1. Is the language in the RFP going to continue to state “formerly homeless” or will you modify it to state homeless and/or formerly homeless? The HOME program requires that whatever units it assists offer permanent housing. At this time, the RFP will continue to extend to Formally Homeless. Formally Homeless tenants are those who have been living in Permanent Supportive Housing, have stabilized and are ready to move on to a permanent housing opportunity. Developments that consist of 21 or more units that reserve no less than 5% of the projects units for formally homeless individuals will be awarded 5 points in the evaluation of their projects. The formally homeless set aside units may be among the 80% HIGH HOME Rent units required by the HOME Program. The tenants for these units shall be referred by Miami-Dade Homeless Trust and shall either qualify based on their current household income, or receive a rent subsidy provided by Miami-Dade Homeless Trust.

2. As per Mr. Sarria of the Miami-Dade Homeless Trust, could I receive questions reference to this RFP, when these pertain to the homeless component referenced? All questions can be e-mailed through the deadline of Feb. 24 to Mr. Duran’s attention at aduran@miamigov.com as indicated in the RFP. Mr. Duran will share those questions reference the homeless component with the Homeless Trust and respond accordingly.

3. For clarity on the FMR related to the 5% of the units that can be set aside for the formerly homeless, will the Homeless Trust be providing the rental assistance based on the printed FMRs? Yes. As indicated in the answer to question #1, the tenants for these units shall be referred by Miami-Dade Homeless Trust and shall either qualify based on their current household income, or receive a rent subsidy provided by Miami-Dade Homeless Trust. As indicated below, the rental amount to be charged for the Formally Homeless set-aside shall be the HIGH HOME Rents, not FMR’s.

4. Can you please provide the Homeless Trust’s FMR chart so that it can be posted along with the other Q&As related to this RFP? In any event, the total amount of rent for these units shall not be greater than the HIGH HOME rents as detailed on page 11 of the RFP. If rent subsidy is provided, the tenant will generally pay 30% of their household income toward rent and utilities. The rent subsidy pays the balance of the rent not to exceed HOME HIGH Rent amounts for the unit type.

5. The RFP references 120% AMI as to the workforce units and not 140% AMI. Is that the rule? Yes, for this RFP we are defining workforce at a maximum of 120% AMI. Please remember that the permanent maximum subsidy is only based on the HOME units.

6. Will this RFP work if the development is already in process? No. HUD requires environmental clearance. We may be able to accept an environmental clearance obtained from HUD. However, an increase in project funding will trigger an update submittal and approval from HUD.

7. Having that firm commitment is always an issue – can it be subject to receiving these funds? Yes, it can be subject to the City providing funding based on the City providing you an amount that is permissible under this RFP.
8. You mention that the project has to be substantially ready to go – can you elaborate? As noted on the evaluation criteria (page 21), we will award additional points if you are moving forward in the permitting process (and have a permitting #) OR if you will start the project within six to nine months and can provide evidence to that effect. If you satisfy both options then you can receive up to 20 points.

9. Page 8 has Required Proposal Content and Table of Contents headers – is the format indicated there the one we should be following? Under page 5, under “C: Qualifications,” there is another request for information purposes so we are unclear. Please use the order indicated on page 8 under the subject header “Table of Contents.”

10. When will the funding decision(s) related to this RFP be announced? We intend to go before the City of Miami Housing & Commercial Loan Committee (HCLC) on May 31. Sometime in April we should be informing applicants of the amounts.