friday. Additionally, PHCD is closed on holidays observed by the County.

All proposals received, and time stamped by PHCD prior to the proposal submittal deadline shall be accepted as timely submitted. The circumstances surrounding all proposals received and time stamped by the PHCD. Proposals will be opened promptly at the time and date specified. The responsibility for submitting a proposal on or before the stated time and date is solely and strictly the responsibility of the Proposer. The County will in no way be responsible for delays caused by mail delivery or caused by any other occurrence. All expenses involved with the preparation and submission of proposals to the County, or any work performed in connection therewith, shall be borne by the Proposer(s).

The submittal of a proposal by a Proposer will be considered by the County as constituting an offer by the Proposer to perform the required services at the stated prices. A Proposer may submit a modified proposal to replace all or any portion of a previously submitted proposal up until the proposal due date. The County will only consider the latest version of the proposal.

Requests for additional information or inquiries must be made in writing and received by the County's contact person for this Solicitation. The County will issue responses to inquiries and any changes to this Solicitation it deems necessary in writing.

1 Contents

- 1. INTRODUCTION 3
 - 1.1 Introduction 3
 - 1.2 Solicitation Schedule 3
 - 1.3 Definitions 4
 - 1.4 General Proposal Information 4
 - 1.5 Public Entity Crimes 5
 - 1.6 Lobbyist Contingency Fees 5
 - 1.7 Collusion 5
- 2 Project Requirements 6
 - 2.1 Program Information 6
 - 2.2 Requirements for Existing and Rehabilitated Housing 8
 - 2.3 Requirements for Rehabilitated or Newly Constructed sites 8
 - 2.4 Additional Requirements for all project types: 9
- 3 PROPOSAL FORMAT 9
- 4 PROPOSAL EVALUATION 10
 - 4.1 Review of Proposal for Responsiveness 10
 - 4.2 OTHER REQUIREMENTS 12
 - 4.3 Evaluation Criteria 12
- 5 Contract Award 15
- 6 Vendor Registration 15
- 7 Attachments 15
 - 7.1 Project Application 15
 - 7.2 Form of Agreement (AHAP and PBV HAP) 15
 - 7.3 2019 - Utility Allowance Schedule 15

1. INTRODUCTION

1.1 Introduction

Miami-Dade County, hereinafter referred to as "the County", as represented by the Miami-Dade County Public Housing and Community Development, hereinafter referred to as "PHCD", is soliciting proposals from developers/owners of rental housing units under its Project-Based Voucher (PBV) program. PHCD is considering the following types of units 1) New construction, 2) Substantial rehabilitation, and 3) Existing units.

Proposers may apply for one or more unit types. Each of these categories is independent and will be awarded individually. The County anticipates awarding PBVs to one (1) or more projects that do not exceed 430 PBV units, and that meet the requirements of this solicitation.

The County anticipates awarding each contract for a fifteen (15) year period, with options to renew for up-to an additional fifteen (15) years, at the County's sole discretion.

1.2 Solicitation Schedule

The anticipated schedule for this Solicitation is as follows:

Solicitation issued:	Wednesday, July 24, 2019
Deadline for receipt of questions:	Friday, August 2, 2019 at 2:00 p.m.
Proposal due date:	See front cover for date, time and place
Evaluation process:	September 2019
Projected award date:	September 2019

1.3 Definitions

The following words and expressions used in this Solicitation shall be construed as follows, except when it is clear from the context that another meaning is intended:

- 1.3.1 The word "Contractor" to mean the Proposer that receives any award of a contract from the County as a result of this Solicitation, also to be known as "the prime Contractor".
- 1.3.2 The word "County" to mean Miami-Dade County, a political subdivision of the State of Florida.
- 1.3.3 The word "HUD" to mean United States Department of Housing and Urban Development.
- 1.3.4 The word "Proposer" to mean the person, firm, entity or organization, as stated on Form A-1, submitting a response to this Solicitation.
- 1.3.5 The words "Scope of Services" to mean Section 2.0 of this Solicitation, which details the work to be performed by the Contractor.
- 1.3.6 The word "Solicitation" to mean this Request for Proposals (RFP) document, and all associated addenda and attachments.
- 1.3.7 The word "Subcontractor" to mean any person, firm, entity or organization, other than the employees of the Contractor, who contracts with the Contractor to furnish labor, or labor and materials, in connection with the Services to the County, whether directly or indirectly, on behalf of the Contractor.
- 1.3.8 The words "Work", "Services", "Program", or "Project" to mean all matters and things that will be required to be done by the Contractor in accordance with the Scope of Services and the terms and conditions of this Solicitation.

1.4 General Proposal Information

The County may, at its sole and absolute discretion, reject any and all or parts of any or all responses; accept parts of any and all responses; further negotiate project scope and fees; postpone or cancel at any time this Solicitation process; or waive any irregularities in this Solicitation or in the responses received as a result of this process. A proposal shall be the Proposer's firm commitment to provide the units solicited in the manner requested in the Solicitation and described in the proposal. In the event that a Proposer wishes to take an exception to any of the terms of this Solicitation, the Proposer shall clearly indicate the exception in its proposal. No exception shall be taken where the Solicitation specifically states that exceptions may not be taken. Further, no exception shall be allowed that, in the County's sole discretion, constitutes a material deviation from the requirements of the Solicitation. Proposals taking such exceptions may, in the County's sole discretion, be deemed nonresponsive. The County reserves the right to request and evaluate additional information from any respondent regarding respondent's responsibility after the submission deadline as the County deems necessary.

Proposals shall be irrevocable until contract award unless the proposal is withdrawn. A proposal may be withdrawn in writing only, addressed to the County contact person for this Solicitation, prior to the proposal due date or upon the expiration of 180 calendar days after the opening of proposals.

Proposers are hereby notified that all information submitted as part of, or in support of proposals will be available for public inspection after opening of proposals, in compliance with Chapter 119, Florida Statutes, popularly known as the "Public Record Law". The Proposer shall not submit any information in response to this Solicitation which the Proposer considers to be a trade secret, proprietary or confidential. The submission of any information to the County in connection with this Solicitation shall be deemed conclusively to be a waiver of any trade secret or other protection, which would otherwise be available to Proposer. In the event that the Proposer submits information to the County in violation of this restriction, either inadvertently or intentionally, and clearly identifies that information in the

proposal as protected or confidential, the County may, in its sole discretion, either (a) communicate with the Proposer in writing in an effort to obtain the Proposer's written withdrawal of the confidentiality restriction or (b) endeavor to redact and return that information to the Proposer as quickly as possible, and if appropriate, evaluate the balance of the proposal. Under no circumstances shall the County request the withdrawal of the confidentiality restriction if such communication would in the County's sole discretion give to such Proposer a competitive advantage over other proposers. The redaction or return of information pursuant to this clause may render a proposal non-responsive.

Any Proposer who, at the time of proposal submission, is involved in an ongoing bankruptcy as a debtor, or in a reorganization, liquidation, or dissolution proceeding, or if a trustee or receiver has been appointed over all or a substantial portion of the property of the Proposer under federal bankruptcy law or any state insolvency law, may be found non-responsible. To request a copy of any ordinance, resolution and/or administrative order cited in this Solicitation, the Proposer must contact the Clerk of the Board at (305) 375-5126.

1.5 Public Entity Crimes

Pursuant to Paragraph 2(a) of Section 287.133, Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal for a contract to provide any goods or services to a public entity; may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work; may not submit proposals on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and, may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 for Category Two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

1.6 Lobbyist Contingency Fees

1.6.1 In accordance with Section 2-11.1(s) of the Code of Miami-Dade County, after May, 16,2003, no person may, in whole or in part, pay, give or agree to pay or give a contingency fee to another person. No person may, in whole or in part, receive or agree to receive a contingency fee.

1.6.2 A contingency fee is a fee, bonus, commission or non-monetary benefit as compensation which is dependent on or in any way contingent upon the passage, defeat, or modification of: 1) any ordinance, resolution, action or decision of the County Commission; 2) any action, decision or recommendation of the County Mayor or any County board or committee; or 3) any action, decision or recommendation of any County personnel during the time period of the entire decision-making process regarding such action, decision or recommendation which foreseeably will be heard or reviewed by the County Commission or a County board or committee.

1.7 Collusion

In accordance with Section 2-8.1.1 of the Code of Miami-Dade County, where two (2) or more related parties, as defined herein, each submit a proposal for any contract, such proposals shall be presumed to be collusive. The foregoing presumption may be rebutted by the presentation of evidence as to the extent of ownership, control and management of such related parties in preparation and submittal of such proposals. Related parties shall mean Proposer or the principals thereof which have a direct or indirect ownership interest in another Proposer for the same contract or in which a parent company or the principals thereof of one Proposer have a direct or indirect ownership interest in another Proposer for the same contract. Proposals found to be collusive shall be rejected. Proposers who have been found

to have engaged in collusion may be considered non-responsible, and may be suspended or debarred, and any contract resulting from collusive bidding may be terminated for default.

2 Project Requirements

2.1 Program Information

Project-based vouchers (PBVs) are a component of PHCD's Housing Choice Voucher (HCV) program. PHCD uses its tenant-based voucher funding to allocate project-based units to a project. PHCD intends to project-base units in a specific project if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development.

Through this solicitation, PHCD intends to enter into housing assistance payment contracts with qualified property owners to provide project-based voucher assistance in compliance with PHCD's PHA Plan and consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities for designated rental units for a term of up to fifteen years subject to funding availability. 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 tenant-based Housing Choice Voucher program waiting list to the project owner in order to fill vacant units. PHCD's published subsidy standards will determine the appropriate unit size for the family size and composition.

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:

- 2.1.1.1 Shared housing;
- 2.1.1.2 Units on the grounds of a penal, reformatory, medical, mental, or similar public or private institution;
- 2.1.1.3 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;
- 2.1.1.4 Manufactured homes;
- 2.1.1.5 Cooperative housing;
- 2.1.1.6 Transitional housing;
- 2.1.1.7 High-rise elevator projects for families with children;
- 2.1.1.8 Owner-occupied housing units;
- 2.1.1.9 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. 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 25 percent (25%) of the total number of dwelling units in the building, except as provided by regulation. Notwithstanding this provision, exceptions to the 25% cap include units in a building that are specifically made available for "qualifying families" that are elderly or disabled, or that are receiving specific supportive services, or single family housing (defined as 1-4 units).

Sites selected for PBV assistance must be:

- 2.1.2 Consistent with the goal of deconcentrating of poverty and expanding housing and economic opportunities, consistent with the PHCD's PHA Plan and Administrative Plan. Specific factors are discussed at 24 CFR 983.57;
- 2.1.3 In full compliance with the applicable laws regarding nondiscrimination and accessibility requirements;
- 2.1.4 Meet Housing Quality Standards (HQS) site standards;
- 2.1.5 Must meet HUD regulations for site and neighborhood standards.

2.2 Requirements for Existing and Rehabilitated Housing

The site selected must:

- 2.2.1 be adequate in size, exposure and contour to accommodate the number and type of units proposed, and adequate utilities and streets must be available to the site;
- 2.2.2 promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons;
- 2.2.3 be accessible to social, recreational, educational, commercial and health facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents;
- 2.2.4 be located within reasonable travel times and cost via public transportation or private auto to places of employment. For new construction units, site and neighborhood standards are detailed at 24 CFR 983.57(e);
- 2.2.5 whether the census tract in which the proposed PBV development will be located is in a HUD-designated Enterprise Zone, Economic Community, or Renewal Community;
- 2.2.6 whether a PBV development will be located in a census tract where the concentration of assisted units will be or has decreased as a result of public housing demolition; g) whether the census tract in which the proposed PBV development will be located is undergoing significant revitalization; h) whether state, local, or federal dollars have been invested in the area that has assisted in the achievement of the statutory requirement;
- 2.2.7 whether new market rate units are being developed in the same census tract where the proposed PBV development will be located and the likelihood that such market rate units will positively impact the poverty rate in the area;
- 2.2.8 If the poverty rate in the area where the proposed PBV development will be located is greater than 20 percent, the PHA should consider whether in the past five years there has been an overall decline in the poverty rate; and,
- 2.2.9 whether there are meaningful opportunities for educational and economic advancement in the census tract where the proposed PBV development will be located.

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.

2.3 Requirements for Rehabilitated or Newly Constructed sites

When rehabilitated or newly constructed housing sites are selected for PBV assistance 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. 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 regulations.

Owner must comply with HUD's subsidy layering and environmental review requirements prior to entering into an Agreement to Enter into a Housing Assistance Payment Contract.

New constructions projects should break ground within 9 months of the AHAP and should be completed within 24 months. PHCD will consider projects that require longer construction times but priority will be given to those that can be completed within 24 months.

2.4 Additional Requirements for all project types:

After work has been completed under an AHAP, or for existing housing, PHCD will enter into a Housing Assistance Payments (HAP) contract with the owner for all sites selected and approved for PBV assistance. PHCD will make housing assistance payments to the owner in accordance with the HAP contract for those contract units leased and occupied by eligible families during the HAP contract term subject to funding availability.

The owner is responsible for screening and selection of the family referred by PHCD from PHCD's waiting list to occupy the owner's unit based on their tenancy histories. At least seventy-five percent (75%) of the families approved for tenancy shall be families whose annual income does not exceed thirty percent (30%) of the median income for this area as determined by HUD and as adjusted by family size.

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 110 percent of the applicable fair market rent (FMR) for the unit bedroom size including any applicable tenant -paid utility allowance;
- The reasonable rent; or
- The rent requested by the owner.

An independent reasonable rent study will be prepared to determine the rent.

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.

3 PROPOSAL FORMAT

In response to this Solicitation, Proposer should prepare give (5) copies of the Proposal Submission that carefully follow the format and instructions outlined herein and consistent with the evaluation criteria. Any necessary documents and information must be fully completed and signed as required.

The proposal shall be written in sufficient detail to permit the County to conduct a meaningful evaluation of the proposed services. However, overly elaborate responses are not requested or desired.

Note: Any Proposer submitting proposal(s) for multiple properties must provide a proposal with complete and separate responses for questions in the Proposer Information document. Proposer shall submit a proposal for each property the proposer is proposing for.

1. General Project Information
2. Project and Property
3. Financial Feasibility
4. Property Management
5. Supportive Services
6. Preference Items

4 PROPOSAL EVALUATION

4.1 Review of Proposal for Responsiveness

The PHCD will review all applications. 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:

- 4.1.1 A certification statement from the owner that there will be no displacement of resident tenants from units to be assisted under the PBV program.
- 4.1.2 Evidence of site control.
- 4.1.3 Existing housing units must, at the time of PHCD's selection, substantially comply with Housing Quality Standards. Units for which new construction or rehabilitation was started in accordance with Subpart D of the PBV Final Rule will not qualify as existing housing.
- 4.1.4 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.
- 4.1.5 Proposed initial gross rents must not exceed 110% of the applicable Fair Market Rent including any applicable allowance for tenant-paid utilities for the size of the unit.
- 4.1.6 Property must meet eligibility requirements under §983.7 (Eligible and ineligible Properties and PHCD- owned units), §983.11 (Other Federal requirements), and
- 4.1.7 §983.6 (Site and Neighborhood Standards).
- 4.1.8 Property will be constructed with other than assistance under the U.S. Housing Act of 1937 in accordance with §983.9.
- 4.1.9 No construction has begun, as evidenced by PHCD inspection.
- 4.1.10 For rehabilitation or new construction projects of four or more units, the PHCD will determine whether any work items necessary to meet the accessibility requirements of Section 504 of the Rehabilitation Act of 1973 and the Fair Housing Amendments Act of 1988 will be completed.
- 4.1.11 Not more than 25 percent of units per building are eligible for PBV assistance, except to the extent such buildings are in a senior housing project or housing project for persons with disabilities meeting any applicable federal standards pursuant to the Civil Rights Act and the federal Fair Housing Amendments Act, in which case up to 100 percent of the units in such buildings are eligible for PBV assistance.

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 RFP process, or to terminate the RFP 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 RFP, including but not necessarily limited to incomplete proposals and/or proposals offering alternate or non-requested services.

The PHCD reserves the right to award fewer than the number of units requested, if the requester agrees to accept a lower number of PBVs. The PHCD shall have no obligation to compensate any applicant for any costs incurred in responding to this RFP.

4.2 OTHER REQUIREMENTS

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

- 4.2.1 Negotiate and finalize owner requested rents in accordance with §983.12. 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.
- 4.2.2 Obtain subsidy-layering contract rent reviews from HUD, if applicable.
- 4.2.3 Obtain environmental clearance in accordance with §983.58.
- 4.2.4 Submit a certification to the HUD field office stating that the unit or units were selected in accordance with the PHCD's approved unit selection policy.
- 4.2.5 The HUD field office will conduct subsidy layering contract rent reviews.
- 4.2.6 Before an Agreement is executed for new construction units, the owner must submit the design architect's certification that the proposed new construction reflected in the working drawings and specifications comply with housing quality standards, local codes and ordinances, and zoning requirements.

4.3 Evaluation Criteria

Proposals will be evaluated by an Evaluation/Selection Committee which will evaluate and rank proposals on criteria listed below. The Evaluation/Selection Committee will be comprised of appropriate County personnel and members of the community, as deemed necessary, with the appropriate experience and/or knowledge, striving to ensure that the Evaluation/Selection Committee is balanced with regard to both ethnicity and gender. The criteria are itemized with their respective weights for a maximum total of two hundred (200) points per Evaluation/Selection Committee member.

1. Project Summary

5 Points

- a. Project Name and Project Address
- b. Total Units Proposed for PBV Assistance
- c. Total number of units in the project.
- d. Number of buildings in the project
- e. Building Description (apartment, low rise, townhomes, etc.)
- f. Name of the Proposed Developer
- g. Management Company/Agent for the Proposed PBV Project
- h. Miami-Dade Folio Number
- i. Bedroom Distribution Chart
- j. Proposed term of the HAP contract

2. Project and Property –

45 Points

- a. Describe the scope, purpose, and need for the project
- b. Describe the need for Project-Based Assistance
- c. Describe the general population the project will target including; income level, household composition and any special needs.
- d. Describe the proposed site and the status of site control
- e. Describe the unit rents, comparable unit market rents, and tenant income range,
- f. Describe utility and appliance responsibilities. Specifically, state who is responsible for Electric, Gas, Heating, Hot Water (as applicable) and who is responsible for providing essential the stove and refrigerator.
- g. Describe the proposed unit size mix and the amenities provided within each unit and those amenities provided to all residents on-site.

- h. Describe if and how the project is located within reasonable travel times and cost via public transportation or private auto to places of employment
 - i. Describe neighborhood amenities including accessibility to social, recreational, educational, commercial and health facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.
 - j. If the project involved existing structures, describe the existing site improvements including year built, current condition and user and if any major improvements have been completed.
 - k. Provide a project schedule including all phases of the development.
- 3. Financial Feasibility – 20 points**
- a. Discuss project’s readiness to proceed based on the level of funds committed and the other resources yet to be secured.
 - b. Describe the financial assumptions used to develop the operating budget. Include requested rents by bedroom size and other sources of income, operating, and maintenance expenses and inflationary factor.
- 4. Property Management – 20 points**
- a. Indicate how your organization can carry out this project and its ability to manage the project over time.
 - b. Describe the operating structure and staffing of the project. Provide management and maintenance information.
 - c. Describe tenant selection criteria and screening plan.
 - d. Describe owner’s experience in the tenant-based or project-based voucher program and owner compliance with its obligation under a PBV Housing Assistance Payment Contract.
- 5. Supportive Services (only for projects that require supportive services)– 10 Points**
- Projects that intent to Project-Base more than 25% of units a building and where the project is not intended to be for the elderly and/or disabled only. Proposals that require supportive services will be ranked and evaluated only with other proposals that require supportive services.
- a. Describe the supportive services the owner intends to provide itself or through contracted 3rd parties.
- 6. Preference Points-OPTIONAL Up to 100 Points**

Preference points are not required in order to receive an award under this solicitation. However, PHCD will provide preference points to projects that can demonstrate the following:

- a. **Low-Poverty Census Tract. 7 points**
PHCD will use the following tool (provided and maintained by HUD) to determine if the project’s address falls into a tract that has an average poverty level of 20 percent or less to determine if a unit qualifies the income-mixing requirement (project cap) 40 percent increase. <https://www.huduser.gov/portal/maps/hcv/home.html>
- b. **Targeted areas 10 Points**
Projects located in the following census tracts; 23, 24.04, and 25.01.

- c. Zoning. 15 points**
Evidence must be provided that the project has received zoning approval that supports this project from the appropriate jurisdiction.
- d. Large Projects. 20 Points**
Owners proposing developments with over 250 PBV units designated for the elderly and/or disabled population.
- e. Special Purpose New Construction Project. 15 Points**
Owners that can demonstrate that the existing or proposed site will benefit families affected by an action of the same (or affiliate) owner of another federally assisted property that may require the relocation of the affected families. This includes owners with expiring PBV contracts that propose to construct a new site instead of extending an existing PBV site.
- f. Tenant Selection Plan (TS). 5 Points**
Owners/Developers that have a Tenant Selection Plan that provides preference for families affected by a PHCD Action. PHCD Actions include but are not limited to:
- i. Expiring Mod-Rehab Contracts
 - ii. Public Housing Redevelopment
 - iii. Expiring Project-Based Voucher Contract
- g. Not-for-profit General Partner (GP). 5 Points**
Owners/Developers that include a not-for-profit entity as a General Partner.
- h. Benefit to the Community. 5 Points**
Owner/Developer that can clearly demonstrate that the proposed project is part of a Community Redevelopment strategy.
- i. Completed Environmental Reviews. 5 Point**
To expedite the project-basing of units under this solicitation, preference points are being awarded to projects who have had an environmental review completed within the last 12 months.
- j. Larger Unit Sizes. 5 points**
Projects that request that 30% of the PBV units be of three (3) or more bedrooms.
- k. Access to Community-based services and Amenities. 1 Point per Service or Amenity Up to 8 points**

Preference points will be award to projects that can demonstrate access to the following existing or planned services or amenities within ¼ mile driving or walking distance of the project. To be awarded points under this category, the proposer must submit a chart of all services and amenities along with the calculated distance and supported by reliable map (such as google maps).

1. Religious and Faith Based Organizations
2. Grocery Stores
3. Major Hospital or Urgent Care Center
4. Metro-bus stop or other public transit option.
5. Access to Major Employment Opportunities. This includes but is not limited to:
 - a. Malls or Shopping Centers with 10 or more stores
 - b. Companies with on-site employees of 50 or more.

- c. Constructions sites with development time greater than 6 months.
6. Access to Child Care and Educational Institutions
7. Access to parks and recreation

Additional amenities or services may be included by the proposer. However, the proposer must include a statement justifying how the assisted families would benefit from the service or amenity.

5 Contract Award

The Contract award, if any, shall be made to the Proposer whose proposal shall be deemed by the County to be in the best interest of the County. The County's decision of whether to make the award and to which Proposer shall be final.

New Construction and Rehabilitation Projects will be issued a **Letter of Intent** and the project must pass a Subsidy Layering and Environmental Review before an Agreement to Enter into a Housing Assistance Payment (AHAP) is signed.

Existing units may enter into a PBV Housing Assistance Payment Contract.

6 Vendor Registration

The selected Proposer shall complete a Miami-Dade County Vendor Registration Package. Effective June 1, 2008, the new Vendor Registration Package, including a Uniform Affidavit Packet (Affidavit form), must be completed. The Vendor Registration Package, including all affidavits can be obtained by downloading from the website at <http://www.miamidade.gov/procurement/vendor-registration.asp>. The recommended Proposer shall affirm that all information submitted with its Vendor Registration Package is current, complete and accurate, at the time they submitted a response to the Solicitation, by completing an Affirmation of Vendor Affidavit form.

7 Attachments

- 7.1 Project Application
- 7.2 Form of Agreement (AHAP and PBV HAP)
- 7.3 2019 - Utility Allowance Schedule