



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 ONE OPTION UNDER #2A. BOTH REQ'S. 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/AFFORDABILITY IN PROJECT DESCRIPTION SECTION.	<ol style="list-style-type: none"> 1. MIAMI 21 AFFORDABLE HOUSING (ARTICLE 3 SUBSECTION 3.15.1) MINIMUM 80% OF DWELLING UNITS (DU'S) FOR TENANTS AT OR BELOW 60% AREA MEDIAN INCOME (AMI) (ELDERLY OR MULTI-FAMILY) _____ MINIMUM 40% OF DU'S FOR TENANTS AT OR BELOW 60% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY) _____ MINIMUM 20% OF DU'S FOR TENANTS AT OR BELOW 50% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY) 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> _____ MINIMUM 40% OF DU AT OR BELOW 60% 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. _____ MINIMUM 20% OF DU AT OR BELOW 50% 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. 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> _____ 100% DENSITY BONUS _____ MINIMUM 10% OF DU FOR TENANTS EARNING UP TO 30% AMI _____ 50% DENSITY BONUS _____ MINIMUM 5% OF DU'S FOR TENANTS EARNING UP TO 30% AMI 3. MIAMI 21 ATTAINABLE WORKFORCE HOUSING (ARTICLE 3 SUBSECTION 3.16.1A) <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> _____ MINIMUM 25% OF DU FOR TENANTS ABOVE 60% OF AMI AND AT OR BELOW 80% AMI; AND THE REMAINING DU'S FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 100% AMI. 4. MIAMI 21 ATTAINABLE WORKFORCE LIVING HOUSING DEVELOPMENT (ARTICLE 3 SUBSECTION 3.16.1B) _____ MINIMUM 15% OF DU FOR TENANTS AT OR BELOW 60% AMI; MINIMUM OF 25% DU FOR TENANTS AT OR BELOW 100% AMI; AND MINIMUM OF 10% OF DU FOR TENANTS AT OR BELOW 120% AMI. PROPOSED DEVELOPMENT IS WITHIN A QUARTER (1/4) MILE OF A TRANSIT CORRIDOR OR WITHIN A TOD AREA 5. _____ IMPACT FEE DEFERRAL PROGRAM-ONLY (NON-MIAMI21 IMPACT FEE DEFERRAL CODE) 6. _____ OTHER MIAMI-21 PROVISIONS – PLEASE NOTE APPLICABLE PROVISION IN PROJECT. DESCRIPTION 7. STATE OF FLORIDA – LIVE LOCAL ACT (SB 102) - CERTIFICATION _____ 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 PER UNIT TYPE</i>

PROJECT DESCRIPTION (# BUILDINGS/STORIES)	
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<p align="center">AFFORDABILITY INFORMATION:</p> <p align="center">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]</p>	
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UNIT AFFORDABILITY PLEASE LIST THE FOLLOWING: <ul style="list-style-type: none"> NUMBER OF UNITS AT EACH SIZE (BEDROOMS / BATHROOMS), PURCHASE PRICE / RENT TOTAL NUMBER OF UNITS. 	<p><u>MARKET RATE UNITS:</u></p> <p><i>E.G., "(10) – 1 BEDROOM UNITS; (5) – 2 BEDROOM UNITS; ETC. (NO NEED TO LIST RENTS)</i></p>
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PLEASE LIST THE FOLLOWING: <ul style="list-style-type: none"> NUMBER OF UNITS AT EACH SIZE (BEDROOMS / BATHROOMS), PURCHASE PRICE / RENT TOTAL NUMBER OF UNITS. SQUARE FOOT 	<p><u>AFFORDABLE UNITS AND/OR WORKFORCE UNITS:</u></p> <p><i>PLEASE FOLLOW THE BELOW FORMAT:</i> <i>E.G., "(10) – 1 BEDROOM UNITS (898 SQ FT) AT 60% AMI - \$1,394 / MONTH, ..." – USING RENTS FROM BELOW LESS UTILITY ALLOWANCE</i></p>
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REFERENCE INCOME AND RENT LIMITS:

CITY OF MIAMI INCOME LIMITS AND SOURCE FOR FY 2025

BY NUMBER OF PERSONS IN HOUSEHOLD *

% 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

SOURCE (AS OF 4/1/25): FLORIDA HOUSING FINANCE CORP. MULTIFAMILY RENTAL PROGRAMS, ALL FIGURES ABOVE IN (\$)

CITY OF MIAMI RENT LIMITS AND SOURCE FOR FY 2025

BY NUMBER OF BEDROOMS IN UNIT *:

% 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

FHFC SOURCE (AS OF 4/1/25): MAX RENT CALCULATION: PUBLISHED RENT

LIST THE NUMBER OF EACH TYPE OF BEDROOM UNITS SERVING EACH INCOME LEVEL:

PERCENTAGE OF AREA MEDIAN INCOME (AMI)		30%	40%	50%	60%	70%	80%	WORKFORCE (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

NUMBER OF PERSONS ASSISTED PER UNIT:

STUDIO 1-2, 1 BR 1-2, 2 BR 2-4, 3 BR 3-6, 4 BR 4-8

TOTAL PROJECT DEVELOPMENT COST:

DEVELOPMENT SCHEDULE:

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://MIAMI.FL.IQM2.COM/](http://MIAMI.FL.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 **CULMER PLACE V** 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
NAME/TITLE:

DATE

APPLICANT'S PRINTED NAME
OFFICE PHONE #:

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
OPTION#: _____

John Quade, Assistant Director
Date Reviewed:

Victor Turner, Director
Date Reviewed: