



# EMERGENCY SOLUTIONS GRANT FUNDING & HOME INVESTMENT PARTNERSHIPS FUNDING

## **FY 2026 Homeless Assistance Request for Applications (RFA)**

- Rapid Rehousing and Homeless Prevention
- Tenant-Based Rental Assistance (TBRA)

**Release Date: TBD**

**Version: Draft 1/6/2026**

**MIAMI-DADE COUNTY  
FY 2026 REQUEST FOR APPLICATIONS  
HOMELESSNESS ASSISTANCE**

THE COMPLETE FY 2026 RFA CAN BE FOUND ONLINE AT HCD'S WEBSITE

<https://www.miamidade.gov/global/housing/requests.page>

**TABLE OF CONTENTS**

<b>APPLICATION DISCLAIMER.....</b>	<b>1</b>
<b>INTRODUCTION .....</b>	<b>2</b>
<b>DEFINITIONS .....</b>	<b>3</b>
<b>ELIGIBILITY .....</b>	<b>7</b>
<b>FY 2026 AVAILABLE FUNDING .....</b>	<b>8</b>
<b>EMERGENCY SOLUTIONS GRANT (ESG) GUIDELINES.....</b>	<b>9</b>
<b>HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) GUIDELINES .....</b>	<b>11</b>
<b>APPLICATION SUBMISSION PROCESS AND TECHNICAL ASSISTANCE .....</b>	<b>14</b>
<b>POST-AWARD INFORMATION .....</b>	<b>15</b>
<b>SCORING &amp; FUNDING RECOMMENDATIONS.....</b>	<b>16</b>
<b>APPLICATION GENERAL SECTION .....</b>	<b>17</b>
<b>ESG and HOME TBRA APPLICATION AND SCORING CRITERIA.....</b>	<b>18</b>
<b>APPLICATION ATTACHMENTS.....</b>	<b>20</b>
<b>BOARD OF COUNTY COMMISSIONERS.....</b>	<b>25</b>

## APPLICATION DISCLAIMER

Applicants should check the Miami-Dade County Department of Housing and Community Development (HCD) website for updates to the FY 2026 RFA, as dates listed are subject to change.

<https://www.miamidade.gov/global/housing/requests.page>

The FY 2026 Request for Applications (RFA) solicitation is subject to the award of funds from the U.S. Department of Housing and Urban Development (HUD). The funds available are based on estimates and are subject to change.

For purposes of this RFA, the application period is **TBD, through TBD**. Any applications submitted after the deadline will **not** be accepted.

Comments may be submitted in writing until TBD, to the attention of Lakisha Gray, Interim Division Director, Housing and Community Development (HCD), 701 NW 1st Court, 14th Floor, Miami, Florida 33136 or via e-mail to: [communitydevelopmentservices@miamidade.gov](mailto:communitydevelopmentservices@miamidade.gov)

**Applicants must apply to this RFA using the TBD link. TBD is an online application portal. No paper applications or application binders will be accepted.** <https://TBD>

Updates to the FY 2026 RFA will be posted on HCD's website. Applicants should periodically check the County's website for potential changes in funding availability, submission dates, and/or requirements.

**MIAMI-DADE COUNTY PROVIDES EQUAL ACCESS AND EQUAL OPPORTUNITY IN EMPLOYMENT AND SERVICES AND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY.**

**The Department of Housing and Community Development (HCD) does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, age, gender identity, pregnancy or familial status in the access to, admissions to, or employment in, housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call (786) 469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.**

## INTRODUCTION

In this FY 2026 Request for Applications (RFA), Miami-Dade County Department of Housing and Community Development (HCD), in partnership with Miami-Dade County Homeless Trust, is soliciting applications to fund Homelessness Assistance activities with Emergency Solutions Grant (ESG) and HOME Investment Partnerships Program (HOME) funds.

The Miami-Dade County Homeless Trust was created by the Miami-Dade Board of County Commissioners and is responsible for the oversight, planning and operations as the lead agency of the Homeless Continuum of Care (CoC) in Miami-Dade County. This includes the administration of the proceeds of a one-percent Food and Beverage Tax, which is to be used in alignment with the Miami-Dade County Community Homeless Plan: Priority Home (Plan). The Plan is the framework for preventing and ending homelessness in Miami-Dade County and is available at [www.homelesstrust.org](http://www.homelesstrust.org). The Plan includes strategies to make homelessness rare, brief and one-time with the provision of a wide range of housing and service interventions to accomplish goals.

This RFA is soliciting applications for Rapid Re-Housing (RRH) and Tenant-Based Rental Assistance (TBRA) services for individuals and families experiencing homelessness, including those with low or no income, disabilities, or poor rental history.

Funding awarded for housing and services must be utilized by eligible program participants residing in Miami-Dade County. Funding requested under this RFA should indicate how the proposal aligns with the CoC developed by the County through the Miami-Dade County Homeless Trust, how it addresses existing needs and gaps, and how the proposed project will meet the needs of the priority sub-populations including chronically homeless individuals, families with minor children, unaccompanied youth, veterans, and homeless seniors. Selected respondents understand that the County, through the Homeless Trust, will refer eligible persons experiencing homelessness through the CoC's established coordinated intake and assessment process. In addition, any entity approved for funding must participate in the Homeless Trust's Homeless Management Information System (HMIS) and Coordinated Entry process.

For detailed information about HMIS, refer to the following link: <https://www.homelesstrust.org/resources-homeless/library/providers/policies-and-procedures/hmis-policies-and-procedures-manual.pdf>

For detailed information about the Coordinated Entry process, refer to the following link: <https://www.homelesstrust.org/resources-homeless/library/providers/standards-of-care/miami-dade-coc-ce-soc-82120.pdf>

## DEFINITIONS

**At-Risk of Homelessness:** At-Risk of Homeless is defined in 24 CFR 576.2.

- 1) An individual or family who:
  - A. Has an annual income below 30% of median family income for the area, as determined by HUD;
  - B. Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “homeless” definition in this section; and
  - C. Meets one of the following conditions:
    - I. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
    - II. Is living in the home of another because of economic hardship;
    - III. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
    - IV. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;
    - V. Lives in a single-room occupancy or efficiency apartment unit in which more than two persons reside or lives in a larger housing unit in which there reside more than 1.5 persons per room, as defined by the U.S. Census Bureau;
    - VI. Is exiting a publicly-funded institution or system of care (such as a healthcare facility, a mental health facility, foster care or other youth facility, or correctional program or institution); or
    - VII. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;
- 2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under Section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), Section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), Section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), Section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), Section 3(m) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(m)), or Section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or
- 3) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with her or him.

**Audited Financial Statements:** Financial Statements that have been prepared in accordance with Generally Accepted Accounting Principles (GAAP) and that have been audited by an independent third party Certified Public Accountant in accordance with generally accepted auditing standards.

**Certified Financial Statements:** Financial statements to include, but not limited to, balance sheet, income statement, and statement of cash flow that have been prepared and certified by an independent third party Certified Public Accountant in accordance with GAAP.

**Chronically Homeless:** To be considered chronically homeless, a person must have a disability and have been living in a place not meant for human habitation, living in an emergency shelter, or living in a safe haven for the last 12 months continuously or on at least four occasions in the last three years where those occasions cumulatively total at least 12 months.

**Emergency Solutions Grant (ESG) Program:** The ESG Program is administered by HCD pursuant to 24 CFR 576. ESG is a formula grant program. Eligible recipients generally consist of metropolitan cities, urban counties, territories, and states, as defined in 24 CFR 576.2. Metropolitan cities, urban counties and territories may subgrant ESG funds to private non-profit organizations.

**HOME Investment Partnerships Program (HOME):** The HOME Program is administered by HCD pursuant to 24 CFR Part 92. Eligible recipients generally consist of metropolitan cities, urban counties, territories, and states, as defined in 24 CFR 92.50. Metropolitan cities, urban counties and territories may subgrant HOME funds to private non-profit organizations.

**Homeless:** Homeless is defined in [24 CFR 576.2](#).

- 1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
  - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
  - (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
  - (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
- 2) An individual or family who will imminently lose their primary nighttime residence, provided that:
  - (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
  - (ii) No subsequent residence has been identified; and
  - (iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing;
- 3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
  - (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act ([42 U.S.C. 5732a](#)), section 637 of the Head Start Act ([42 U.S.C. 9832](#)), section 41403 of the Violence Against Women Act of 1994 ([42 U.S.C. 14043e-2](#)), section 330(h) of the Public Health Service Act ([42 U.S.C. 254b\(h\)](#)), section 3 of the Food and Nutrition Act of 2008 ([7 U.S.C. 2012](#)), section 17(b) of the Child Nutrition Act of 1966 ([42 U.S.C. 1786\(b\)](#)) or section 725 of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11434a](#));
  - (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
  - (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
  - (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; or
- 4) Any individual or family who:
  - (i) Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;
  - (ii) Has no other residence; and
  - (iii) Lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, to obtain other permanent housing.

**Homeless Management Information System (HMIS):** The information system designated by the Continuum of Care (CoC) to comply with HUD's data collection, management, and reporting standards and used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at-risk of homelessness.

**Homeless Prevention (HP):** This includes housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to prevent the household from moving to an emergency shelter, a place not meant for human habitation, or another location described in paragraph (1) of HUD's homeless definition.

**Homeless Trust:** The Miami-Dade County Homeless Trust is an agency of Miami-Dade County and serves as the lead agency for Miami-Dade County's Homeless [Continuum of Care](#) (CoC). The Homeless Trust is responsible for the oversight, planning and operations of the entire CoC, including:

- Administering proceeds of a one-percent (1%) [Food and Beverage Tax](#). Miami-Dade had the first dedicated funding source for homelessness in the United States—a unique 1% Food and Beverage Tax that is foundational to the funding of the Homeless Trust today.
- Implementing the [Homeless Plan](#), which provides a framework for preventing and ending homelessness in Miami-Dade County.
- Serving as the collaborative applicant for federal and state funding opportunities.
- Administering grants and overseeing operations and fiscal activities for more than 100 housing and services programs operated by more than 20 competitively selected non-profit providers and government entities.
- Managing Miami-Dade County's Homeless Management Information System (HMIS), the system used to collect client-level data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.
- Developing policy and serving in an advisory capacity to the Board of County Commissioners on issues involving homelessness.

For more information on the Homeless Trust, visit [www.homelesstrust.org](http://www.homelesstrust.org).

**Housing and Community Development (HCD):** Miami-Dade County Department of Housing and Community Development, a predecessor, or a successor department.

**Order of Priority (OOP):** Order of Priority define the order in which eligible households should be served by the Continuum of Care (CoC) and are designed to ensure that people experiencing homelessness, who are least likely to self-resolve their housing crisis, are prioritized for resources. More here: [order-of-priority-for-referral-to-ph.pdf](#).

**Metropolitan City:** A city that was classified as a metropolitan city under 42 U.S.C. 5302(a) for the fiscal year immediately preceding the fiscal year for which ESG funds are made available.

**Minimum Threshold Requirements:** Requirements that must be satisfied for the application to be responsive. Per Resolution No. R-630-13, applicants are required to provide a detailed project budget, sources and uses statement, certifications as to past defaults on agreements with Non-County sources and clear a due diligence check prior to funding commitment. These are minimum threshold requirements. The applicant must have firm commitments of all project funding. This is also a minimum threshold requirement. A report of Due Diligence findings will be submitted to the Board of County Commissioners. **Applications lacking any items and/or criteria needed to meet minimum threshold will be deemed non-responsive and will not be scored.**

**Participating Jurisdiction (PJ):** A jurisdiction (as defined in this section) that has been so designated by HUD in accordance with 92.105 that is designated to administer a ESG and HOME program grant.

**Rapid Re-Housing (RRH):** This includes housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help individuals or families living in homeless shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

**Site Control:** Documentation comprised of a title, lease agreement, firm purchase contract, option to purchase, or Local Government Resolution of the proposed site for which funding is being sought.

**Special Needs Populations:** A resident or family member who may have special circumstances or conditions, i.e., a person with mental, emotional, or physical disability or that possesses a high risk of developing such conditions pursuant to 24 CFR Part 945.

**Subrecipient:** A public agency or non-profit organization selected by the participating jurisdiction to administer all or some of the participating jurisdiction's ESG programs to produce affordable housing, provide down payment assistance, or provide tenant-based rental assistance. A public agency or non-profit organization that receives ESG funds solely as a developer or owner of a housing project is not a subrecipient.

**Tenant-Based Rental Assistance (TBRA):** This includes rental assistance to individual households. The participants for TBRA must be low-income. Therefore, their annual gross income cannot exceed 80% of the area median income. At least 90% of the participants assisted must be at 60% of Area Median Income. The amount of assistance shall be based on a sliding scale determined by household income. The renter is required to contribute 30% of their monthly-adjusted income towards the approved rent. TBRA rental assistance with individual households may not exceed two (2) years.

DRAFT

# ELIGIBILITY

## Minimum Threshold Requirements

All applicants must pass a Minimum Threshold Analysis to be considered for funding. The Minimum Threshold Analysis consists of the following requirements:

1. The applicant must submit a Detailed Activity Description/Scope of Services
2. The applicant must submit a Detailed Budget and Sources and Uses Statement
3. The applicant must demonstrate Site Control of the primary activity location(s)
4. The applicant must pass a Due Diligence Review, as per Resolution No. R-630-13

**Applications lacking any items and/or criteria needed to meet these minimum threshold requirements will be forwarded to the Miami-Dade County Attorney's Office for a determination of responsiveness and will not be scored if determined to be non-responsive.**

Notwithstanding the above, **Miami-Dade County reserves the right not to fund an entity or affiliate** with defaulted loans, breach of contract, debarment actions or any other legal encumbrances which may cause risk to County funding or are determined by the County, in its sole discretion, to threaten the applicant's ability to complete the project proposed in a timely manner, regardless of the merits of the submitted application. Miami-Dade County will not fund entities listed in the Federal Excluded Parties List System, as those entities are prohibited from receiving federal contracts or federally approved subcontracts, or from receiving certain types of federal financial assistance (CDBG funds) and benefits.

## Eligibility Requirements

Applicants requesting funds under this application must meet the following requirements as part of its application for funding:

- A minimum score of 70 or more is required for an applicant to be recommended for funding.
- The project will participate in the CoC's Coordinated Entry process, solely taking referrals from the CoC's Housing Coordinator and be able to serve persons experiencing homelessness throughout the CoC, not a particular program/project.
- The project will participate in the Homeless Management Information System (HMIS), as well as ensure meeting the minimum data quality standards.
- The project will provide housing and services consistent with the CoC's established Standards of Care and policies, as may be amended from time to time.
- The project will be required to meet minimum performance measures, including those HUD required performance measures. Referral to lease-up rates and successful retention, among other system performance measures, will be tracked.

## FY 2026 AVAILABLE FUNDING

The following categories are identified for funding in this RFA:

1. Rapid Re-Housing and Homeless Prevention
2. Homeless Tenant-Based Rental Assistance

<b>Estimated Funding Amounts *</b>		
<b>Activity/Category</b>	<b>ESG</b>	<b>HOME</b>
Rapid Re-Housing and Homeless Prevention	\$1,014,818.43	
Homeless Tenant-Based Rental Assistance		\$1,000,000.00
<b>Totals</b>	<b>\$1,014,818.43</b>	<b>\$1,000,000.00</b>

\* Funds available are based on U.S. HUD estimates and are subject to change. Funds will be available approximately fourth quarter of 2026.

**NOTE: THIS RFA IS NOT SOLICITING PROPOSALS FOR FUNDING FROM THE FOOD AND BEVERAGE TAX.**

DRAFT

# EMERGENCY SOLUTIONS GRANT (ESG) GUIDELINES

The ESG program provides funding to: 1) engage homeless individuals and families living on the street; 2) improve the number and quality of emergency shelters for homeless individuals and families; 3) help operate these shelters; 4) provide essential services to shelter residents; 5) rapidly re-house homeless individuals and families; and 6) prevent families and individuals from becoming homeless. HCD is limiting this solicitation to Rapid Re-Housing (RRH) and Homeless Prevention (HP).

## Administration

Miami-Dade County will retain the ESG Administrative Fee of 7.5% to administer programmatic services.

## Eligible Participants

Funding awarded for ESG services must be utilized by eligible program participants residing in Miami-Dade County. Applicants must follow the CoC's Coordinated Entry Process. ESG RRH referrals must come from the CoC's Housing Coordinator. ESG HP assistance will be limited to no more than 10% of the total award (ESG and match funding) and the selected provider(s) must only serve those households assessed and prioritized by the Continuum of Care (CoC), through its Homeless Trust or its designee(s). Current Coordinated Entry, HP and RRH Policies and Procedures are listed below, and may be subject to change.

- Coordinated Entry - [miami-dade-coc-ce-soc-82120.pdf](#)
- Homeless Prevention - [homeless-prevention.pdf](#)
- Rapid Rehousing - [rapid-rehousing.pdf](#)

All applicants must provide an Employer Identification Number (EIN/Federal Identification Number) and a Unique Entity Identifier (UEI) Number. For information on how to find your UEI, visit: <https://sam.gov/entity-registration>

## Eligible Activities

HCD is requesting proposals from qualified and experienced not-for-profit service providers or governmental entity, to receive and expend ESG funding in accordance with eligible activities summarized, as follows.

- 1) Funding awarded for ESG services must be utilized by eligible program participants residing in Miami-Dade County.
- 2) RRH includes housing relocation and stabilization services and short- and/or medium-term rental assistance, as necessary, to help individuals or families living in emergency shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.
- 3) HP includes housing relocation and stabilization services and short-and/or medium-term rental assistance as necessary to prevent the household from moving to an emergency shelter, a place not meant for human habitation, or another location described in paragraph (1) of HUD's homeless definition. ESG HP assistance will be limited to no more than 10% of the total award (ESG and match funding) and the selected provider(s) must only serve those households assessed and prioritized by the Continuum of Care (CoC), through its Homeless Trust or its designee(s).
- 4) Eligible costs for both HP and RRH also include utilities, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair. Applicants must describe their proposed RRH and HP model, including the proposed duration of any rental assistance, any minimum requirements for eligibility, the supportive services to be provided to program participants to secure and maintain housing and their ability to administer funding (cut checks, accounting, reporting, compliance).

- 5) For HP, the Homeless Trust distinguishes between eviction prevention and homeless prevention. As such, due diligence must be conducted and a determination made that an individual or family is at imminent risk of homelessness and lacks the resources or support networks needed to obtain other permanent housing. See CoC Program Interim Rule for more: <https://www.hudexchange.info/resource/2033/hearth-coc-program-interim-rule/>.
- 6) Services provided may be tailored to the unique needs of the household, but must include housing navigation, rent and move in assistance, and case management and services. Case management services in RRH and HP programs should help individuals and families select among various permanent housing options based on their unique needs, preferences, and financial resources, address issues that may impede access to housing (such as credit history, arrears, and legal issues), negotiate manageable and appropriate lease agreements with landlords, and make appropriate and time-limited services and supports available to families and individuals—and to the landlords who are partnering with the RRH program. Case management services can also monitor participants' housing stability after securing housing and during program participation, ideally through home visits and communication with the landlord, and be available to resolve housing-related crises should they occur. Case management will also, as appropriate, assist households with connecting to resources that help them improve their safety and well-being and achieve their long-term goals. This includes providing or ensuring that households have access to resources related to income and health care benefits, employment and community-based services, if needed and appropriate, so that they can sustain rent payments independently when rental assistance ends.
- 7) The applicant(s) funded to provide the RRH and HP activities will be required to participate in the Miami-Dade County Homeless Trust's Homeless Management Information System (HMIS), participate in the Continuum of Care Coordinated Entry process and abide by the Continuum of Care RRH and HP Standards of Care and policies adopted (and as may be amended) by the Homeless Trust.

**There is a 100% match requirement for ESG funding (24 CFR 576.201) that requires an equal amount of funds from cash or the following in-kind sources: new staff, volunteer time, the donation of materials and buildings, or the value of any lease on a building. The ESG match requirement will be provided by the Homeless Trust for the successful awardee(s). However, bonus points will be provided to applicants that provide evidence of third-party, non-governmental funding for direct service provision will receive bonus points.**

# HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) GUIDELINES

The purpose of HOME Tenant-Based Rental Assistance (TBRA) is to provide individual households with rental assistance. TBRA funds in this RFA may be provided to individuals and families who are homeless or at risk of becoming homeless.

## Eligible Participants

Funding awarded for HOME TBRA services through this RFA must be utilized by eligible program participants residing in Miami- Dade County and prioritize homeless households, as defined by HUD. No more than 10% of the total HOME awarded to a provider(s) may be used for at risk households.

Applicants must follow the CoC's Coordinated Entry Process. All Homeless referrals must come from the CoC's Housing Coordinator. Households at risk of becoming homeless must be assessed and prioritized by the CoC, through its Homeless Trust or its designee(s).

The recipients of TBRA must be low-income. Therefore, their annual gross income cannot exceed 80% of the AMI. At least 90% of the participants assisted must be at or below 60% of AMI. Income must be verified annually. The amount and level of assistance shall be based on a sliding scale determined by household income. The renter is required to contribute 30% of their monthly-adjusted income towards the approved rent, which may be re-determined throughout their participation in the program.

The rent subsidy is tenant based for individual households. As such, the tenant is allowed to take the TBRA assistance to another residential site if they choose to move within the Miami-Dade County area.

## Eligible Uses of Assistance

The TBRA assistance in this RFA is for rental assistance, utility deposits, and security deposits for individuals and families who are homeless or at risk of becoming homeless. These are the only allowable expenses for the funds associated with this solicitation. Utility deposits are limited to water, sewer, trash, electric and/or gas services. Utility deposits are for first time utility services and not for subsequent moves. The deposits should be reasonable and based on market practices. Security deposits may be the equivalent of no more than two months' rent or less. Both utility and security deposits will only be paid once. Security deposits may be paid as a stand-alone; however, utility deposits must be paid in conjunction with the security deposits (or TBRA).

HCD will enforce compliance with the Housing Choice Voucher (Section 8) Housing Quality Standards (HQS)/National Standards for the Physical Inspection of Real Estate (NSPIRE) and the Utility Allowance (UA) process, as per 26 CFR Part 1.42-10(b)(4)(B). HCD will approve UAs based upon estimates obtained from a local utility company for each of the utilities used in the project. Internal Revenue Service (IRS) regulations state that the estimate must be obtained in writing and must be based on the estimated cost of that utility for a unit of similar size and construction for the geographic area in which the building containing the unit is located.

## Eligible Units

Public or privately owned units can be used in the program. The units must meet HQS/NSPIRE prior to the commencement of any assistance. The participant must ensure that units are in compliance with lead-based paint regulations (24 CFR 35 Subpart M). Rents must be reasonable as set forth by HUD and should be documented as such.

## Ineligible Program Activities

HOME TBRA is not allowable for overnight or temporary shelters.

HOME TBRA cannot duplicate existing rental assistance programs that already reduce the tenant's rent payment to 30% of their income, (i.e., Section 8, etc.).

HOME TBRA is not allowable for subsidizing particular rental projects.

## Lease Requirements

The lease agreement between a tenant and an owner of rental housing assisted with HOME TBRA funds must be for not less than one (1) year. The lease must be free of prohibited provisions (24 CFR 92.253) and must incorporate the Violence Against Women (VAWA) lease addendum required under 24 CFR 92.359(e).

- **VAWA:** Applicant shall comply with the federal Violence Against Women Act, codified at 42 U.S.C. 13701-14040 ("VAWA"), which protects applicants, tenants, and program participants in federally funded programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them, including the Final Rule adopted November 16, 2016, printed in Federal Register Vol. 81, No. 221, 80724-80824 (the "VAWA Final Rule"). VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

## Tenant Selection

The selected applicant must have written Tenant Selection Policies and that align with the Homeless Trust's Orders of Priority for Referral found on their website: <https://www.homelesstrust.org/resources-homeless/library/providers/standards-of-care/order-of-priority-for-referral-to-ph.pdf>. These policies must be available for inspection by HUD, the County, or the public. The policies should describe the application process. It should spell out when applications are accepted and where they will be accepted. It should also speak to how the program will be marketed and the method of the application process (in person, by phone, or other). If the TBRA is to be used to assist homeless clients through a RRH or HP model then the selected applicants should describe how they will work with and link through the coordinated intake and assessment process, and referral mechanisms of the CoC.

Occupancy standards should be included in the policy along with a plan for landlord and participant outreach. The policy should speak to fair housing requirements as well as Americans with Disabilities Act and Section 504 compliance. The policy should also speak to participant compliance issues and the consequences of non-compliance, such as eviction or termination of assistance, along with any grievance requirements. The policy must also include a lease and rental subsidy portability statement.

## Subsidy Limitations

The subsidy is limited to the difference between the payment standard that applies (in this case: 100% of the published Fair Market Rent (FMR)) and 30% of the participant's monthly adjusted income. Tenant paid utilities must be subtracted from the gross rents provided to determine net rents, which are the maximum initial allowable rents.

HOME TBRA rental assistance with individual households may not exceed two (2) years.

## **Program Administration**

The selected applicant is responsible for collecting, reviewing, and approving the dwelling lease assuring its compliance with state law and program regulations. An agreement must be executed with the owner agreeing to lease the property under HOME TBRA and abide by the program rules. The owner contract should run concurrent with the dwelling lease. Ongoing activities include lease renewals, review rent increases, recertify income, re-inspection of the dwelling unit, and assure compliance with all program regulations. The selected applicant should also maintain a waiting list for program participants, which should be available for inspection.

## **Program Design and Regulatory Citations**

HOME TBRA is designed to mimic the Section 8 Housing Choice Voucher Program (S8 HCV). General program information can be found in 24 CFR Part 5, (i.e., income and other eligibility). Program specific information can be found in 24 CFR Part 982 to include HQS/NSPIRE and rent reasonableness. The HOME TBRA regulations can be found in 24 CFR Part 92. These regulations are intended to assist the applicant in providing a responsive application for consideration. The program can also be a stand-alone deposit assistance program that provides security and utility deposits to eligible families that are relocating.

## **Program Budget**

The HOME TBRA budget should be based on actual costs within program guidelines. The housing costs are based on the payment standard using 100% of the current FMR. The applicant must allow for deposit expenses as well when preparing the budget. The family composition will determine the bedroom size and affect the budget. The deposits are offered as grants but still must be accounted for when submitting a budget. Administrative expenses are not allowed, however, project delivery costs such as unit inspection cost and income eligibility determinations are allowed. Staff timecards or records are required for review for staff expenses and should be specific to HOME allowable expenses. The applicant is required to provide administrative support as an in-kind contribution. HOME TBRA does not require a funding match, but applicants that provide evidence of third-party, non-governmental funding for direct service provision will receive bonus points.

## **Homeless CoC Certification**

Applicants requesting TBRA funds under this RFA must commit to the following requirements:

- Project has a plan in place to provide the supportive services for the targeted population(s) to be served either directly by the applicant or documented through an MOA or other agreement provided at the time of contract execution.
- Projects admission and/or assistance criteria, as applicable is appropriate as well as consistent with screen-in policies and best practices for the target population to be served by the project.
- The project will participate in the CoC's coordinated intake and assessment process including acceptance of all referrals to the homeless units/beds.
- The project will participate in the Homeless Management Information System (HMIS), as well as ensure meeting the minimum data quality standards.
- The project will provide housing and services consistent with the CoC's established Standards of Care, as may be amended from time to time.
- The project will be required to meet minimum performance measures including those HUD required performance measures.

# APPLICATION SUBMISSION PROCESS AND TECHNICAL ASSISTANCE

The deadline for the FY 2026 application submission(s) is TBD. Comments may be submitted in writing until TBD, to the attention of Lakisha Gray, Chief of Community Development, Housing and Community Development (HCD), 701 NW 1st Court, 14th Floor, Miami, Florida 33136 or via e-mail to: [communitydevelopmentservices@miamidade.gov](mailto:communitydevelopmentservices@miamidade.gov)

Applications must be submitted in TBD, at: TBD . Applicants must create a profile in TBD in order to apply. **No paper applications will be accepted.**

Instructions and application forms for the FY 2026 RFA are included in this package, and available on HCD's website. Additionally, any updates to this RFA, including responses to questions, will be posted on HCD's website. Prospective applicants should check the HCD website regularly for updates at <http://www.miamidade.gov/housing/requests.page>.

The FY 2026 RFA will be available for review electronically at <http://www.miamidade.gov/housing/requests.page>.

## **Public Meetings/Technical Assistance Workshops**

During the draft release of the Request for Applications (RFA), the Department of Housing and Community Development, in cooperation with the Miami-Dade County Homeless Trust, will hold four public meetings to review the application preparation, submission requirements, and changes to the FY 2026 program and evaluation criteria. At these meetings applicants will have the opportunity to meet with HCD staff to receive additional technical assistance for the Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant RFAs. The public meeting/technical assistance workshops are listed below:

### **North Regional Public Meeting (In Person)**

Date and Time: Thursday, January 22, 2026, at 10:00 a.m. to 12:00 p.m.

Location: North Dade Regional Library, 2455 NW 183<sup>rd</sup> Street, Miami, Florida 33056

### **South Regional Public Meeting (In Person)**

Date and Time: Tuesday, January 27, 2026, at 10:00 a.m. to 12:00 p.m.

Location: Arcola Lakes Branch Library, 8240 Northwest 7th Avenue, Miami, FL 33150

### **Central Regional Public Meeting (In Person)**

Date and Time: Thursday, January 29, 2026, at 10:00 a.m. to 12:00 p.m.

Location: Naranja Branch Library, 14850 SW 280th Street, Miami, FL 33032

### **Virtual Public Meeting (via Zoom)**

Date and Time: Friday, January 30, 2026, at 11:00 a.m. to 1:00 p.m.

Zoom: <https://miamidade.live/DraftRFA>

## POST- AWARD INFORMATION

- Environmental Review forms must be completed, as part of the submitted application package in their entirety and included with this FY 2026 RFA. The Applicant will be responsible for costs incurred in completing the environmental review process, (i.e., public notices, Miami-Dade Department of Regulatory and Economic Resources (RER) environmental site assessment analyses, etc.). Applicants may be responsible for costs associated with completing the environmental review, including a Phase I and Phase II analysis, where applicable.
- Awardees are required to hold proof of Commercial General Liability Insurance, Automobile Liability Insurance covering all owned, non-owned, and hired vehicles, Professional Liability Insurance, and Worker's Compensation Insurance for all employees as required by Florida Statute 440, during funding period.
- Miami-Dade County reserves the right to require and participate in the creation of partnerships to ensure project viability and/or effectiveness of program delivery, should the County determine such action is in the best interest of the County and the community to be served. Applicants are encouraged to coordinate and collaborate with other organizations in carrying out programs funded under this RFA. Written agreements related to collaborations among entities and organizations, such as a Memorandum of Agreement (MOA) must be **fully executed** and included with the application.
- Awardees will be required to attend a mandatory contract development workshop.
- Where applicable, awardees will have to comply with Resolution No. R-34-15 which requires certain written notice from the Applicant to Miami-Dade County of the availability of rental or homeownership opportunities and also requires certain advertising of such opportunities.
- Conflict of Interest - The general rule is that no person(s) (defined as any person who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient, or of any designated public agencies, or of sub-recipients that are receiving funds under this part) who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter. The complete Code of Federal Regulations (CFR) can be viewed at <http://www.ecfr.gov>, 24.CFR.570.611.

# SCORING & FUNDING RECOMMENDATIONS

## **Scoring**

- Applications to this RFA are scored and ranked by committee.
- Applicants must score a minimum of 70 points, inclusive of bonus points to be recommended for funding.

## **Score Review and Adjustment Process**

- Applicants will have an opportunity to review their scores and application ranking. Request for reviews of initial application scores must be submitted via email at [communitydevelopmentsservices@miamidade.gov](mailto:communitydevelopmentsservices@miamidade.gov). Applicants requesting an appeal will then be scheduled to meet with HCD staff to review their scores. Changes to scores are at the discretion of HCD and will be based primarily on documents included in the submitted application. Score reviews will not be conducted after final scores are published.
- To the extent issues are identified in the initial scoring of the application, appropriate adjustments may be made prior to the applicant's final score and ranking in preparation for the final funding recommendations. The County shall not address any request that has not been submitted in writing and received by the County within the established five-day review period after initial scores have been posted. Additionally, the score review process shall not apply to subsequent recapture/reallocation activities.

## **Field Site Visits**

- HCD will conduct site visits to evaluate the viability and/or feasibility of the project site with the proposed scope of work and requested funds for housing and newly funded activities.

## **Funding Recommendations**

- Public Hearings: Public Hearings are usually considered by the Housing Committee, Policy Committee, Appropriations Committee, or Board of County Commissioners.
- Final Adoption: Approval of funding allocations are done by the Board of County Commissioners.

# APPLICATION GENERAL SECTION

## FY 2026 REQUEST FOR APPLICATION (RFA)

**ENTITY / DEVELOPER / APPLICANT INFORMATION:**

Legal Name: \_\_\_\_\_

Organization's Federal Tax or Employer Identification Number (TIN/EIN): \_\_\_\_\_

Organization's Unique Entity Identifier (UEI) # (Required): \_\_\_\_\_

To obtain a UEI #, please visit <https://sam.gov>

Developer/Applicant Contact Person \_\_\_\_\_ Title \_\_\_\_\_

Phone: \_\_\_\_\_ e-mail: \_\_\_\_\_

Developer/Applicant Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip+4 \_\_\_\_\_

**ACTIVITY INFORMATION:**

Activity Location/Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip+4 \_\_\_\_\_

Activity Title: \_\_\_\_\_ Category: \_\_\_\_\_

Activity Description: \_\_\_\_\_

Please use the following link to answer the questions below: <https://gisweb.miamidade.gov/emaps/>

County Commission District (s) where activity is located – *Please circle District number(s) or Countywide*

1 2 3 4 5 6 7 8 9 10 11 12 13 Countywide

County Commission District (s) where clients reside – *Please circle District number(s) or Countywide*

1 2 3 4 5 6 7 8 9 10 11 12 13 Countywide

County Commission District (s) where developer/entity/applicant's business is located – *Please circle District number(s)*

1 2 3 4 5 6 7 8 9 10 11 12 13

Participating Municipality \_\_\_\_\_ Entitlement City \_\_\_\_\_

Is this Activity located within an Eligible Block Group? Yes \_\_\_\_\_ or No \_\_\_\_\_

If yes, list the Eligible Block Group(s): \_\_\_\_\_

Eligible Block Group vulnerability rank (see color code 0s in Attachment 1 map): \_\_\_\_\_

Funding Requested: Please provide the total amount of funding requested in the appropriate blank below.

ESG Rapid Re-Housing \$ \_\_\_\_\_

HOME Homeless Tenant-Based Rental Assistance \$ \_\_\_\_\_

# ESG and HOME TBRA APPLICATION AND SCORING CRITERIA

**APPLICANT NAME:** \_\_\_\_\_

Proposed number of households to be served:

- Homeless # \_\_\_\_\_
- At-Risk of Homelessness # \_\_\_\_\_ (no more than 10% of total households assisted)

## A. APPLICANT EXPERIENCE AND PERFORMANCE - UP TO 30 POINTS

1. Describe the experience of applicant, its employees, or its partners/subcontractors in providing the solicited services, including experience with contract administration, inspection of units, comprehensive case management, and work with subsidized housing. Upload résumés and an organizational chart for key staff/partners on the documents tab to “Résumés and Organizational Chart”.	10 Points
2. Describe the experience of applicant in linking clients to mainstream benefits and services (Food Stamps, SSI/SSDI, Medicaid, TANF, Substance Abuse and Mental Health Services, Employment, etc.).	10 Points
3. For applicants already participating in HMIS or equivalent database: Provide an Annual Progress Report for similar projects between January 1, 2025 and December 31, 2025 to reflect achievement of HUD priorities (1) expedited access to housing; (2) exits to permanent housing; (3) employment and income growth; (4) program fiscal utilization. For proposals that are new to the CoC and do not have an HMIS record or equivalent, respondents may submit: (1) a record of system performance from an equivalent database that is validated by a third party payer, and (2) a compelling explanation of the entity’s connections to this community which positions them to serve homeless households considering the HUD priorities and achievement of HUD System Performance Measures. Upload on the documents tab to “Annual Progress Report”.	10 Points

## B. SCOPE OF SERVICES – UP TO 40 POINTS

4. Describe how the proposed project will comply with the CoC’s Coordinated Entry process as well as Rapid Re-Housing and Homeless Prevention Standards of Care.	10 Points
5. Describe how housing plans are developed and strategies for serving populations including chronic homeless adults; non-chronic long-term homeless households; highly vulnerable families, survivors of domestic violence or unaccompanied youth experiencing homelessness.	10 Points
6. Describe resources dedicated to housing identification (navigation), how projects will remove barriers to program entry (history of homelessness, poor credit, past evictions, lack of income), and assistance provided with move-ins.	10 Points
7. Describe case management services provided to help households address barriers that prevent access to or stability in housing including obtaining essential documentation such as a Birth Certificate, State ID/Driver’s License, addressing credit history, debt issues, explaining lease agreements, navigating transportation issues and family conflicts).	10 Points
8. Describe the applicant’s partnerships with other service providers both inside and outside of the Continuum of Care (CoC) to stably house and/or ensure housing retention for clients. <u>To receive full points the applicant must attach evidence of formal partnerships, such as a Memorandums of Understanding, to enhance the delivery of services to clients.</u> Upload to “Contact Information and Collaborative Agreements for all Partners/Service Providers”.	10 Points

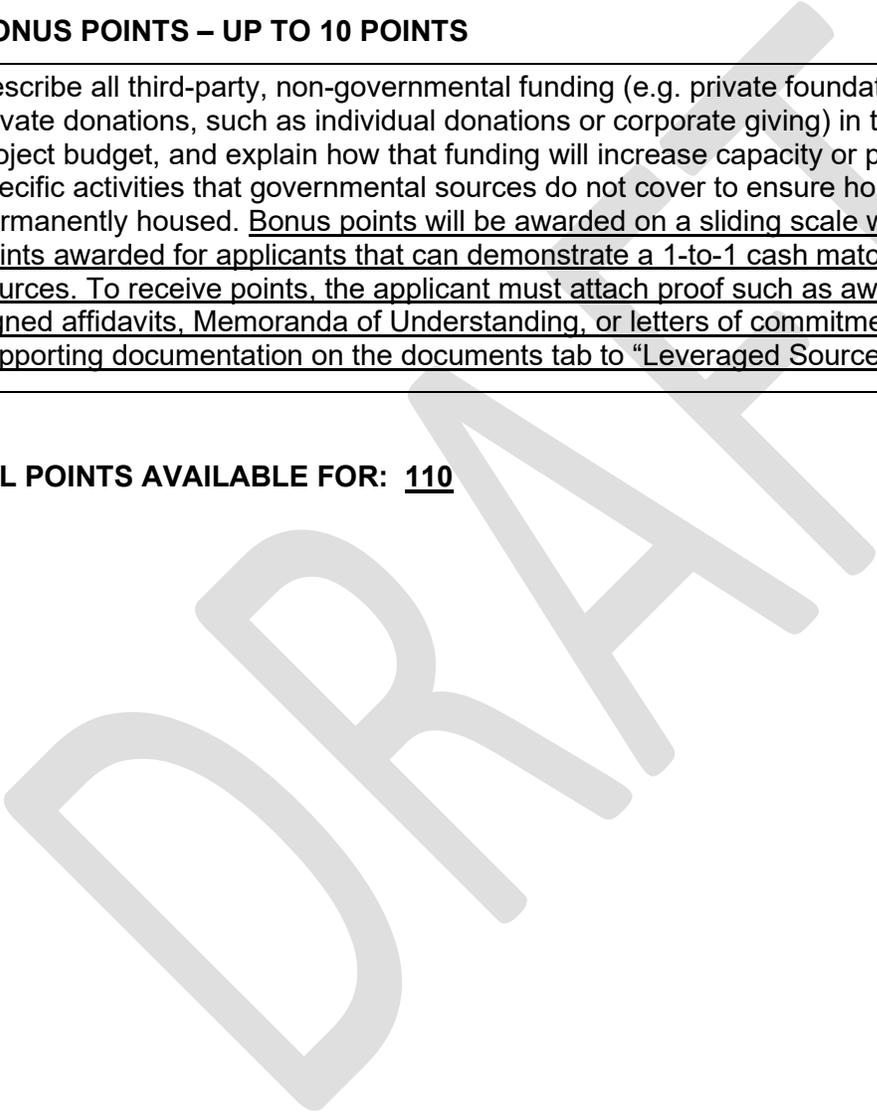
**C. DETAILED BUDGET AND JUSTIFICATION – UP TO 20 POINTS**

<p>9. Proposed project budget and narrative are:</p> <ul style="list-style-type: none"><li>a. For eligible activities and uses</li><li>b. Detailed</li><li>c. Clear and easily understandable</li><li>d. Reasonable and cost effective, as compared to other projects providing the same component</li></ul> <p>Upload the project budget on the documents tab to “Detailed Activity Budget with Sources and Uses”.</p>	<p>20 Points</p>
---	------------------

**D. BONUS POINTS – UP TO 10 POINTS**

<p>10. Describe all third-party, non-governmental funding (e.g. private foundation grants or private donations, such as individual donations or corporate giving) in the proposed project budget, and explain how that funding will increase capacity or provide for specific activities that governmental sources do not cover to ensure households are permanently housed. <u>Bonus points will be awarded on a sliding scale with maximum points awarded for applicants that can demonstrate a 1-to-1 cash match from private sources. To receive points, the applicant must attach proof such as award letters, signed affidavits, Memoranda of Understanding, or letters of commitment. Upload supporting documentation on the documents tab to “Leveraged Sources”.</u></p>	<p>10 Points</p>
---	------------------

**TOTAL POINTS AVAILABLE FOR: 110**



## APPLICATION ATTACHMENTS

All attachments must be uploaded to the documents tab of TBD. LABEL THE UPLOADED ATTACHMENT WITH THE CORRECT ATTACHMENT NUMBER AND DOCUMENT NAME (e.g. 1-AffidavitofPreviousContractualRelationships). **ALL ATTACHMENTS MUST BE UPLOADED AS A PDF.**

ATTACHMENT #	DESCRIPTION OF SECTIONS	REQUIRE D
1	<b>Certification of Accuracy</b>	Required
2	<b>RFA Submittal Certification</b>	Required
3	<b>Due Diligence Affidavit</b>	Required
4	<b>Tax Exempt Status Letter:</b> Evidence of the not-for-profit status.	Required
5	<b>IRS 990:</b> Description of the not-for-profit status.	Required
6	<b>Governing Board:</b> Names and addresses.	Required
7	<b>Detailed Activity Description:</b> Description shall include who will carry out the activity, what type of service will be provided, how the services will be administered, the proposed clientele or service group (i.e., target population), how extremely-low, low, and moderate income persons will be served, when the services will be provided, and a description of the activity location(s).	Required
8	<b>Résumés and Organizational Chart:</b> Proved résumés and an organizational chart for key staff and partners.	Required
9	<b>Contact Information and Collaborative Agreements for all Partners/Service Providers:</b> Provide a list of the organizations and service providers involved in the partnership, to include contact person(s), addresses, and telephone numbers for each and their role in the project. Identify not-for-profit versus for-profit organizations. Provide copies of executed agreements. The agreements should specify when and what services or resources are being provided.	Only if Applicable
10	<b>Detailed Activity Budget with Sources and Uses:</b> Full and complete total project budget, including 1) funds that are being requested in this RFA, and 2) all other funding anticipated to be utilized as a match or to partially fund the project/program.	Required
11	<b>Leveraged Sources:</b> Award letters, signed affidavits, Memoranda of Understanding and/or letters of commitment for all anticipated funding sources other than the RFA funds requested. *Applicants that provide evidence of third-party, non-governmental funding for direct service provision may receive bonus points.	Only if Applicable
12	<b>Certified Audit Report</b> Provide a copy of the applicant's audit performed by an independent auditor and/or certified financial statements from the most recent completed fiscal year.	Required
13	<b>Annual Progress Report:</b> For applicants already participating in HMIS or equivalent database: Provide an Annual Progress Report for similar projects between January 1, 2025 and December 31, 2025 to reflect achievement of HUD priorities (1) expedited access to housing; (2) exits to permanent housing; (3) employment and income growth; (4) program fiscal utilization. For proposals that are new to the CoC and do not have an HMIS record or equivalent, respondents may submit: (1) a record of system performance from an equivalent database that is validated by a third party payer, and (2) a compelling explanation of the entity's connections to this community which positions them to serve homeless households considering the HUD priorities and achievement of HUD System Performance Measures.	Only if Applicable
14	<b>Articles of Incorporation/Corporate Certification</b>	Required
15	<b>Current Certificate of Good Standing or Certificate of Status – From the State of Florida</b>	Required

16	<b>Current By-Laws</b>	Required
17	<b>Site Control Documentation:</b> Site control documentation (e.g., recorded title, executed lease, firm purchase contract, option-to-purchase, or local government resolution) for the primary activity address.	Required
18	<b>Certificate of Use for Primary Activity Location:</b> This documentation is required for all applicants.	Required
19	<b>Certificates of Insurance:</b> Proof of Commercial General Liability Insurance, Automobile Liability Insurance covering all owned, non-owned, and hired vehicles, Professional Liability Insurance, and Worker's Compensation Insurance for all employees as required by Florida Statute 440. <i>Grantees/Vendors of Miami-Dade County must have the appropriate insurance to be awarded a County Contract. Applicants to this RFA must submit their insurance certificate(s) at the time of their application and are required to maintain the appropriate insurance coverage through the term of the contract.</i>	Required
20	<b>Local Business Tax Receipt</b>	Only if Applicable

DRAFT







Miami-Dade County  
Mayor Daniella Levine Cava

BOARD OF COUNTY COMMISSIONERS

Anthony Rodriguez  
*Chairman*

Kionne L. McGhee  
*Vice Chairperson*

Oliver G. Gilbert III  
*District 1*

Danielle Cohen Higgins  
*District 8*

Marleine Bastien  
*District 2*

Kionne L. McGhee  
*District 9*

Keon Hardemon  
*District 3*

Anthony Rodriguez  
*District 10*

Micky Steinberg  
*District 4*

Roberto J. Gonzalez  
*District 11*

Vicki L. Lopez  
*District 5*

Juan Carlos Bermudez  
*District 12*

Natalie Milian Orbis  
*District 6*

Senator Rene Garcia  
*District 13*

Raquel A. Regalado  
*District 7*

Juan Fernandez-Barquin  
*Clerk of the Court*

Tomas Regalado  
*Property Appraiser*

Geri Bonzon Keenan  
*County Attorney*