

REQUEST FOR PROPOSAL (RFP) HCD 2019-01, AFFORDABLE HOUSING PIPELINE – ADDENDUM #1

Date of Addendum: June 18, 2021

To: Notice to all potential proposers

Addendum No. 1 – The changes listed below to Request for Proposal HCD 2019-01 are being provided on the date noted above and must be added/considered when completing your submittal.

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Please delete the sentence below (below in red box). Proposals can be submitted to: City of Miami Department of Housing & Community Development, Attn: Alfredo Duran, 14 NE 1 Ave., Second Floor, Miami, FL 33132.

Proposals are due no later than 2:00 pm on Monday, March 25th, 2019, and must be delivered to the City of Miami Clerk’s Office, Miami City Hall, 3500 Pan American Drive, Miami, Florida, 33133.

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The income chart included in the original RFP (below in red box) should be replaced with current income levels as published annually by US HUD and the Florida Housing Finance Corporation.

For HOME funded projects, visit this [link](#) (search for Miami-Miami Beach-Kendall).

For BOND funded projects, visit this [link](#) (search for Miami-Dade County).

The following income chart contains the current income levels for 2018. These income levels are published annually by the U.S. Department of Housing and Urban Development and Florida Housing Finance Corporation. Projects considered for assistance will be required to comply with the limits posted at the time the City funds are being offered.

HUD release: 3/30/2018
FHFC Posted: 4/9/2018
Effective: 4/1/2018

**2018 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP Program**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household									
		1	2	3	4	5	6	7	8	9	10
Miami-Dade County	30%	16,550	18,900	21,250	25,100	29,420	33,740	38,060	42,380	Refer to HUD	
(Miami-Miami Bch-Kendall HMFA;	50%	27,550	31,500	35,450	39,350	42,500	45,650	48,800	51,950	55,090	58,238
Miami-Fl. Lauderdale-Pompano Bch	80%	44,100	50,400	56,700	62,950	68,000	73,050	78,100	83,100	88,144	93,181
Median: 52,300	120%	66,120	75,600	85,080	94,440	102,000	109,560	117,120	124,680	132,216	139,771
	140%	77,140	88,200	99,260	110,180	119,000	127,820	136,640	145,460	154,252	163,066

The following rental chart contains the current required rental limits for 2018. These limits are published and updated on an annual basis by the US Department of Housing and Urban Development (HUD) and Florida Housing Finance Corporation. Projects considered for assistance will be required to comply with the limits posted at the time the City funds are being offered.

CITY OF MIAMI RENT LIMIT BY NUMBER OF BEDROOMS IN UNIT						
Percentage Category	0	1	2	3	4	5
30%	413	443	531	681	843	1005
50%	688	738	886	1023	1141	1259
60%	1,102	1,181	1,417	1,636	1,826	2,015
80%	1,653	1,771	2,127	2,455	2,739	3,022
140%	1,928	2,066	2,481	2,864	3,195	3,526

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Please delete the submission instructions (below in red box) in the original RFP. All submissions for RFP HCD 2019-01 should be submitted to: City of Miami Department of Housing & Community Development, Attn: Alfredo Duran, 14 NE 1 Ave., Second Floor, Miami, FL 33132.

Applications will not be accepted at the Miami Riverside Center or the Offices of the Department of Housing and Community Development. Proposals submitted in person or by mail must be submitted to the following:

**2019 Affordable Housing Pipeline
Request for Proposals (RFP HCD2019-01)
City of Miami City Clerk’s Office, City Hall
3500 Pan American Drive
Miami, Florida 33133**

All proposals must be received by 2:00 p.m., Monday, March 25th, 2019, at the City Clerk’s Office. Proposals submitted via facsimile will not be accepted. Proposals submitted after the deadline will not be accepted, reviewed or considered for funding in any manner. However, that application can be submitted subsequently as part of the Open Pipeline Application process. It is the sole responsibility of the applicant to ensure that proposals are submitted on time. Responses must be clearly marked on the outside of the package referencing:

1. Referenced to the RFP as indicated above
2. Full name and address of the applicant.

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The low HOME and high HOME rents included in the original RFP (below in red box) should be replaced with updated HOME rents.

The Low and High rent limits updated for 2021, are as follows:

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
Low HOME Rents	800	857	1028	1188	1326	1463
High HOME Rents	1020	1094	1316	1511	1666	1820

4. For rental developments, an operating pro-forma with analysis of projected revenues and operating expenses covering a 30-year loan term. The analysis shall specify the basis for these estimates and must include any source of non-rental revenue. Maximum rent limits shall be as indicated in this RFP. Greater considerations shall be given to rental developments that provide the greatest number of units to ELI, and VLI renters. In no event shall the breakdown of City assisted units be less than what the Federal HOME Program requirements **minus utility allowances**. This translates into Eighty (80%) percent of the assisted units shall be rented at the 80% of AMI Rent Limits and Twenty (20%) percent of the assisted units shall be rented at the 50% of AMI Rent Limits. All non- assisted units may be rented at the market rental rates with the exception of Workforce Units which shall be rented at current Workforce levels as indicated herein. The affordability requirements associated with any benefit provided to the development from any City of Miami Zoning code shall also be observed. The current HOME Program Rent Limits are listed herein:

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Low HOME Rents	688.00	738.00	886.00	1023.00	1141.00	1259.00	1377.00
High HOME Rents	871.00	964.00	1159.00	1331.00	1465.00	1598.00	1732.00