

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFQ No. 01295

**SCOPE OF SERVICES
Redevelopment of County Properties Under the RAD Program Pool**

2.1 Introduction/Background

Miami-Dade County, hereinafter referred to as the County, as represented by the Internal Services Department, Strategic Procurement Division on behalf of the Miami-Dade County Public Housing and Community Development (PHCD) Department, is soliciting proposals from qualified developers to submit their qualifications for inclusion in a Pool of Developers for the development of existing County-owned sites, under the Rental Assistance Demonstrations (RAD) program (hereinafter referred to as the "Pool,") to accomplish the goals stated herein. See Attachment 1, for the list of projects and units subject to development under the RAD program.

It is the County's intention to solicit qualifications from as many Developers as are interested, to verify all information supplied, to evaluate submissions and pre-qualify Developers for future projects.

Subject to approval by the Miami-Dade Board of County Commissioners (hereinafter referred to as the "Board"), the County anticipates creating the Pool for a five (5) year period, with two (2) five-year option to renew periods at the County's sole discretion. The County may, at its sole discretion, reopen the RFQ process annually or at a time determined by the County to be in its best interest, to allow additional Developers to be added to the Pool. The purpose of this Solicitation is to maximize and expedite the development potential of the subject sites, and provide a financial return to the County, while increasing the supply of quality affordable housing inclusive of public housing, for the residents of the County.

The County has been conditionally pre-approved for award under the RAD program covering the Projects in Attachment 1 to begin the process of converting the existing Public Housing within the County to a project-based assistance under Section 8 of the Housing Act of 1937. The County has less than a year to submit acceptable RA applications for the listed Projects. The purpose of this Solicitation is to maximize and expedite the development potential of the subject sites under the RAD program, and provide a financial return to the County, while increasing the supply of quality affordable housing inclusive of public housing, for the residents of the County.

The County seeks to establish a pool of qualified Developers who have successful experience in obtaining project financing and can aggressively pursue all available funding sources, which shall include the Florida Housing Finance Corporation (FHFC) funding, including but not limited to Low Income Housing Tax Credits (LIHTC), State Apartment Incentive Loan (SAIL) and State Housing Initiatives Partnership (SHIP). This may include other funding sources such as: Federal Home Loan Bank (Affordable Housing Program (AHP) and Community Investment Program (CIP)), Fannie Mae and Freddie Mac, New Market Tax credits, EB-5 program, etc., in addition to any other funding which may be available from private foundations, corporations, etc. This may include development of sites located within approved census tracts for Opportunity Zone Funding under the 2018 Tax Cuts and Jobs Act. The County seeks qualified developers to make future Projects under this Pool financially viable, meet stated objectives and requirements of this RFQ and future development solicitations, in addition to minimizing funding sources (Surtax, etc.) from the County.

The County seeks Developer teams who have experience with HUD's Rental Assistance Demonstration (RAD) and can implement all applicable requirements including, but not limited to, providing the RAD Physical Condition Assessment (RPCA).

***This document is a draft Scope of Services for a future solicitation and is
subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFQ No. 01295

The County seeks Proposers who can provide employment opportunities for very low-, low-, and moderate-income residents, and improve the quality of life through the development of Project Site(s), as described in future solicitations to the Developers Pool. The future solicitations to the Developer Pool will seek firm commitments from Developers in the hiring and training of very low-, low- and moderate-income individuals, Section 3, minority businesses, women's business enterprises, and labor surplus area firms participation, resident job training, job creation and other initiatives as further enumerated in this RFQ.

County seeks Proposers who have experience with Public Housing, Housing Choice Vouchers, other HUD funding (HOME, CDBG, etc.) and FHFC and County funds including 4% and 9% LIHTC and bonds, with experience with similar programs in other jurisdictions and communities.

For all future developments issued under this Pool, the County will retain ownership of the land and may participate in partnership arrangements with the companies that own the improvements, which may include management or co-management of the Projects with the County. The County expects to share in any revenue generated by the future developments. This may include, but is not limited to ground lease payments, net revenues, share of developer fees, and other sources as may be provided by developers in their future Proposals within the Pool.

2.2 Minimum Qualifications Requirements of Development Team

The Selected Proposer(s) shall have a Development Team that meets and maintains all applicable licensing requirements and registration in the State of Florida, required for all phases of future Projects development under the Pool, including design, development and operation of the Project Sites.

2.3 Proposer's Qualifications, Experience and Capacity Requirements

The Proposer(s) shall comply with the following requirements to be evaluated for selection in the Pool:

- a. Demonstrate sufficient capabilities, expertise, and resources to pursue and obtain financing and successfully perform the Scope of Services for the future Projects under the Pool and perform all other services to be provide for the redevelopment of the future Projects in its entirety as indicated in this RFQ. To satisfy these requirements the Proposer(s) shall provide the following:
 - 1) Documentation for four (4) developments that have obtained financing, are ongoing or have been completed within the last ten (10) years, including information as required in Section 3.0. For purposes of this requirement, the term "financing" shall mean a loan or other contractual commitment of funds specific to the project, issued by a lending institution, governmental entity or other entity not related directly or indirectly to the Proposer who is in the business of funding development projects. Documentation must demonstrate the capabilities, expertise, and resources of the Proposer to pursue and obtain financing and successfully perform the Scope of Services for the Project Site(s) and perform all other services required for the redevelopment of the project in its entirety.
 - 2) Verifiable documentation as proof of its ability to obtain necessary local, state and federal approvals for development projects. Such documentation may be in the form of official records, certificates, approval forms, etc. from local, state and federal agencies indicating required approvals, as applicable, for affordable,

***This document is a draft Scope of Services for a future solicitation and is
subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFQ No. 01295

sustainable and mixed-income and/or mixed-use housing development projects were obtained by or on behalf of the Proposer, including information as required in Section 3.0.

- b. Demonstrate sufficient experience with the U.S. Department of Housing and Urban Development (HUD) requirements for development of affordable, sustainable and mixed-income and/or mixed-use housing development projects, and experience in working with HUD. To satisfy these requirements the Proposer(s) shall provide the following:
 - 1) Documentation demonstrating that the Proposer has worked with HUD and obtained approval(s) evidencing compliance with applicable requirements for projects. Experience demonstrated should be of an ongoing nature, indicating that the Proposer understands and has demonstrated experience over several projects working with HUD, including information as required in Section 3.0.
 - 2) If Proposer(s) does not have experience working with HUD, a detailed explanation of other experiences with comparable government agencies, with documented evidence to support the explanation is required.

2.2 Services to be Provided

The Services to be provided by the Developers Pool, if selected for any Future Site Development of the listed Project Sites, shall include, but not be limited, the following requirements:

- a. Obtain funding for the Project(s), for all phases of the development and operation, from any of the available funding sources as indicated in future solicitations and as otherwise determined by the developer. Provide development and operating budgets and prepare development proposals or HUD approval.
- b. Plan, design, expedite permitting processes and approvals, demolish, develop, construct, maintain, and operate proposed Project Site(s) consistent with stated goals and requirements of a solicitation and agreement(s) pursuant to all applicable Federal, State, and Local requirements. Additionally, provide all services required to fully implement the Rental Assistance Demonstration (RAD) conversion and redevelopment of a project in accordance with HUD requirements.
- c. Plan and implement the RAD program for the redevelopment of projects issued via future WOPR's. RAD is a HUD program where various funds and approvals not normally available to Public Housing are allowed to be used to develop funding for preservation or new development of Public Housing. RAD is a conversion of Public Housing assistance (subsidies) to site based rental assistance. This conversion allows PHCD to tap into the marketplace. PHCD currently oversees approximately 9,000 public housing units. There are 2,400 units, which have already been completed, are under construction, or closing in the near future. The remaining sites (6,426 public housing units) are planned to be redeveloped through the RAD program. On August 30, 2018, the County transmitted to HUD a letter of interest and is working with HUD on obtaining a reservation of the 6,426 units to redevelop public housing units agency-wide under the RAD Program. On 3/22/2019 PHCD received the RAD CHAPS letters authorizing to proceed with the designated RAD projects.
- d. Transfer and/or relocate all public housing residents to new public housing units, once new units are completed at the Project Site(s) (one-for-one replacement) at the expense of the Developer. Residents of a development shall be transferred/relocated to new public housing units at the Project Site(s) as part of a phased redevelopment approach, as applicable to allow construction of various portions of the site, while other portions remain occupied. Should temporary transfer or relocation to temporary housing units, including but not limited to hotel be required, all costs shall be borne by the Developer.
- e. Ensure no unauthorized occupancy/use of the vacated or newly-built structures, consistent with existing Federal and State laws, at the Project Site(s). This includes providing adequate security at the Project Site(s); demolishing all existing

***This document is a draft Scope of Services for a future solicitation and is
subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFQ No. 01295

structures (as applicable) at the Project Site(s) in phases, immediately after the Selected Proposer transfers or relocates existing public housing residents to new public housing units at the Project Site(s); clearing and grading the site subsequent to building demolition, etc.

- f. Manage and operate the Project Site(s) to promote community safety for all the residents by implementation of CPTED best practices during all phases of the project; cooperating with the Resident Council, Police, PHCD and applicable agencies; and providing adequate staff for maintenance and operation.
- g. Work with the PHCD and its staff, as applicable, to undertake all marketing and lease up efforts.
- h. Organize and manage resident and community engagement processes including, but not limited to, meetings, notices, etc. Review all aspects of the project, receive resident and stakeholder input on all aspects of the project. Receive and incorporate, as feasible, resident and stakeholder input on all aspects of the project.
- i. Provide a high-quality architectural design for all work which will revitalize the area.
- j. Incorporate Green Building techniques, provide ample green space and parking, and increase community safety through implementation Crime Prevention Through Environmental Design (CPTED) strategies.
- k. Guarantee a lien-free completion of the Development in compliance with the construction schedule and budget. The Developer, not the County, shall be responsible to any LIHTC investor for all construction cost overruns, timely completion of construction or the recapture of any LIHTCs.

2.3 Pool Structure

It is the County's intention to solicit qualifications from as many Developers as are interested, to verify all information supplied, to evaluate submissions and pre-qualify Developers for future projects. The selection of Developers qualified for Pool membership will be made by the Selection Committee based on the evaluation criteria listed in Section 4.0 of the RFQ. A Developer's status as a pre-qualified Developer shall not be understood as a guarantee of work, rather it only signifies that the County has determined the Developer has successfully demonstrated its qualifications to perform work contemplated under the Pool. After the Pool has been established, the County may issue competitive solicitations to the Pool members at the County sole discretion. Pool members shall respond to the specific solicitation when seeking development opportunities. An Evaluation/Selection Committee will be convened as necessary to evaluate responses to future solicitations under the Pool. Should the County decide to exercise one or both options to renew; all Developers in the Pool will remain for the term, provided the Developers are in good standing and if representations made in the responses to this Solicitation have not materially changed.

At the County's discretion, the selected Developers may be removed from the Pool for a failure to propose on projects offered through the Work Order Proposal Request (WOPR) process, poor performance on any Work Order issued or any other County award(s), failure to accept awarded lots, being in arrears in obligations to the County, and any other reason specified by County policies and procedures. Selected Developers shall maintain the qualifications of the firm, and proposed personnel, at a standard consistent and equivalent to the qualification submissions submitted in response to this Solicitation. Notification of Corporation changes and/or changes in personnel shall be brought to the County's attention, in writing, for approval. The County may, at its sole discretion, reopen the Request for Qualification process yearly to allow additional Developers to be added to the Pool.

Selected Developers in the Pool are in no way restricted from responding to other County solicitations falling outside the Pool

2.4 Selection for Future Site Development

Subsequent to establishing the pre-qualified Developers Pool (qualified Proposers) and as a separate process, the County

***This document is a draft Scope of Services for a future solicitation and is
subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFQ No. 01295

intends to issue Work Order Proposal Requests (WOPR's) to qualified Proposers requesting applications for development of County public housing sites, which may include multiple sites, grouped sites and sites of different sizes and complexity. The County may receive, evaluate, and negotiate WOPR applications from interested qualified Proposers for development of County owned public housing sites based on RAD and related projects. The County will submit recommendations to the Board resulting from the WOPR process. Additional and more detailed information will be provided in the WOPR document.

2.5 Development Goals for Future WOPR

The following is representative of the County's goals, requirements, and type of information that may be requested in any WOPR issued in this Pool:

- a. The County seeks to rehabilitate/upgrade and/or provide new construction at its existing public housing units, remove and replace obsolete public housing units, increase the number of units on its under-utilized sites and permit commercial and other special purpose uses where appropriate. PHCD also seeks to replace its older units with new designs that incorporate creative and sustainable design solutions. The County seeks to match experienced developers with properties that can meet objectives indicated herein.
- b. The County seeks to redevelop and operate properties under the Rental Assistance Demonstration (RAD) Program.
- c. The County seeks to participate in any revenue or income streams produced by the new development. This may include, but is not limited to, ground lease payments, net revenues, developer fees, reimbursement of PHCD's and administrative expenses and other sources as may be provided by developers.
- d. The County seeks to provide employment opportunities for very low, low, and moderate income residents housed in the development areas, and improve the quality of life through the development of Future Project Sites.
- e. The County seeks to maximize the development potential of existing public housing sites and provide a financial return to PHCD.
- f. The County seeks to co-manage redeveloped properties in conjunction with Selected Proposer's management company.

2.6 Development Methodology and Developer Compliance

- a. The United States Department of Housing and Urban Development (HUD) has encouraged PHA's to approach the development of new units in as entrepreneurial a manner as possible. PHCD has demonstrated the willingness, and the capacity, to plan mixed-income developments, and to execute mixed finance transactions.
- b. Developers may be non-profit (including faith-based) or, for-profit entities, for development and ownership purposes. The dwelling units, commercial spaces or special purpose facilities may be sold (subject to a ground lease and/or other agreement), or rented. Miami-Dade County will retain ownership of the land and may participate in the partnership that owns the improvements, and expects to share in any revenue generated by new development.
- c. **Section 3 Compliance:** The work to be performed under this Pool is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (Section 3) and the implementing federal regulations. The purpose of Section 3 is to ensure that the employment and other economic opportunities generated by HUD assistance of HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low and very low income persons, particularly persons who are recipients of HUD assistance for housing. **A Proposer must be S-3 certified by the PHCD by the proposal due date and must comply with the requirements of Exhibit B, Document 00200-B, Section 3 Business Preference Claim Form to qualify for the full 5 points preference during WOPR evaluations.** Refer to the

***This document is a draft Scope of Services for a future solicitation and is subject to change without notice.
This is not an advertisement.***

Miami-Dade County, Florida

RFQ No. 01295

PHCD Section 3 of the HUD Act of 1968 Guidelines which are attached in Exhibit B. The S-3 Business application is available at: <http://www.miamidade.gov/housing/library/forms/section-3-application.pdf> or by e-mail request to the PHCD Section 3 Coordinator, at section3@miamidade.gov or jeshher@miamidade.gov.

- d. Qualified Proposers will be required to provide to the County:
- 1) Its most recent business Certified Financial Statements (see definition for Certified Financial Statements) for the past two years, as of a date not earlier than the end of the Proposer's preceding official tax accounting period, together with a statement in writing, signed by a duly authorized representative, stating that the present financial condition is materially the same as that shown on the balance sheet and income statement submitted, or with an explanation for a material change in the financial condition. **This is a Threshold Requirement (see definition for Threshold Requirement).**
 - 2) Information concerning any prior or pending litigation, either civil or criminal, involving a governmental agency, including but not limited against Miami-Dade County, or which may affect the performance of the services to be rendered herein, in which the Proposer, any of its employees or consultants is or has been involved within the last three years