



ADDENDUM NO. 2

Date: March 15, 2023

To: Interested Developers

Solicitation No.: WOPR-01295-04

Title: Redevelopment of County Properties under the RAD Program

This Addendum is and does become a part of the Redevelopment of County Properties under the RAD Program.

Subject: WOPR-01295-04 Questions and Answers

Q1: Please elaborate on 2.1.d “No phase of the project shall contain more than 50% of its units as RAD units as the County has the goal of providing a mix of unit types throughout as many phases as possible.” Does this suggest the County is expecting Proposer to double the density of the sites at a minimum, contingent on zoning?

A1: As stated in Project Requirements 2.2.m of the solicitation:

Proposers shall make their own evaluation and determination of proposed number of overall units (in addition to the public housing units), for Affordable Housing units, Workforce housing and market rate units, and other uses to achieve the required mixed-income approach. However, proposers must adhere to the allowable units per site, as listed below. Maximum overall unit count subject to change based on regulatory requirements in effect at the time of approvals by the appropriate governing bodies.

| Site | Maximum Unit Allowance |
|-------------------|-------------------------------|
| Palmetto Gardens | 40 |
| Venetian Gardens | 66 |
| Opa-locka Elderly | 72 |

Q2. If a rehabilitation of existing units is being pursued for certain sites, does 2.1.f.2 and 3 apply for having a kitchen and community room on the first, second or third floor of each building? Venetian Gardens and Opa-Locka Elderly are scattered units.

A2. Common area spaces and community kitchens may be centrally located on the site and accessible for the residents located in scattered units. However, Proposers shall provide a written natural disaster plan that complies with Resolution No. R-617-18 and addresses activities required before, during, and after a natural disaster for approval.

Q3. If a rehabilitation of existing units is being pursued for certain sites, what percentage of existing units are required to comply with UFAS requirements?

A3. 5% of all units must comply with UFAS requirements

Q4. According to 2.1.1, “Proposer shall assume that the same percentage of bedroom counts as currently exists in the units is to be provided for the new public housing replacement units.” Does this apply to the overall unit mix including additional units built or only for the replacement units?

A4. Please see HUD Notice H-2019-09 PIH-201923 (HA)

1.4.A.10 Change in unit configuration

- A. Change in Unit Configuration. Where a PHA is proposing to change the unit configuration as part of the conversion, the PHA must demonstrate that the change in bedroom distribution will not result in the involuntary permanent displacement of any resident and will not result in discrimination based on race, color, national origin, religion, sex, disability, or familial status. For example, if three and four-bedroom units are replaced with one and two-bedroom units, the conversion may, but not in all cases, result in discrimination against families with children. See the RAD Fair Housing, Civil Rights, and Relocation Notice (Notice H 2016-17 PIH 2016-17 (HA)) for a full description of the situations under which HUD will perform an up-front review when a PHA proposes to change the unit configuration of a project.

Q5. If current residents are temporarily relocated to a hotel or other accommodations, will residents still be paying their current rent?

A5. Yes.

Q6. May the County please consider extending the proposal deadline by 60 days to allow more time for new proposers to submit?

A6. Unfortunately, we are unable to extend the deadline.

Q7. May the County please provide flood certificates for each site?

A7. Please contact Miami-Dade County’s Regulatory Economic Resources (RER) department to obtain a Flood Elevation Certificate. Please call 305-372-6466 for more information.

NOTE: The date of the Preproposal is tentatively scheduled for March 21st, 2023, at 11:00 a.m. via Zoom.

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,

Indira Rajkumar-Futch

Indira Rajkumar-Futch

PHCD Procurement Contracting Manager

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