



Affordable Housing Certification

July 27, 2018
City of Miami

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COMMUNITY AND ECONOMIC DEVELOPMENT'S ROLE IN AFFORDABLE HOUSING CERTIFICATION

A. ISSUES CERTIFICATION APPLICATION FORMS

B. REVIEWS DRAFT CERTIFICATION APPLICATIONS

- i. Advises applicant of affordable and workforce housing qualifying criteria.
- ii. Reviews special benefits objectives with applicant.
- iii. Reviews application for completeness and correctness.

C. APPROVES CERTIFICATION APPLICATIONS

D. ISSUES IMPACT FEE DEFERRAL TEMPLATES



E. ISSUES RESTRICTIVE COVENANT TEMPLATES

- i. 30 year initial term
- ii. 10 year successive renewable

F. CO-SIGNS APPROVAL OF FINAL RESTRICTIVE COVENANT

G. MONITORS COMPLETED PROJECTS FOR COMPLIANCE.

- i. Income of Applicants
- ii. Number and type of affordable and workforce units
- iii. Rent or Mortgage amount and payments
- iv. Frequency



AFFORDABLE HOUSING CERTIFICATION INCENTIVES

- A. DENSITY BONUSES
- B. EXPEDITED PERMITTING
- C. IMPACT FEE DEFERRAL
- D. REDUCTION OF PARKING AND SETBACK REQUIREMENTS
- E. LIEN REMOVAL FOR AFFORDABLE HOUSING PROPERTIES



PURPOSE OF AFFORDABLE HOUSING CERTIFICATION APPLICATION FORM

1. Alert the applicant of Special Benefits Programs
 - a. [Affordable Housing Certification](#)
2. Track the number of affordable and workforce housing units being developed
3. Alert the applicant to notification and income requirements.



IMPORTANT ORDINANCES

- A. 3.15 Miami 21 - [Ordinance 13665](#)
- B. 3.16 Miami 21
- C. Impact Fee Deferral Chapter 13 Section 5 and Chapter 10 Section 4
- D. Definitions
 - i. Article 1 Section 1.2 Miami 21 Attainable Workforce Housing between 60%-140% AMI; Affordable Housing \leq 60% AM. (Applies to Miami 21 Article 3 Sections 15 and 16.)
 - ii. Chapter 13 Section 5 and Chapter 10 Section 4 of the City Code Workforce Housing 80% to 140% AMI; Affordable Housing \leq 80% AMI (Applies to Impact Fee Deferrals)
- E. City Ordinance 13645 and 13491
- F. Miami City Commission Resolution 11-0402 (Maximum price First Time Homebuyer Program (\$261,00 for existing homes, \$276,000 for new homes))



WHAT IS NEEDED FROM APPLICANT/DEVELOPER

- A. Property Address & Folio Number
- B. Description of the project to include parking amount and location
- C. Square Footage, number of bedrooms and proposed rent for each unit
- D. Number and type of living units



DEPARTMENTAL RESPONSIBILITIES FOR AFFORDABLE HOUSING

1. Community Development
 - a) Affordable Housing Application Certification
 - b) Issuance of Impact Fee Deferral Templates
 - c) Issuance of Covenant Templates
 - d) Monitoring of Compliance
 - e) Issuance of RFP's for City funding
 - f) First Time Homebuyer Program
2. Planning and Zoning
 - a) Determination of Fee Deferrals and Waivers
 - b) Determination of Parking requirements and Incentives
 - c) Determination of Height requirements and Incentives
 - d) Determination of Density requirements and Incentives
 - e) Determination of proximity of Transit Corridors and Transit Oriented Districts
3. Legal
 - a) Final Determination of applicability of ordinances to individual affordable housing projects
 - b) Final Determination of Covenant terms for affordable housing projects
 - c) Enforcement of Covenant terms.