Questions received via web as of 12/6/2016

1. Regarding the scoring rubric for the section related to "Return to the City". Is it possible for additional points to be allocated to developers who manage to include more than the required 15% of units available to residents at 30% AMI?  
   No, additional points will not be provided to developers for providing more than 15% of the units available to residents at 30% of AMI. It is the goal of this RFP to provide mixed income projects in the specified communities.

2. Is it also possible for one of the criteria to take into account the additional social services that may need to be included in the project's budget so that the financial rehabilitation needs of many of the residents under 30% AMI can be met?  
   The RFP does not anticipate that there will be a need for financial rehabilitation of residents under 30% of AMI based on the lower number being required. The City does not intend for these developments to be mainly for residents under 30% of AMI in order to avoid the concentration of poverty in that community.

Questions:

1. For Section 3, what does "area where the property is located" consist of? All the properties are located in the Liberty City Community therefore that is the area being referred to in the RFP.

2. Can a non-profit qualify for the Section 3 requirements of the Business if 51% or more of its Board is Section 3 compliant?  
   The Section 3 regulation does not define a Section 3 business as such, therefore a non-profit with the composition as noted above cannot be defined as such.

3. Are there additional points allocated if all 3 of the Section 3 requirements are satisfied?  
   No. Please see Exhibit F for the allocation of points under Section 3.

4. Does there have to be Financial Return to the city, or can Non-Financial return be used entirely in lieu of Financial Return?  
   As shown in Exhibit F, points were allocated for financial returns. The only non-financial return being scored is the number of units provided. Since each site is scored by itself, developments for that will be comparable to each other in terms of number of units that can be developed on the site and whether commercial units will be possible.

5. Is there any requirement that the review committee selected by the Liberty City Trust include residents of the area being developed?  
   The Liberty City Trust Board represents residents of the area therefore a member from the Trust is assumed to represent the interest of residents from that community.

6. Will applicants have access to past RFP evaluations and scores for other projects by the Review Committee? There are no other RFP evaluations similar to this RFP.

7. Can a developer submit a proposal for the partial use of one of the 5 sites?  
   No, we expect the development to encompass the entire site.
8. Is there a ball park revenue projection or economic impact that the city would like the chosen project to yield for the City of Miami? Year to year? No, we expect the developer to be able make a reasonable and attainable projection.

9. If all of the units created are accessible to residents at 30% AMI, is that acceptable? No, we expect middle and workforce income units so as not to create a concentration of poverty in the community.

10. Are we able to make units available for residents regardless of their criminal background or immigration status? Whereas the City is sensitive to the needs of all our residents we require developers to adhere to occupancy regulations under Section 214 of the Housing and Community Development Act of 1980, as amended, which allows only certain non-citizens to receive subsidized housing assistance. With respect to criminal backgrounds, we expect the developer to use its own judgment to ensure the safety and better quality of life of its residents.