



CITY OF MIAMI -- AFFORDABLE HOUSING CERTIFICATION

<https://www.miamigov.com/Government/Departments-Organizations/Housing-Community-Development/Get-an-Affordable-Housing-Certification-AHC>

PROJECT INFORMATION

PROJECT NAME: APPLICANT/DEVELOPER NAME AND ADDRESS:	
PROJECT ADDRESS AND FOLIO NUMBER (IF AVAILABLE)	
PLEASE CHOOSE FROM OPTIONS 1 – 5 ON RIGHT. PLEASE NOTE THE FOLLOWING: - ALL OPTIONS ON RIGHT AUTOMATICALLY CONSIDER APPLICANTS FOR IMPACT-FEE DEFERRAL. - TO APPLY FOR A DOUBLE- DENSITY OR ½ DENSITY BONUS, YOU <u>MUST</u> SELECT <u>ONE</u> OPTION UNDER #2 AND <u>ONE</u> OPTION UNDER #2A. BOTH REQ. APPLY - IF YOU <u>STRICTLY</u> WISH TO APPLY FOR AN IMPACT- FEE DEFERRAL <u>ONLY</u> , NOT USING MIAMI21 PROVISIONS, PLEASE MARK OPTION #4 - TO UTILIZE ANY OTHER MIAMI21 PROVISIONS NOT LISTED HERE, PLEASE MARK OPTION 5 AND NOTE THE APPLICABLE PROVISION/AFFORDABILIT Y IN PROJECT DESCRIPTION SECTION.	<p>1. MIAMI 21 AFFORDABLE HOUSING (ARTICLE 3 SUBSECTION 3.15.1)</p> <p>___ MINIMUM 80% OF DWELLING UNITS (DU'S) FOR TENANTS AT OR BELOW 60% AREA MEDIAN INCOME (AMI) (ELDERLY OR MULTI-FAMILY)</p> <p>___ MINIMUM 40% OF DU'S FOR TENANTS AT OR BELOW 60% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY)</p> <p>___ MINIMUM 20% OF DU'S FOR TENANTS AT OR BELOW 50% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY)</p> <p>2. MIAMI 21 ATTAINABLE MIXED-INCOME HOUSING (ARTICLE 3 SUBSECTION 3.15.2) <i>PROJECTS APPLYING UNDER 3.15.2 MUST BE WITHIN ¼ MILE OF A TRANSIT CORRIDOR OR WITHIN A TRANSIT ORIENTED DISTRICT</i></p> <p>___ MINIMUM 40% OF DWELLING UNITS (DU'S) AT OR BELOW 60% AREA MEDIAN INCOME (AMI); AND MINIMUM 10% OF DU'S ABOVE 60% AMI AND AT OR BELOW 80% AMI; AND MAXIMUM 10% OF DU'S AT ANY PRICE; AND REMAINDER OF DU'S ABOVE 60% AMI AND AT OR BELOW 100% AMI.</p> <p>___ MINIMUM 20% OF DWELLING UNITS (DU'S) AT OR BELOW 50% AREA MEDIAN INCOME (AMI); AND MINIMUM 10% OF DU'S ABOVE 60% AMI AND AT OR BELOW 80% AMI; AND MAXIMUM 10% OF DU'S AT ANY PRICE; AND REMAINDER OF DU'S ABOVE 60% AMI AND AT OR BELOW 100% AMI.</p> <p>2A. ATTAINABLE MIXED-INCOME HOUSING DENSITY BONUSES (SUBSECTION 3.15.6) <i>PROJECTS REQUESTING DENSITY BONUS MUST MEET REQUIREMENTS UNDER 3.15.2; IF SELECTING 2A, MUST CHOOSE OPTION UNDER SECTION 2 ALSO.</i></p> <p>___ 100% DENSITY BONUS MINIMUM 10% OF DWELLING UNITS (DU'S) FOR TENANTS EARNING UP TO 30% AREA MEDIAN INCOME (AMI)</p> <p>___ 50% DENSITY BONUS MINIMUM 5% OF DU'S FOR TENANTS EARNING UP TO 30% AMI</p> <p>3. MIAMI 21 ATTAINABLE WORKFORCE HOUSING (ARTICLE 3 SUBSECTION 3.16.1) <i>ALL PROJECT UNDER THE ATTAINABLE WORKFORCE HOUSING SECTION 3.16.1 MUST BE WITHIN ¼ MILE OF A TRANSIT CORRIDOR OR 1 TRANSIT ORIENTED DISTRICT</i></p> <p>___ MINIMUM 25% OF DWELLING UNITS (DU'S) FOR TENANTS ABOVE 60% OF AREA MEDIAN INCOME (AMI) AND AT OR BELOW 80% AMI; AND THE REMAINING DU'S FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 100% AMI.</p> <p>4. ___ IMPACT FEE DEFERRAL PROGRAM-ONLY (NON-MIAMI21 IMPACT FEE DEFERRAL CODE)</p> <p>5. ___ OTHER MIAMI-21 PROVISIONS – PLEASE NOTE APPLICABLE PROVISION IN PROJ. DESCRIPTION</p> <p>6. STATE OF FLORIDA – LIVE LOCAL ACT (SB 102) - CERTIFICATION</p> <p>___ MINIMUM 40% OF DU'S FOR TENANTS AS AFFORDABLE HOUSING PER SEC. 420.0004, FLORIDA STATUTES IF MIXED-USE RESIDENTIAL, 65% OF TOTAL SQ. FEET MUST BE RES. PROVIDE SQ. FOOTAGE BY USE BELOW FOR LIVE LOCAL: AGGREGATE RESIDENTIAL SQUARE FOOTAGE: _____ AGGREGATE COMMERCIAL SPACE SQUARE FOOTAGE (IF APPLICABLE): _____ <i>PROVIDE ACTUAL RESIDENTIAL SQUARE FOOTAGE ACROSS ALL UNITS; DO NOT LIST # OF TOTAL UNITS.</i></p>

PROJECT DESCRIPTION	ADD PROJECT DESCRIPTION HERE ADD TOTAL NUMBER OF UNITS IN PROJECT (ACROSS MARKET AND AH/WH UNITS)																																																																																																								
AFFORDABILITY INFORMATION: MAXIMUM AFFORDABLE SALES PRICE AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PURCHASE PRICE LIMITS FOR THE CITY OF MIAMI -- SEE LINK: https://www.miamigov.com/Residents/Housing/Apply-for-First-Time-Homebuyer-Assistance [THE MAX. AMOUNT CURRENTLY APPROVED BY THE CITY OF MIAMI IS \$ 451,000 FOR EXISTING OR NEW HOMES AS OF: 9/1/24]																																																																																																									
UNIT AFFORDABILITY PLEASE LIST THE FOLLOWING: <ul style="list-style-type: none">NUMBER OF UNITS AT EACH SIZE (BEDROOMS / BATHROOMS),PURCHASE PRICE / RENTTOTAL NUMBER OF UNITS.	MARKET RATE UNITS: E.G., "(10) – 1 BEDROOM UNITS; (5) – 2 BEDROOM UNITS; ETC. (NO NEED TO LIST RENTS)"																																																																																																								
PLEASE LIST THE FOLLOWING: <ul style="list-style-type: none">NUMBER OF UNITS AT EACH SIZE (BEDROOMS / BATHROOMS),PURCHASE PRICE / RENTTOTAL NUMBER OF UNITS.	AFFORDABLE UNITS AND/OR WORKFORCE UNITS: PLEASE FOLLOW THE BELOW FORMAT: E.G., "(10) – 1 BEDROOM UNITS AT 60% AMI - \$1,277 / MONTH, ..." – USING RENTS FROM BELOW -																																																																																																								
REFERENCE INCOME AND RENT LIMITS:	<div>CITY OF MIAMI INCOME LIMITS AND SOURCE FOR FY 2025</div> <div>BY NUMBER OF PERSONS IN HOUSEHOLD *</div> <table><tr><th>% AMI</th><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th></tr><tr><td>30% AMI</td><td>26,040</td><td>29,730</td><td>33,450</td><td>37,170</td><td>40,170</td></tr><tr><td>50% AMI</td><td>43,400</td><td>49,550</td><td>55,750</td><td>61,950</td><td>66,950</td></tr><tr><td>60% AMI</td><td>52,080</td><td>59,460</td><td>66,900</td><td>74,340</td><td>80,340</td></tr><tr><td>80% AMI</td><td>69,440</td><td>79,280</td><td>89,200</td><td>99,120</td><td>107,120</td></tr><tr><td>100% AMI</td><td>86,800</td><td>99,100</td><td>111,500</td><td>123,900</td><td>133,900</td></tr><tr><td>120% AMI</td><td>104,160</td><td>118,920</td><td>133,800</td><td>148,680</td><td>160,680</td></tr><tr><td>140% AMI</td><td>121,520</td><td>138,740</td><td>156,100</td><td>173,460</td><td>187,460</td></tr></table> <div>SOURCE (AS OF 4/1/25): FLORIDA HOUSING FINANCE CORP. MULTIFAMILY RENTAL PROGRAMS, ALL FIGURES ABOVE IN (\$)</div> <div>CITY OF MIAMI RENT LIMITS AND SOURCE FOR FY 2025</div> <div>BY NUMBER OF BEDROOMS IN UNIT *:</div> <table><tr><th>% AMI</th><th>0</th><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th></tr><tr><td>30% AMI</td><td>651</td><td>697</td><td>836</td><td>966</td><td>1,078</td><td>1,189</td></tr><tr><td>50% AMI</td><td>1,085</td><td>1,161</td><td>1,393</td><td>1,611</td><td>1,797</td><td>1,983</td></tr><tr><td>60% AMI</td><td>1,302</td><td>1,394</td><td>1,672</td><td>1,933</td><td>2,157</td><td>2,379</td></tr><tr><td>80% AMI</td><td>1,736</td><td>1,859</td><td>2,230</td><td>2,578</td><td>2,876</td><td>3,173</td></tr><tr><td>100% AMI</td><td>2,170</td><td>2,323</td><td>2,787</td><td>3,222</td><td>3,595</td><td>3,966</td></tr><tr><td>120% AMI</td><td>2,604</td><td>2,788</td><td>3,345</td><td>3,867</td><td>4,314</td><td>4,759</td></tr><tr><td>140% AMI</td><td>3,038</td><td>3,253</td><td>3,902</td><td>4,511</td><td>5,033</td><td>5,552</td></tr></table> <div>SOURCE (AS OF 4/1/25): FHFC MULTIFAMILY RENTAL PROGRAMS; ALL FIGURES ABOVE IN (\$)</div> <div>*APPLICANTS RECEIVING HOME FUNDS WILL BE REQUIRED TO COMPLY WITH HOME GUIDELINES FOR RENT AND INCOME LIMITS</div> <div>LIST THE NUMBER OF EACH TYPE OF BEDROOM UNITS SERVING EACH INCOME LEVEL:</div>	% AMI	1	2	3	4	5	30% AMI	26,040	29,730	33,450	37,170	40,170	50% AMI	43,400	49,550	55,750	61,950	66,950	60% AMI	52,080	59,460	66,900	74,340	80,340	80% AMI	69,440	79,280	89,200	99,120	107,120	100% AMI	86,800	99,100	111,500	123,900	133,900	120% AMI	104,160	118,920	133,800	148,680	160,680	140% AMI	121,520	138,740	156,100	173,460	187,460	% AMI	0	1	2	3	4	5	30% AMI	651	697	836	966	1,078	1,189	50% AMI	1,085	1,161	1,393	1,611	1,797	1,983	60% AMI	1,302	1,394	1,672	1,933	2,157	2,379	80% AMI	1,736	1,859	2,230	2,578	2,876	3,173	100% AMI	2,170	2,323	2,787	3,222	3,595	3,966	120% AMI	2,604	2,788	3,345	3,867	4,314	4,759	140% AMI	3,038	3,253	3,902	4,511	5,033	5,552
% AMI	1	2	3	4	5																																																																																																				
30% AMI	26,040	29,730	33,450	37,170	40,170																																																																																																				
50% AMI	43,400	49,550	55,750	61,950	66,950																																																																																																				
60% AMI	52,080	59,460	66,900	74,340	80,340																																																																																																				
80% AMI	69,440	79,280	89,200	99,120	107,120																																																																																																				
100% AMI	86,800	99,100	111,500	123,900	133,900																																																																																																				
120% AMI	104,160	118,920	133,800	148,680	160,680																																																																																																				
140% AMI	121,520	138,740	156,100	173,460	187,460																																																																																																				
% AMI	0	1	2	3	4	5																																																																																																			
30% AMI	651	697	836	966	1,078	1,189																																																																																																			
50% AMI	1,085	1,161	1,393	1,611	1,797	1,983																																																																																																			
60% AMI	1,302	1,394	1,672	1,933	2,157	2,379																																																																																																			
80% AMI	1,736	1,859	2,230	2,578	2,876	3,173																																																																																																			
100% AMI	2,170	2,323	2,787	3,222	3,595	3,966																																																																																																			
120% AMI	2,604	2,788	3,345	3,867	4,314	4,759																																																																																																			
140% AMI	3,038	3,253	3,902	4,511	5,033	5,552																																																																																																			

PERCENTAGE OF AREA MEDIAN INCOME (AMI)		30%	50%	60%	80%	100%	120%	MARKET RATE	
	NUMBER OF BEDROOMS	STUDIO							
		1 BR							
		2 BR							
		3 BR							
		4 BR							
		5 BR							

NUMBER OF PERSONS: ENTER THE NUMBER OF PERSONS BEING SERVED PER-HOUSEHOLD	<u>NUMBER OF PERSONS ASSISTED PER UNIT:</u> <u>TOTAL PROJECT DEVELOPMENT COST:</u> <u>DEVELOPMENT SCHEDULE:</u> COMMENCEMENT OF CONSTRUCTION MONTH/YEAR COMPLETION OF CONSTRUCTION MONTH/YEAR LEASE-UP OF UNITS/SALE OF UNITS MONTH/YEAR
---	--

CERTIFICATION BY DEVELOPER-APPLICANT

DEVELOPMENTS THAT RECEIVE AFFORDABLE OR WORKFORCE HOUSING INCENTIVES OR BENEFITS FROM THE CITY, ITS DEPARTMENTS, INSTRUMENTALITIES OR COMMUNITY REDEVELOPMENT AGENCIES, INCLUDING BUT NOT LIMITED TO, FINANCING (INCLUDING FEDERAL, STATE OR LOCAL FUNDING VIA THE CITY), GRANTS IN KIND OR OTHER GRANTS, IMPACT FEE WAIVERS OR DEFERRALS, PARKING WAIVERS OR REDUCTIONS, ETC., SHALL COMPLY WITH THE REQUIREMENTS OF CITY OF MIAMI ORDINANCE 13645 (RESIDENT PREFERENCE) AND CITY OF MIAMI ORDINANCE 13491 (MARKETING NOTIFICATION). YOU CAN ACCESS THESE ORDINANCES BY VISITING: [HTTP://MIAMIFL.IQM2.COM/](http://MIAMIFL.IQM2.COM/). FAILURE TO COMPLY WITH THE CITY OF MIAMI ORDINANCES CITED ABOVE MAY SUBJECT THE APPLICANT TO CIVIL AND/OR CRIMINAL PENALTIES.

I HEREBY CERTIFY THE INFORMATION SUBMITTED ON THIS APPLICATION FOR _____ (NAME OF PROJECT) IS TRUE, ACCURATE AND COMPLETE. I FURTHER CERTIFY THAT I HAVE READ THE ENTIRE APPLICATION AND ACKNOWLEDGE BUILDING PERMITS ISSUED FOR THIS PROJECT ARE CONDITIONED UPON COMPLIANCE WITH THE SPECIFICATIONS ABOVE.

APPLICANT'S SIGNATURE	DATE	APPLICANT'S PRINTED NAME
TITLE:		OFFICE PHONE #:
EMAIL:		

This application is VOID one-year after Date of Approval if Applicant has not recorded a Restrictive Covenant with Miami-Dade County Recorder's Office. If after 365 days, the Applicant has failed to record a Restrictive Covenant with the Miami-Dade County Recorder's Office all Impact Fee deferrals, affordability verifications and any other Miami 21 benefits are VOID as to this project.

CERTIFICATION BY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT (DO NOT FILL OUT)

(FOR DHCD USE ONLY) THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT REVIEWED THE INFORMATION ABOVE AND DETERMINED THE APPLICANT'S PROJECT _____ CONSISTS OF _____ UNITS AND IS: _____ IMPACT FEE DEFERRAL **ONLY**

_____ % AFFORDABLE WITH _____ AFFORDABLE UNITS; _____ WORKFORCE UNITS AND _____ MARKET RATE UNITS

_____ 100% ATTAINABLE MIXED INCOME WITH _____ AFFORDABLE UNITS AND _____ WORKFORCE UNITS _____ MARKET RATE UNITS _____ ELI UNITS

_____ 100% ATTAINABLE WORKFORCE WITH A MINIMUM OF 25% OF UNITS BETWEEN 60% AND 80% AVERAGE MEDIAN INCOME (AMI) (_____ UNITS = _____ %), AND THE REMAINING UNITS BETWEEN 60% AND 100% AMI (_____ UNITS = _____ %)

STATE OF FLORIDA -- LIVE LOCAL ACT

_____ % AFFORDABLE WITH _____ 30% AMI UNITS; _____ 50% AMI UNITS; _____ 80% AMI UNITS; AND _____ 120% AMI UNITS; OR _____ AMI UNITS

IF MIXED-USE DEV.: _____ % RESIDENTIAL WITH _____ RES. SQ. FOOTAGE OF _____ TOTAL PROJECT SQ. FOOTAGE

Alberto Castellón, Housing Dev. Coordinator	Victor T. Turner, Director
Date Reviewed:	Date Reviewed: