



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/AFFORDABILITY IN PROJECT DESCRIPTION SECTION.	<ol style="list-style-type: none"> 1. MIAMI 21 AFFORDABLE HOUSING (ARTICLE 3 SUBSECTION 3.15.1) <input type="checkbox"/> MINIMUM 80% OF DWELLING UNITS (DU’S) FOR TENANTS AT OR BELOW 60% AREA MEDIAN INCOME (AMI) (ELDERLY OR MULTI-FAMILY) <input type="checkbox"/> MINIMUM 40% OF DU’S FOR TENANTS AT OR BELOW 60% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY) <input type="checkbox"/> 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> <input type="checkbox"/> 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. <input type="checkbox"/> 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. 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> <input type="checkbox"/> 100% DENSITY BONUS MINIMUM 10% OF DWELLING UNITS (DU’S) FOR TENANTS EARNING UP TO 30% AREA MEDIAN INCOME (AMI) <input type="checkbox"/> 50% DENSITY BONUS MINIMUM 5% OF DU’S FOR TENANTS EARNING UP TO 30% AMI 3. MIAMI 21 ATTAINABLE WORKFORCE HOUSING (ARTICLE 3 SUBSECTION 3.16.1) <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> <input type="checkbox"/> 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. 4. <input type="checkbox"/> IMPACT FEE DEFERRAL PROGRAM-ONLY (NON-MIAMI21 IMPACT FEE DEFERRAL CODE) 5. <input type="checkbox"/> OTHER MIAMI-21 PROVISIONS – PLEASE NOTE APPLICABLE PROVISION IN PROJ. DESCRIPTION 6. STATE OF FLORIDA – LIVE LOCAL ACT (SB 102) - CERTIFICATION <input type="checkbox"/> 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

PROJECT DESCRIPTION

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 \$ 394,000 FOR EXISTING OR NEW HOMES AS OF: 7/1/23]

UNIT AFFORDABILITY

PLEASE LIST THE FOLLOWING:

- NUMBER OF UNITS AT EACH SIZE (BEDROOMS / BATHROOMS & SQUARE FEET),
- PURCHASE PRICE / RENT
- TOTAL NUMBER OF UNITS.

MARKET RATE UNITS :

PLEASE LIST THE FOLLOWING:

- NUMBER OF UNITS AT EACH SIZE (BEDROOMS / BATHROOMS & SQUARE FEET),
- PURCHASE PRICE / RENT
- TOTAL NUMBER OF UNITS.

AFFORDABLE UNITS AND/OR WORKFORCE UNITS :

E.G., “(10) – 1 BEDROOM UNITS / 700 SF AT 60% AMI - \$1,277 / MONTH, ...” – USING RENTS FROM BELOW

**TARGETED CLIENTELE
LOW-TO-MODERATE INCOME
PERSONS BEING SERVED:**

CITY OF MIAMI INCOME LIMITS AND SOURCE FOR FY 2024

BY NUMBER OF PERSONS IN HOUSEHOLD *

% AMI	1	2	3	4	5
30% AMI	23,850	27,240	30,630	34,050	36,780
50% AMI	39,750	45,400	51,050	56,750	61,300
60% AMI	47,700	54,480	61,260	68,100	73,560
80% AMI	63,600	72,640	81,680	90,800	98,080
100% AMI	79,500	90,800	102,100	113,500	122,600
120% AMI	95,400	108,960	122,520	136,200	147,120
140% AMI	111,300	127,120	142,940	158,900	171,640

SOURCE (AS OF 4/2/24): FLORIDA HOUSING FINANCE CORP. MULTIFAMILY RENTAL PROGRAMS, 100% AMI IS AN EXTRAPOLATION OF FHFC DATA; ALL FIGURES ABOVE IN (\$)

CITY OF MIAMI RENT LIMITS AND SOURCE FOR FY 2024

BY NUMBER OF BEDROOMS IN UNIT *:

% AMI	0	1	2	3	4	5
30% AMI	596	638	765	885	987	1,090
50% AMI	993	1,064	1,276	1,475	1,646	1,816
60% AMI	1,192	1,277	1,531	1,770	1,975	2,180
80% AMI	1,590	1,703	2,042	2,361	2,634	2,907
100% AMI	1,988	2,129	2,553	2,951	3,293	3,634
120% AMI	2,385	2,554	3,063	3,541	3,951	4,360
140% AMI	2,782	2,980	3,573	4,131	4,609	5,087

SOURCE (AS OF 4/2/24): FHFC MULTIFAMILY RENTAL PROGRAMS, 100% AMI IS AN EXTRAPOLATION OF FHFC DATA; ALL FIGURES ABOVE IN (\$)

*APPLICANTS RECEIVING HOME FUNDS WILL BE REQUIRED TO COMPLY WITH HOME GUIDELINES FOR RENT AND INCOME LIMITS

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

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

NUMBER OF PERSONS ASSISTED PER UNIT:

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://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
 TITLE:
 EMAIL:

 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 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
 Date Reviewed:

 Alfredo Duran, Assistant Director
 Date Reviewed:

