

Miami-Dade County Homeless Trust
Request for Applications
Response to written questions

1. Can you provide the 5-point inspection (i.e. roof, electrical, HVAC, plumbing, and structural) for the La Quinta property to determine possible capital expenditure needs (e.g. roof replacement)?

The property is in good condition. Here is a link to the inspection: <https://drive.google.com/file/d/1breXRu0IYKBNmWxY3UPig99KBvRcTTUL/view>

2. What is the maximum occupancy of the La Quinta property?

There are 107 rooms, but we will likely expand capacity to 109-110 rooms. There should be no more than two persons per room.

3. What are the eligibility requirements, if any, for prospective residents at the La Quinta property (e.g. citizenship status, chronicity, documentation requirements)?

We are anticipating leveraging 100 Project Based Vouchers for La Quinta. Respondents must consider the following eligibility requirements:

- Tenants must be eligible for PBV. See attached HCV requirements being used by PHCD for their PBV program.
- Greater flexibility will be allowed for 7-10 rooms, but all tenants must document the items in 3 & 4 below.
- Everyone has to submit income documentation in order for the operator to calculate rent. Refer to CoC Documentation Requirements.
- Per [Resolution R-811-24](#) you must document the following items:
 - Evidence of age as the Property will serve exclusively senior citizens aged 55 and older;
 - tenants must enter into annual leases; and
 - background checks shall be conducted on all potential tenants prior to entering into any lease in order to exclude any individual identified as a sexual predator or sexual offender, as defined in section 21-280 of the Code of Miami-Dade County, as may be amended from time to time, or any individual convicted of a violent felony, as defined in Section 26-37 of the Code, within the last 10 years.

4. Is the intent of the La Quinta project to accept referrals for individuals already in shelter at other providers or to house hard-to-serve, unsheltered individuals from the street?

We may refer people directly from the streets or persons exiting shelter, some of which we anticipate will need comprehensive support services. Your budget should anticipate serving persons with high special needs.

5. Would street outreach, through the CES, be able to place an individual directly into housing at La Quinta should they not meet requirements to be admitted to shelter (e.g. difficulty with ADLs, banned from other shelters).

Yes, so long as referrals are generated by the CoC Housing Coordinator consistent with the CoC Orders of Priority for Referral.

6. I spoke to the owner of the LaQuinta to ask him about current cost to operate the building and he mentioned that he sent a report with current expenses to the Homeless Trust. Could you provide that report. We are interested in knowing what the cost are for items such as wifi, utilities landscaping etc.

See attachments *P&L Statement – Cutler Bay and La Quinta – P&L 2022*.

7. What ongoing maintenance and operational challenges does the facility currently face, and how are they being addressed in the transition to supportive housing?

The inspection report suggests the facilities generally in good shape. See response to #6.

8. Additionally, how will the facility ensure it meets Housing First principles by reducing barriers to entry, such as poor credit, criminal backgrounds, or housing history?

We are asking the respondent to follow Housing First while also balancing the requirements of [Resolution R-811-24](#).

8. How will the layout and capacity of the facility be optimized to meet the needs of residents, including communal areas and private spaces?

The facility offers a common outdoor area/pool as well as an open space café on the ground floor.

9. Considering the program's focus on Racial Equity and LGBTQ+ inclusion, how will the layout ensure privacy, respect, and safety for all residents, particularly marginalized groups like LGBTQ+ and people of color?

Each of the rooms are independent apartments where tenants will only have access to their apartment. The Trust will analyze that referrals and outcomes for the property are equitable using tools like Stella Performance which utilizes HMIS data and has a filter for racial equity.

10. What systems are in place to manage utilities (electricity, water, heating/cooling), and are there any anticipated upgrades needed to accommodate long-term residents?

The facility pays for power and water. All systems are working appropriately, and there are no anticipated upgrades.

11. How will the facility partner with health and service agencies to ensure residents have access to essential services like primary care, behavioral health, and employment opportunities?

This is up to the support service provider; each respondent is required to answer this question.

12. What measures are in place to ensure the safety and security of residents, both in terms of physical safety (e.g., fire exits, security systems) and access to on-site support services?

The property is equipped with smoke alarms, fire exits, and closed-circuit security system covering all common areas. Respondents may enhance security measures through their proposals.

13. How will the facility's operations be adjusted to meet the unique needs of individuals with lived experience of homelessness, ensuring their input is incorporated into safety and support service plans?

This is up to the support service provider; each respondent is required to answer this question.

14. How will partnerships with local service providers or community organizations be integrated into daily operations to support the unique needs of ex-homeless individuals?

This is up to the support service provider; each respondent is required to answer this question.

15. Additionally, how will the facility measure system performance (e.g., rates of exit to permanent housing, return to homelessness, increased income) to ensure it's effective.

Respondents will be required to utilize the HMIS. Through the collection of the universal data elements, we can track the service providers ability to house people quickly, provide housing stabilization and retention, increase tenant income, and prevent returns to homelessness.