

HOME

HOME INVESTMENT PARTNERSHIPS



**MIAMI-DADE COUNTY
HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
FY 2026 REQUEST FOR APPLICATIONS (RFA)**

Eligible Housing Activities:

- **HOME Tenant-Based Rental Assistance (TBRA)**

**Release Date:
February 11, 2026**

**Version:
FINAL**

Miami-Dade County
Department of Housing and Community Development (HCD)
701 NW 1st Court, 14th Floor
Miami, FL 33136



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

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

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APPLICATION DISCLAIMER

Applicants are encouraged to check the Miami-Dade County Department of Housing and Community Development (HCD) Department website for updates to the FY 2026 HOME Investment Partnerships Program (HOME) Request for Applications (RFA), as information may be subject to change between the draft and final release.

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

This solicitation is subject to the award of funds from the United States Department of Housing and Urban Development (HUD). **HOME FUNDS ARE APPROPRIATED BY THE FEDERAL GOVERNMENT. THIS SOLICITATION IS SUBJECT TO THE RECEIPT OF THE AMOUNT OF FUNDS TO BE RECEIVED FROM HUD. AS A RESULTS ANY AWARD MADE AS A RESULT OF THIS RFA MAY BE REDUCED OR RESCINDED BASED UPON THE ACTUAL LEVEL OF FUNDING RECEIVED FROM HUD.**

This RFA reflects the goals of the Consolidated Plan submitted to HUD for fiscal years 2025-2029.

- For purposes of this RFA, the application period is **February 11, 2026, through March 4, 2026.** Any applications submitted after the deadline will **not** be accepted.
- Comments may be submitted in writing until **February 18, 2026**, 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
- **Only applications submitted through HCD's Grants Management system will be considered for funding. NO EXCEPTIONS.**
- Applicants must score a minimum of **70 points** to be recommended for funding. At a minimum, an application must include a budget and scope of work to be considered for scoring.

Updates to the FY 2026 RFA will be posted on Miami-Dade County Housing and Community Development's (HCD) website. Applicants should periodically check the County's website (<http://www.miamidade.gov/global/housing/>) for potential changes in funding availability, submission dates, and/or requirements.

HCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, age, 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.

RFA ATTACHMENTS

Attachments are available in the Application Library

- 1 Maps of Targeted Urban Areas
- 2 Contractual Job Agreement
- 3 Performance Measurement Outcome System
- 4 Lead Based Paint 24 CFR Part 35
- 5 CPD Income Eligibility Calculator and User Manual
- 6 HUD Eligibility Matrix Codes
- 7 Construction Cost Breakdown/Scope of Work
- 8 Budget Samples and Forms/Sources and Uses Statement
- 9 Sample Scope of Services, Action Steps
- 10 Vulnerability Map/List of Eligible Block Groups
- 11 Glossary
- 12 Home Investment Partnerships Program Information
- 13 Fair Housing Act
- 14 Community Housing Development Organizations
- 15 Section 8 Housing Quality Standards Guidelines
- 16 26 CFR Part 1.42-10 - Utility Allowances
- 17 Additional Information on Housing Activities
- 18 Miami-Dade County Rent Limits
- 19 Construction Loan Closing Checklist
- 20 HOME Underwriting Analysis Template
- 21 Changes to the HOME Program
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INTRODUCTION

The Miami-Dade County Housing and Community Development (HCD) is soliciting applications under the FY 2026 Request for Applications (RFA) process to fund developments and activities under the HOME Program. Applicants must apply to this RFA using the NEIGHBORLY link. NEIGHBORLY is an online application portal. No paper applications or application binders will be accepted.

The FY 2026 RFA is supported by the FY 2025-2029 Consolidated Plan approved by the Board of County Commissioners (BCC). Affordable housing continues to be a priority need within Miami-Dade County, to respond to a housing affordability crisis. A map showing Eligible Block Groups ranked by vulnerability is included on Page 6.

SUMMARY OF HOME PROGRAM REGULATIONS (24 CFR Part 92)

The HOME Program is designed to:

- Expand the supply of decent and affordable housing for low- and very-low-income individuals.
- Strengthen the abilities of State and Local governments to design and implement strategies for achieving adequate supplies of decent affordable housing.
- Provide both financial and technical assistance to participating jurisdictions (entitlement areas) including the development of model programs of affordable housing for very low and low-income families.
- Expand and strengthen partnerships among all levels of government and the private sector, including for-profit and not-for-profit organizations, in the production and operation of affordable housing.

When HOME funds are used for development activities, project site(s) submitted for consideration must be owned or controlled by the Developer who can show site control at the time of submission to Miami-Dade County. Site(s) must be serviced or proposed to be serviced by all utilities including sanitary sewer, where available.

FY 2026 AVAILABLE FUNDING

The following categories are identified for funding in this RFA:

1. Tenant-Based Rental Assistance (TBRA)

Estimated FY 2026 HOME Funds by Category		
FY 2026 HOME RFA	Estimated Amount	% of Grant
HOME Tenant Based Rental Assistance (TBRA)	\$300,000.00	6%
Set-Asides		
HOME CHDO Housing Set-Aside	\$714,896.32	15%
HOME CHDO Operating Support	\$50,000.00	1%
FY 2026 Surtax/SHIP/HOME RFA	\$2,224,481.62	47%
HOME Homeless Tenant Based Rental Assistance (TBRA)	\$1,000,000.00	21%
HCD Administration (10%)	\$476,597.55	10%
Totals	\$4,765,975.49	100%

* Funds available are based on U.S. HUD estimates and are subject to change

DEFINITIONS

Activity Delivery Costs (ADC): ADC are those allowable costs incurred for implementing and carrying out eligible HOME activities. All ADC are allocatable to a HOME activity, including direct and indirect costs integral to the delivery of the final HOME-assisted activity.

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.

Disabled Household: Any moderate-, low-, very-low or extremely low-income household that has one or more persons who (a) have a physical impairment or mental impairment that substantially limits one or more major life component; (b) have a record of such impairment; or (c) are regarded as having such an impairment in accordance with the Federal Fair Housing Act and Chapter 11A of the Code of Miami-Dade County.

Firm Commitment: Formal verification of financing, matching, or other funds for the project. For example, a commitment letter should be in writing and must include all the details of the project, including the total value and terms of the commitment. The commitment letter should be signed by a person authorized to make the commitment and be valid between the publication date of this RFA and the application deadline for this RFA.

Financial Beneficiary: One who is to receive a financial benefit of the total development cost (including deferred fees). This definition includes any party, which meets the above criteria, such as the developer, its principals, and principals of the applicant entity. This definition does not include third party lenders, housing credit (HC) syndicators, or credit enhancers who are regulated by a state or federal agency.

HOME or HOME Program: The HOME Investment Partnerships Program administered by HCD pursuant to 24 CFR Part 92.

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

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.

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 HOME program grant.

Principal: An applicant, managing partner, investor partner, general partner, officer, director, shareholder of an applicant, or shareholder of the general partner of an applicant.

Private Nonprofit Organization: A private nonprofit organization that is a secular or religious organization described in section 501(c)3 of the Internal Revenue Code of 1986 and which is exempt from taxation under subtitle A of the Code, has an accounting system and a voluntary board, and practices non-discrimination in the provision of assistance. A private nonprofit organization does not include a governmental organization, such as a public housing agency or housing finance agency.

Site Control: Documentation comprised of a title, lease agreement, firm purchase contract, Option to Purchase, Option to Lease Long-Term agreement, or Local Government Resolution of the proposed site for which funding is being applied for.

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.

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

Violence Against Women Act (VAWA): Federal Act which protects applicants, tenants, and program participants in federally funded programs (including HOME and Emergency Solutions Grant (ESG)) 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. VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

ELIGIBILITY

Applications will be recommended for funding based on meeting all minimum threshold requirements listed below and will be ranked in order based on highest score. If a tie breaker is needed during scoring to determine project ranking, the first tiebreaker will be "Ability to Proceed. Those projects that score highest in Ability to Proceed, will be ranked higher. If a second tiebreaker is needed, those projects with higher points in leveraging, i.e., projects that require less total County funding per unit, will be ranked higher. If a third tiebreaker is needed, the application that proposes to construct the highest number of units will be ranked higher.

Please note that points will **only** be awarded when the requested supporting documentation is provided. **Points will not be awarded in cases where supporting documentation is inaccurately labeled or uploaded and/or attached to the incorrect question.**

Minimum Threshold Requirements

1. *Detailed Activity Description*– Applications must include a detailed activity description, including who will carry out the activity, how the services will be administered, the proposed clientele or service group (i.e., target population), and when and how the services will be provided.
2. *Detailed Budget and Sources and Uses Statement* – Applications must include a full and complete total project budget that shows the sources and uses of 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.
3. *Site Control* – Applications for housing activities must demonstrate site control. *This is a minimum threshold requirement.*
4. *Passing the Due Diligence investigation* – Applicants must pass a Due Diligence investigation; see the Due Diligence Checklist for more information. Unless expressly authorized by the County Mayor or the County Mayor's designee (in Resolution R-630-16, Section 3), any entity NOT clearing the Due Diligence Investigation will NOT be recommended to the Board for funding. *This is a minimum threshold requirement.* See Resolution No. R-630-13.
5. *Tenant Selection Policies* – Applicants must provide their Tenant Selection Policies, including a copy of the adopted policy, lease, and rental subsidy portability statement.
6. *Landlord Outreach Plan* – Applicants must provide a Landlord Outreach Plan, including the approved landlord agreement.

Eligible Applicants

Eligible applicants for HOME funds in this RFA include:

- Not-for-profit Organizations
- Private/For-Profit Organizations (including Partnerships and Sole Proprietorships)
- Community Land Trusts (CLT)

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

Eligible Activities (24 CFR Part 92)

HOME funds in this RFA may be used for the following:

- Tenant-Based Rental Assistance (TBRA)

Ineligible Activities (24 CFR Part 92)

HOME funds may not be used for the following:

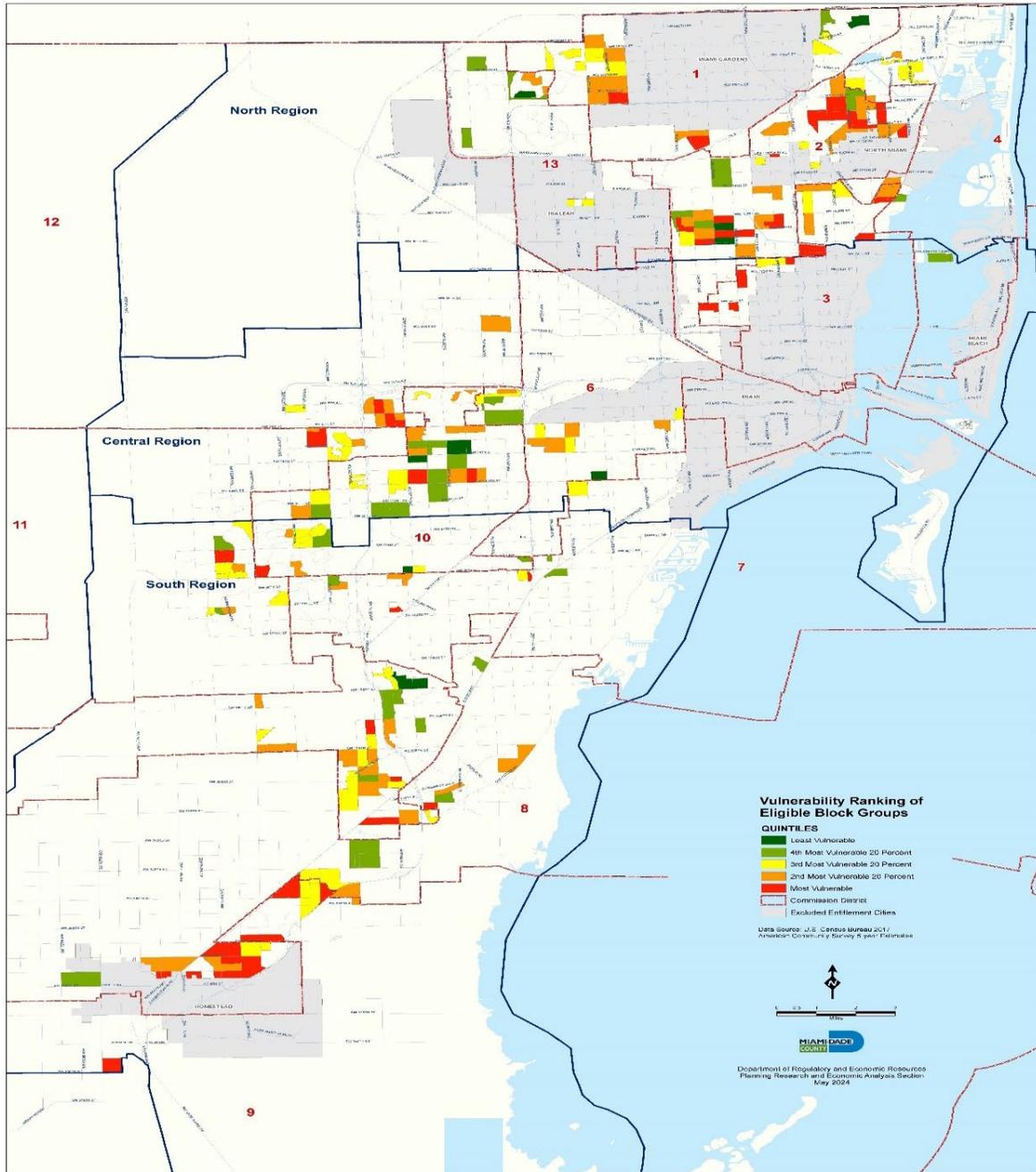
- Project reserve accounts
- Development, operations or modernization of public housing
- Project-based rental assistance
- Payment of delinquent taxes, fees or charges

*For more information on eligible and ineligible activities, refer to 24 CFR Part 92.

MAP OF ELIGIBLE BLOCK GROUPS

An interactive version of this map is available at: <https://miamidade.live/CDBGViewer>

The Miami-Dade County Consolidated Plan for FY2025-2029 provided a map that ranks Eligible Block Groups by vulnerability based on income and other socio-economic factors (see Attachment 1). The map ranks eligible block groups into five color coded groups: the most vulnerable 20 percent of EBGs (red), the second most vulnerable 20 percent of EBGs (orange), the third most vulnerable 20 percent of EBGs (yellow), the fourth most vulnerable 20 percent of EBGs (light green) and the least vulnerable 20 percent of EBGs. A scoring preference is provided in portions of this RFA for projects and activities that serve the most vulnerable EBGs.



HOME TBRA GUIDELINES

The purpose of HOME TBRA is to provide individual households with rental assistance. The County has emphasized the needs of renters with special needs to assist them with housing costs. These special-needs renters may be elderly, disabled residents, and/or children aging out of foster care in need of housing.

Eligible Participants

The participants for TBRA must be low-income. Therefore, their annual gross income cannot exceed 80% AMI. At least 90% of the participants assisted must be at 60%AMI. Income must be verified annually. Preference will be given to participant(s) who are disabled, elderly, and children aging out of foster care.

The renter is issued approval to search for a unit. The amount and level of assistance shall be based on a sliding scale and is determined by household income. The renter is required to contribute 30% of their monthly-adjusted income towards the contract rent. HCD has established a minimum household payment of \$50 per month.

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

Funding awarded for HOME TBRA services must be utilized by eligible program participants residing in Miami-Dade County.

Eligible Uses of Assistance

The HOME funding in this RFA is for rental assistance, utility deposits, and security deposits. These are the only allowable expenses for the funds associated with this solicitation. Rents must be reasonable as set forth by HUD and should be documented as such. 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 stand-alone assistance; however, utility deposits must be paid in conjunction with the security deposits.

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. 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 Housing Quality Standards (HQS)/National Standards for the Physical Inspection of Real Estate (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).

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, unless both the tenant and the owner agree otherwise. 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 Procedures on how they select participants. 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).

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. Contracts can be renewed, subject to availability of HOME funds.

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-inspect the dwelling unit, and assure compliance with all program regulations. The selected applicant should also maintain a waiting list for program participants. This list should be made available for review by HCD upon request.

Program Design and Regulatory Citations

The 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 issues). 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. Applicant is required to provide administrative support as an in-kind contribution.

APPLICATION INSTRUCTIONS

For the attached application, HCD is only soliciting FY 2026 applications for HOME Tenant Based Rental Assistance

- HCD may determine that any deficient application is non-responsive. Review by the County Attorney's Office (CAO) will be requested.
- All awards will be allocated the full amount of requested funding until available funds are exhausted.
- Applications must score a minimum of 70 points, inclusive of bonus points, to be recommended for funding.
- If a tiebreaker is needed during scoring to determine project ranking, the first tiebreaker will be "Ability to Proceed." This section of the application will be ranked first. If an additional tiebreaker is needed, those projects with higher points in leveraging, i.e., projects that require less total County funding per unit, will be ranked higher.
- NO electronic links will be accepted as part of your submission in this application.
- All applicants must be submitted in the legal name of the entity that is applying for funding. The applicant must be an active entity registered with the Florida Division of Corporations (<http://www.sunbiz.org>).
- All applicants must provide an Employer Identification Number (EIN/Federal Identification Number) and a Unique Entity ID (UEID). For more information on obtaining a UEID, visit the following website: <https://sam.gov/content/entity-registration>
- Applicants are encouraged to coordinate and collaborate with other organizations in carrying out programs funded under this RFA. As part of the proposal, a written agreement specifying the role of each organization in the collaborative arrangement must be included and must be executed and signed by each partner organization.
- Applicants applying for HOME funds must complete the Housing application forms designated in the Housing Submission Checklist.

All applicants understand that by submitting an application, they agree to comply with all the HOME regulations at 24 CFR 92, as amended, which will be passed on from the County to the Applicant.

APPLICATION SUBMISSION PROCESS AND TECHNICAL ASSISTANCE

Application Deadline

The deadline for the FY 2026 HOME application submission(s) is **March 4, 2026**. Comments may be submitted in writing until **February 18, 2026**, 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

Submission Requirements

Applications must be submitted in NEIGHBORLY, at:

<https://portal.neighborlysoftware.com/miamidadecountyfl-phcd/Participant>.

Applicants must create a profile in Neighborly in order to apply. **No paper applications will be accepted.**

Instructions and application forms for the FY 2026 HOME 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

During the draft release of the Request for Applications (RFA), the Housing and Community Development will hold four public meetings to review the application preparation, submission requirements, and changes to the FY 2026 program and evaluation criteria for Housing and Non-Housing Activities. 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 183rd 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>

SUBMISSION GUIDELINES

- Applicants must submit an Online Application using our grants management system, Neighborly. A direct access link will be available on HCD's webpage. Each entity may only submit one application.
- Applicants must upload all affidavits, supporting and evidence documentation to meet threshold requirements.
- The application must include the legal name of the Developer, employer identification number (FEIN), organization type, amount of funding request, Developer's address, contact person name, title, phone number and email address.
- Points will only be awarded when supporting documentation outlined in the Application Checklist is attached to your electronic application. If supporting documentation is too large for upload, applicant may upload attachments in multiple submissions.
- Points will only be awarded when requisite supporting documentation is provided for corresponding questions.
- Supporting documentation must be uploaded as an attachment. Applicants must use a cover sheet identifying the EACH attachment separately.
- Coversheets must be accurately labeled, match attached documentation AND corresponding questions. Points will not be awarded in cases where supporting documentation is inaccurately labeled or uploaded and/or attached to the wrong question.
- HCD will only accept documentation uploaded to Neighborly.
- Scoring Committee members will review and score all questions separately and ONLY consider documentation that has been correctly uploaded and labeled for specified corresponding questions.
- Applicants may only apply for HOME funding in the categories identified in this RFA, up to the amount of HOME funding available in this RFA.
- Applications will only be scored by the categories outlined in this RFA, not funding sources.
- All proposals must be submitted in the legal name of the limited partnership, corporation, or agency.
- All applicants are required to review and provide requisite supporting documentation outlined in the Application Checklist included in the Application.
- For purposes of this RFA, the application period is **February 11, 2026, through March 4, 2026**. Any applications submitted after the deadline will not be accepted.
- Faxed applications will not be accepted.
- Applications must comply with all requirements of this RFA. Applications that are incomplete or have deficiencies and errors will be submitted to the County Attorney's Office for legal review and determination of responsiveness.
- No changes or additions to applications will be accepted after the application deadline.
- Applications will not be accepted anywhere other than as noted in this application.

- Miami-Dade County will not fund an entity or an affiliate with outstanding defaulted loans, debarment actions or any other legal encumbrances with the County, State of Florida, or Federal programs regardless of the merits of the submitted proposal.
- Miami-Dade County will not be responsible for the payment of the Credit Underwriting/SLR fees. The Developer will be responsible for the cost of this analysis.
- An applicant may be disqualified from consideration for funding in this RFA based on poor performance or non-compliance on any other projects with HCD.
- HCD will adhere to compliance guidelines pursuant to Resolution No. R-630-13 approved by the Miami-Dade County Board of County Commissioners on July 16, 2013, requiring HCD to complete and report a Due Diligence investigation on all applicants using the Due Diligence Checklist. Unless expressly authorized by the County Mayor or the Mayor's designee (in Resolution No. R-630-13, Section 3), any entity NOT clearing the Due Diligence Investigation will NOT be recommended to the Board for funding.
- Any changes to the Scope of Services/Development Project after receiving a funding award, which impacts the scoring criteria, may constitute a material change to your application and any funding allocation may be cancelled or modified. "Material change" may include among other items changes to:
 - Number of persons assisted;
 - Number of units;
 - Activity description;
- Any material change in the organizational or financial capacity of the Applicant from the time of the award to the expiration of the contract may result in the cancellation of any funding allocation secured through this RFA process.
- Applications lacking any items and/or criteria needed to meet minimum threshold will be deemed non-responsive and will not be scored.

Questions pertaining to this application must be submitted in writing to the Miami-Dade County Housing and Community Development, no later than February 18, 2026, to the attention of: Lakisha Gray, Interim Division Director, HCD. Responses are expected to be posted on the website <https://www8.miamidade.gov/global/housing/requests.page>

**Lakisha Gray, Interim Division Director
Miami-Dade County Housing and Community Development
Overtown Transit Village North
701 NW 1st Court, 14th Floor
Miami, FL 33136
communitydevelopmentservices@miamidade.gov**

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 communitydevelopmentservices@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.

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.

POST-AWARD INFORMATION

- Environmental Review forms must be completed in their entirety and included with this FY 2026 RFA application(s). 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 insurance 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.

GENERAL APPLICATION

THIS APPLICATION MAY BE OBTAINED AT THE FOLLOWING LINK:

<https://portal.neighborlysoftware.com/miamidadecountyfl-phcd/Participant>

A. Applicant & Organizational Information

1.	<p>Is this application for an activity that is currently funded by HCD and awarded CDBG funds?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Application/Activity Title: _____</p> <p><i>If this is a currently funded activity with HCD and you are requesting funding from the same funding source, the title must be the same as the currently contracted activity.</i></p>		
2.	<p>Organization Legal Name:</p> <p>Legal Name: _____</p> <p>Organization Address: _____</p> <p>City: _____ State: _____ Zip+4: _____</p> <p>Phone Number: _____ Fax Number: _____</p> <p>Website: _____</p> <p>Organization's Federal Tax or Employer Identification Number (TIN/EIN): _____</p> <p>Organization's Unique Entity ID (UEID) # (Required): _____</p> <p><i>To obtain a UEID #, please visit https://sam.gov/content/entity-registration</i></p>		
3.	<p>CEO/Executive Director</p> <p>Name: _____ Title: _____</p> <p>E-mail: _____</p> <p>Phone Number: _____ Email: _____</p>		
4.	<p>Primary Contact for this Application.</p> <p>Name: _____ Title: _____</p> <p>Phone Number: _____ Email: _____</p>		
5.	<p>Is your organization located within one or more Miami-Dade County Commission District(s)? Use "Who is My Commissioner" Tool: https://gisweb.miamidade.gov/CommunityServices/</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>County Commission District(s) where applicant is located – <i>Please circle District number(s)</i></p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13</p>		
6.	<p>Organization Type. Please select one.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Community Based Development Organization (CBDO) <input type="checkbox"/> Community Based Organization (CBO) <input type="checkbox"/> Community Development Corporation (CDC) <input type="checkbox"/> Community Development Financial Institution (CDFI) <input type="checkbox"/> Community Housing Development Organizations (CHDO) <input type="checkbox"/> Joint Venture (e.g., LLC, LP, General Partnership) </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> County Department <input type="checkbox"/> Municipality <input type="checkbox"/> Community Land Trust <input type="checkbox"/> Developer <input type="checkbox"/> Faith-based Institution <input type="checkbox"/> Other </td> </tr> </table>	<input type="checkbox"/> Community Based Development Organization (CBDO) <input type="checkbox"/> Community Based Organization (CBO) <input type="checkbox"/> Community Development Corporation (CDC) <input type="checkbox"/> Community Development Financial Institution (CDFI) <input type="checkbox"/> Community Housing Development Organizations (CHDO) <input type="checkbox"/> Joint Venture (e.g., LLC, LP, General Partnership)	<input type="checkbox"/> County Department <input type="checkbox"/> Municipality <input type="checkbox"/> Community Land Trust <input type="checkbox"/> Developer <input type="checkbox"/> Faith-based Institution <input type="checkbox"/> Other
<input type="checkbox"/> Community Based Development Organization (CBDO) <input type="checkbox"/> Community Based Organization (CBO) <input type="checkbox"/> Community Development Corporation (CDC) <input type="checkbox"/> Community Development Financial Institution (CDFI) <input type="checkbox"/> Community Housing Development Organizations (CHDO) <input type="checkbox"/> Joint Venture (e.g., LLC, LP, General Partnership)	<input type="checkbox"/> County Department <input type="checkbox"/> Municipality <input type="checkbox"/> Community Land Trust <input type="checkbox"/> Developer <input type="checkbox"/> Faith-based Institution <input type="checkbox"/> Other		

B. Activity Information

1.	<p>What is the primary activity address where the activity will be administered?</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip Code: _____</p>																														
2.	<p>Are there additional activity addresses?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 40%;">Street Address</th> <th style="width: 20%;">City</th> <th style="width: 10%;">State</th> <th style="width: 10%;">Zip Code</th> <th style="width: 10%;">Commission District</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Street Address	City	State	Zip Code	Commission District																									
Street Address	City	State	Zip Code	Commission District																											
3.	<p>Is the primary activity address located in any of the following Entitlement Cities? <i>Please select only one below. Note: Applicants that propose activities in entitlement jurisdictions other than Miami-Dade County provide a Statement of Metropolitan Significance and demonstrate: (1) That the activity addresses is a high priority need as identified in the FY 2025–2029 Consolidated Plan, (2) Shows that the activity provides a countywide benefit, with at least 51% of beneficiaries residing in Miami-Dade County's unincorporated areas and participating municipalities.</i></p> <p> <input type="checkbox"/> City of North Miami <input type="checkbox"/> City of Miami Beach <input type="checkbox"/> City of Homestead <input type="checkbox"/> Not Applicable <input type="checkbox"/> City of Miami <input type="checkbox"/> City of Miami Gardens <input type="checkbox"/> City of Hialeah </p>																														
4.	<p>Site Control: Does the applicant have site control (e.g., recorded title, executed lease agreement, firm purchase contract, Option-to-Purchase or Local Government Resolution) for the site(s) proposed for funding. <i>Upload site control documents..</i></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>																														
5.	<p>Please use the following link to answer the question below: https://gisweb.miamidade.gov/emaps/</p> <p>County Commission District (s) where clients reside – <i>Please circle District number(s) or Countywide.</i></p> <p>1 2 3 4 5 6 7 8 9 10 11 12 13 Countywide</p>																														
6.	<p>Provide an <u>Abbreviated Activity Description</u> statement for the proposed activity. <i>The description shall include, at a minimum, who will carry out the activity, what type of service will be provided, the proposed clientele or service group, and the location(s) of the activity. Sample abbreviated description: Construction of an ADA walkway, ADA parking, fencing/landscaping for 50 low/mod income Alzheimer's clients in an adult day care program located in the North region of Miami-Dade, 123 Main Street, in Commission District 3.</i></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>																														
7.	<p>How many unduplicated clients will you serve with the requested CDBG funds? _____</p>																														

C. Budget

1.	What is the total amount of funding you are requesting? \$ _____
2.	Provide a copy of your proposed budget below. A 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.
3.	Provide a brief budget narrative. When answering, please include, but not limited to: <ul style="list-style-type: none">• How HOME funds will be used (e.g., staffing, direct assistance (rent, utilities, security deposits), etc.• All other funding anticipated to be utilized as a match or to partially fund the project/program.• Why these costs are necessary for the activity's success. <div data-bbox="175 506 1511 821" style="border: 1px solid black; height: 150px; margin-top: 10px;"></div>

HOME TBRA SCORING CRITERIA

THIS APPLICATION MAY BE OBTAINED AT THE FOLLOWING LINK:

<https://portal.neighborlysoftware.com/miamidadecountyfl-phcd/Participant>

IF THE REQUESTED WRITTEN DOCUMENTATION FOR A QUESTION IS NOT PROVIDED, THE APPLICANT WILL NOT RECEIVE POINTS FOR THE QUESTION.

I. Organizational Capacity (20 Points)

1.	<p>Does the entity have Tenant Selection Policies? <i>The Tenant Selection Policies must include a copy of the adopted policy, lease, and rental subsidy portability statement. Upload a copy of your Tenant Selection Policies in Neighborly.</i></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
2.	<p>Does the entity have a Landlord Outreach Plan? <i>The Landlord Outreach Plan must include the approved plan and landlord agreement. Upload a copy of your Landlord Outreach Plan in Neighborly.</i></p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
3.	<p>How many years of experience does the applicant have operating a Tenant-Based Rental Assist program? (25 points) <i>Provide the resumes of key staff that will work on the proposed activity AND a detailed one-page narrative that explains the applicant's experience operating Tenant-Based Rental Assist programs that are similar to the proposed activity. The description should include when, how long, and where the programs occurred as well as who and how many households the program(s) served. Upload supporting documentation in Neighborly.</i></p> <p><input type="checkbox"/> 0 to 1 years (0 points) <input type="checkbox"/> 2 to 5 years (5 points) <input type="checkbox"/> 5 to 9 years (10 points) <input type="checkbox"/> 10 or more years (20 points)</p>

II. Strategies and Outcomes (90 Points)

4.	<p>What percent of clients are identified for the proposed project? (20 points) <i>Upload supporting documentation such as a client list that has been determined preliminarily eligible in Neighborly.</i></p> <p><input type="checkbox"/> No units <input type="checkbox"/> Less than 25% of units (5 points) <input type="checkbox"/> 26% to 50% of units (10 points) <input type="checkbox"/> 51% to 75% of units (15 points) <input type="checkbox"/> 76% to 100% of units (20 points)</p>
5.	<p>What percent of units are identified for the proposed project? (20 points) <i>Upload supporting documentation such as commitment letters from owners with addresses that are available in in Neighborly.</i></p> <p><input type="checkbox"/> No units <input type="checkbox"/> Less than 25% of units (5 points) <input type="checkbox"/> 26% to 50% of units (10 points) <input type="checkbox"/> 51% to 75% of units (15 points) <input type="checkbox"/> 76% to 100% of units (20 points)</p>
6.	<p>Has the entity secured matching funds from other sources which will be available to the entity for the purpose of providing the proposed activity? <i>Matching funds may represent grant or loan funds raised by, or committed to, the applicant within the 12 months preceding the date of submission of the FY 2026 RFA application and are expected to be available at the time of CDBG contract execution. Provide proof of leveraged matching funds, such as loan term sheets or grant award letters. Documentation must reflect that the leveraged matching funds will be available during the proposed activity contract period. Upload supporting documentation in Neighborly.</i></p> <p><input type="checkbox"/> No (0 points) <input type="checkbox"/> Yes (20 points)</p>

7.	<p>a. Has the entity successfully implemented a grant-funded program/project performing the activity for which funds are sought? <i>For applicants previously funded by HCD, provide evidence that National Objectives were met, such as intake forms, progress reports, close out reports, etc. If not previously funded by HCD, provide evidence that the applicant successfully implemented a grant-funded program performing the activity for which funds are sought. Documentation may include progress reports, closeout letters, monitoring letters, final performance reports, etc. showing achievement of program objectives and compliance with grant terms and conditions. Upload supporting documentation in Neighborly.</i></p> <p><input type="checkbox"/> No (0 points) <input type="checkbox"/> Yes (10 points)</p> <p>b. Did the entity meet program objectives?</p> <p><input type="checkbox"/> No (0 points) <input type="checkbox"/> Yes (10 points)</p> <p>c. Did the entity fully spend awarded monies of prior grant funded projects?</p> <p><input type="checkbox"/> No (0 points) <input type="checkbox"/> Yes (10 points)</p>
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III. Community Support (10 Points)

8.	<p>Does entity have documented community support for the proposed activity? <i>If yes, provide letters of support or other documented support from the community. Upload supporting documentation in Neighborly.</i></p> <p><input type="checkbox"/> No (0 points) <input type="checkbox"/> Yes (10 points)</p>
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Maximum Possible Points: 120
Application Score:

APPLICATION ATTACHMENTS CHECKLIST

Below is a list of general attachments that will be needed for most applications, as applicable.

General Section Attachments

DESCRIPTION OF SECTIONS	REQUIRED
Site Control Documentation (e.g., deed, lease agreement)	Required
Tax Exempt Status Letter: Evidence of the not-for-profit status.	Required
IRS 990: Description of the not-for-profit status.	Required
Governing Board: Names and addresses.	Required
Detailed Activity Description: 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 low-to-moderate income persons will be served, when the services will be provided, and a description of the activity location(s). Include interior and exterior pictures of activity location(s)	Required
Detailed Activity Budget: 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
Leveraged Sources: Award letters, signed affidavits, and/or letters of commitment for all anticipated funding sources other than the RFA funds requested. <i>As per 24 CFR § 92.201, a Participating Jurisdiction (PJ) may only invest its HOME funds in eligible projects within its boundaries, or in jointly funded projects within the boundaries of contiguous local jurisdictions which serve residents from both jurisdictions. Applicants with projects located within another Participating Jurisdiction's (PJ) entitlement area, must provide evidence that the PJ will make a financial contribution to the project. The PJ's financial contribution may take the form of a grant or loan or relief of a significant tax or fee (such as waiver of impact fees, property taxes, or other taxes or fees customarily imposed on projects within the jurisdiction).</i>	Required
Certified Audit Report – Performed by an independent auditor and/or Certified Financial Statements	Only if Applicable
Sources & Uses Statement for Proposed Activity	Required
Articles of Incorporation/Corporate Certification	Required
Current Certificate of Good Standing or Certificate of Status – From the State of Florida	Required
Local Business Tax Receipt	Only if Applicable
Current By-Laws	Required
Contact Information for All Partners: Names of the organizations, individuals and the specific governmental agencies 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 and include DUNS numbers for each organization.	Required
Résumés and Organizational Chart	Required
Certificate of Use for Activity Location: This documentation is required for all applicants.	Required
Certificates of Insurance: 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

HOME Tenant-Based Rental Assistance (TBRA) Attachments

Document	REQUIRED
Tenant Selection Policies: The Tenant Selection Policies must include a copy of the adopted policy, lease, and rental subsidy portability statement.	Required
Landlord Outreach Plan: The Landlord Outreach Plan must include the approved plan and landlord agreement.	Required
Past Experience: Provide the resumes of key staff that will work on the proposed activity AND a detailed one-page narrative that explains the applicant’s experience operating Tenant-Based Rental Assist programs that are similar to the proposed activity. The description should include when, how long, and where the programs occurred as well as who and how many households the program(s) served.	Optional;
Clients Identified: Upload supporting documentation such as a client list that has been determined preliminarily eligible.	Optional
Units Identified: Upload supporting documentation such as commitment letters from owners with addresses that are available.	Optional
Matching Funds: Matching funds may represent grant or loan funds raised by, or committed to, the applicant within the 12 months preceding the date of submission of the FY 2026 RFA application and are expected to be available at the time of CDBG contract execution. Provide proof of leveraged matching funds, such as loan term sheets or grant award letters. Documentation must reflect that the leveraged matching funds will be available during the proposed activity contract period.	Optional
Grant Track Record: For applicants previously funded by HCD, provide evidence that National Objectives were met, such as intake forms, progress reports, close out reports, etc. If not previously funded by HCD, provide evidence that the applicant successfully implemented a grant-funded program performing the activity for which funds are sought. Documentation may include progress reports, closeout letters, monitoring letters, final performance reports, etc. showing achievement of program objectives and compliance with grant terms and conditions.	Optional
Community Support: Provide evidence of support, such as letters of support or other documented support from the community	Optional

**Miami-Dade County
Mayor Daniella Levine Cava**

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