



Affordable Housing: Miami 21

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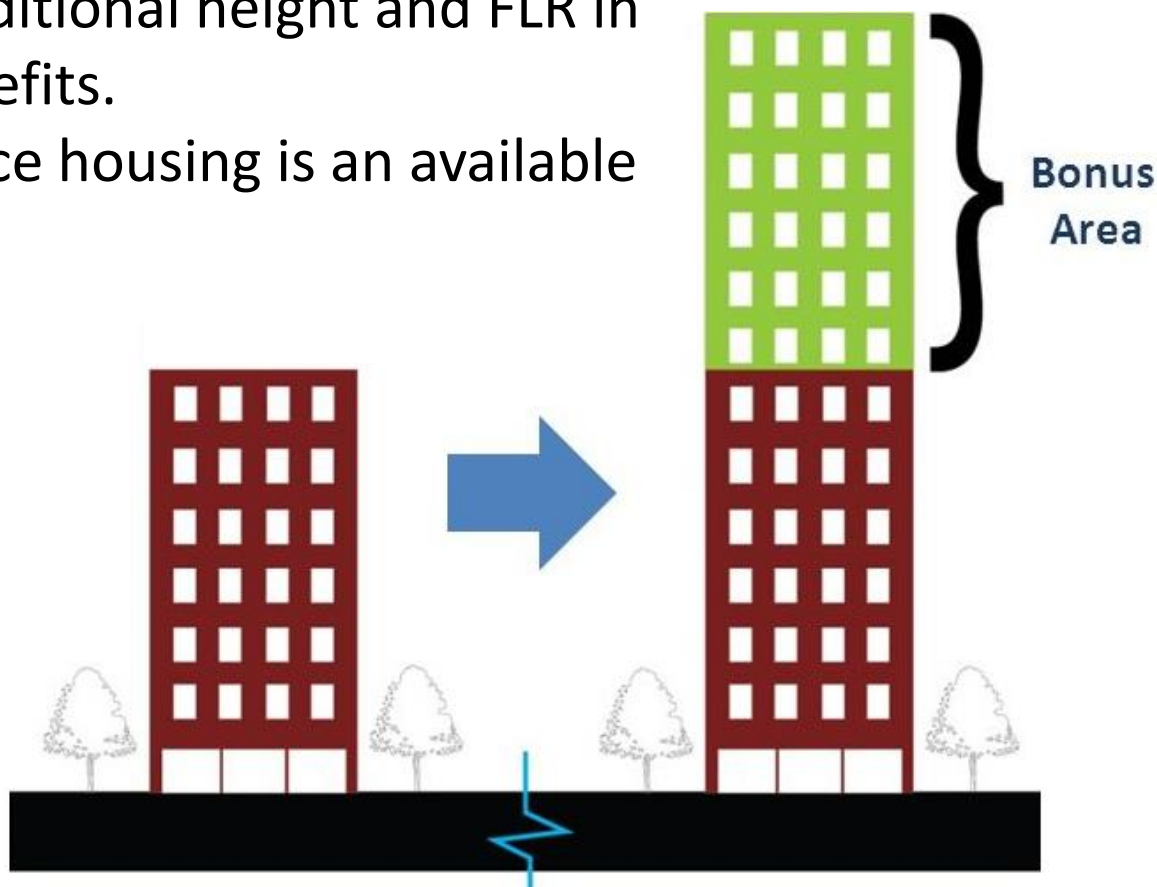


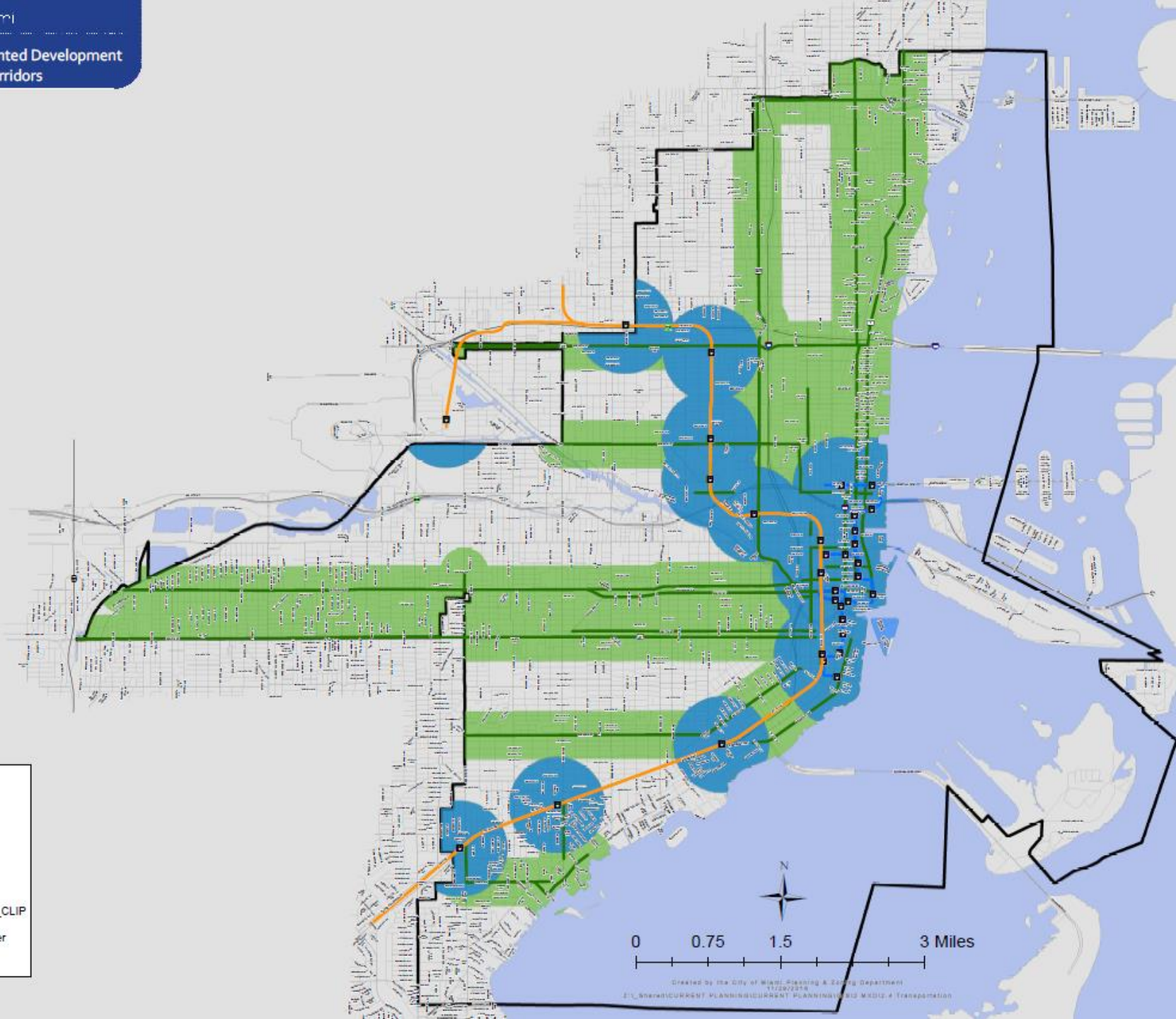
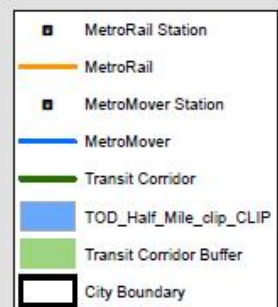


Miami has: Public Benefits

Miami 21 has a robust Public Benefits Program.

- Projects may receive additional height and FLR in exchange for Public Benefits.
- Affordable and Workforce housing is an available Public Benefit.



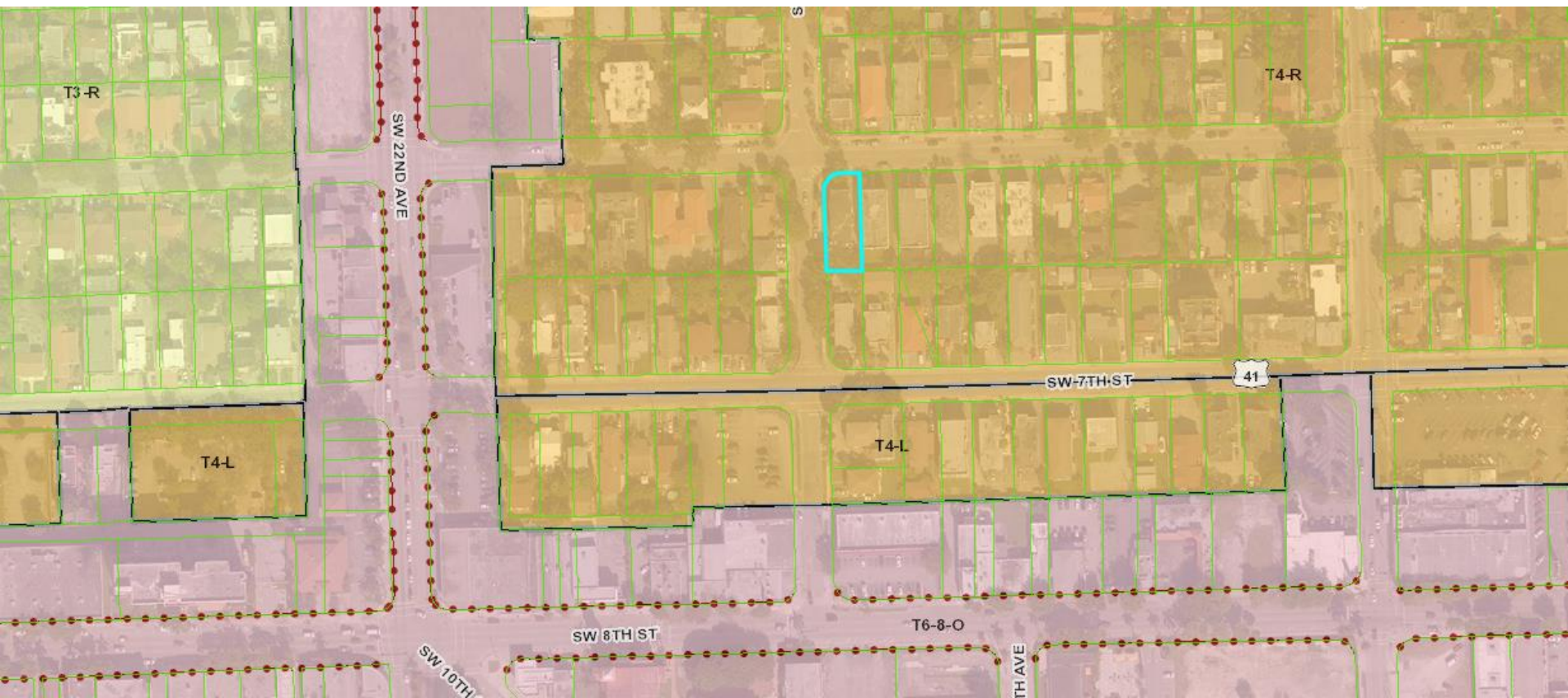




Miami has: Attainable Mixed-Income

Miami 21 has Attainable Mixed-Income program

- Project may double residential density for projects that are 100% Affordable and Workforce.





Miami has: Attainable Mixed-Income



Attainable Mixed-Income



80% Workforce: \$2,063 Below 140%
AMI

20% Affordable: \$738 Below 50%
AMI

10% ELI: (\$342 1-bed) 30% AMI



60% Workforce: \$2,063 Below 140%
AMI

40% Affordable: \$885 Below 60%
AMI

10% ELI: (\$342 1-bed) 30% AMI



Miami has: Attainable Mixed-Income

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Miami-Dade County (Miami-Miami Beach- Kendall HMFA; Miami-Fort Lauderdale- Pompano Beach MSA)	25%	13,775	15,750	17,725	19,675	21,250	22,825	24,400	25,975	27,545	29,119	344	369	443	511	570	629
	28%	15,428	17,640	19,852	22,036	23,800	25,564	27,328	29,092	30,850	32,613	385	413	496	572	639	705
	30%	16,530	18,900	21,270	23,610	25,500	27,390	29,280	31,170	33,054	34,943	413	442	531	613	684	755
	33%	18,183	20,790	23,397	25,971	28,050	30,129	32,208	34,287	36,359	38,437	454	487	584	675	753	831
	35%	19,285	22,050	24,815	27,545	29,750	31,955	34,160	36,365	38,563	40,767	482	516	620	716	798	881
	40%	22,040	25,200	28,360	31,480	34,000	36,520	39,040	41,560	44,072	46,590	551	590	709	818	913	1,007
	45%	24,795	28,350	31,905	35,415	38,250	41,085	43,920	46,755	49,581	52,414	619	664	797	920	1,027	1,133
	50%	27,550	31,500	35,450	39,350	42,500	45,650	48,800	51,950	55,090	58,238	688	738	886	1,023	1,141	1,259
	60%	33,060	37,800	42,540	47,220	51,000	54,780	58,560	62,340	66,108	69,886	826	885	1,063	1,227	1,369	1,511
	80%	44,080	50,400	56,720	62,960	68,000	73,040	78,080	83,120	88,144	93,181	1,102	1,181	1,418	1,637	1,826	2,015
Median: 52,300	120%	66,120	75,600	85,080	94,440	102,000	109,560	117,120	124,680	132,216	139,771	1,653	1,771	2,127	2,455	2,739	3,022
	140%	77,140	88,200	99,260	110,180	119,000	127,820	136,640	145,460	154,252	163,066	1,928	2,066	2,481	2,864	3,195	3,526



Miami has: Attainable Mixed-Income

Miami 21 has Affordable and Attainable program

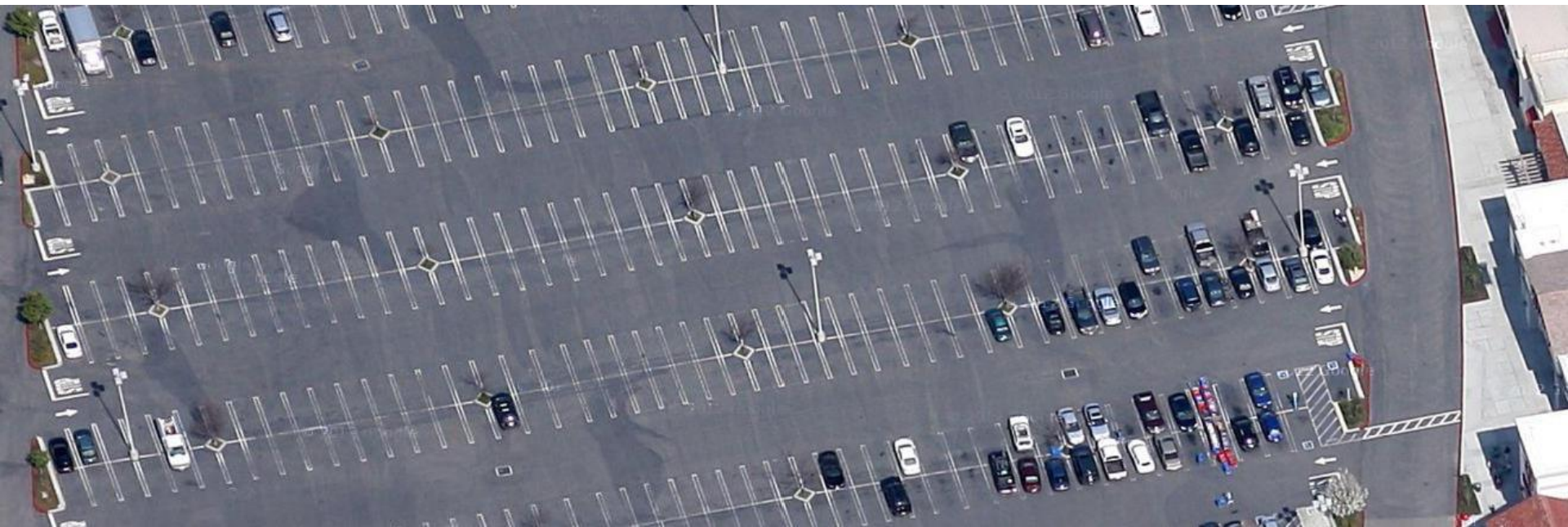
- May not abut T3
- Parking reductions of up to:
 - 80% in a TOD
 - 50% in a Transit Corridor
- Relaxation of number of stories, only sets maximum height for T5, T6-8, and T6-12
- Staff level design review, instead of design review board
- No maximum lot area requirements
- Modification of setback requirements above the 8th story
- **30-year covenant with two automatic 10-year extensions**

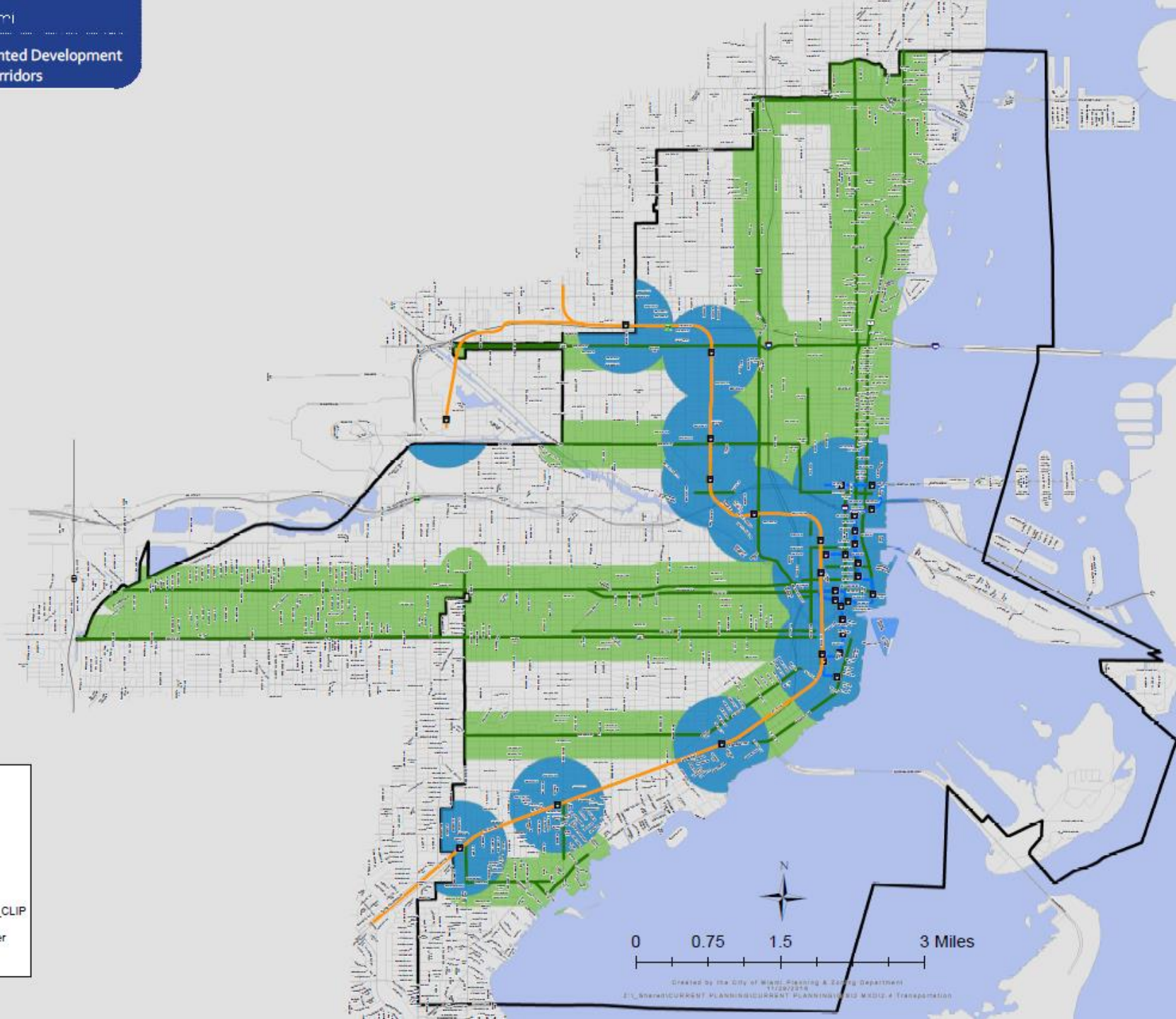
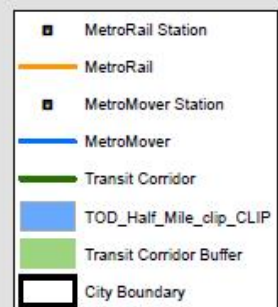


Miami has: Parking Reductions

Miami 21 has substantial parking reductions

- A project within $\frac{1}{2}$ mile of a rail station or $\frac{1}{4}$ mile of transit corridor can reduce required parking by up to 50%.
- A project within $\frac{1}{2}$ mile of a rail station or $\frac{1}{4}$ mile of transit corridor that is less than 10,000 square feet has no required parking.
- Must be further than 500' from T3.

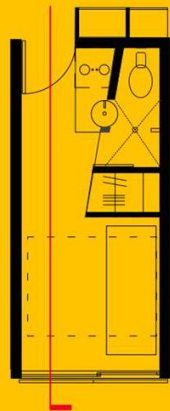




0 0.75 1.5 3 Miles



Miami has: Micro-Units

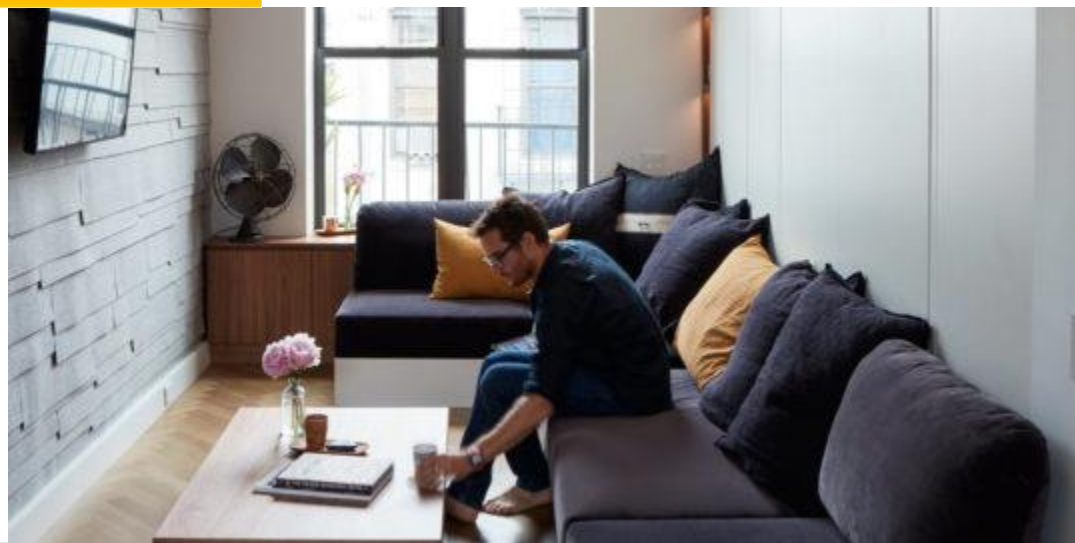
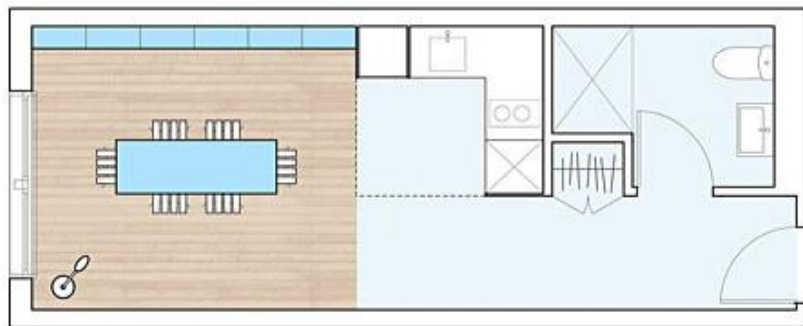


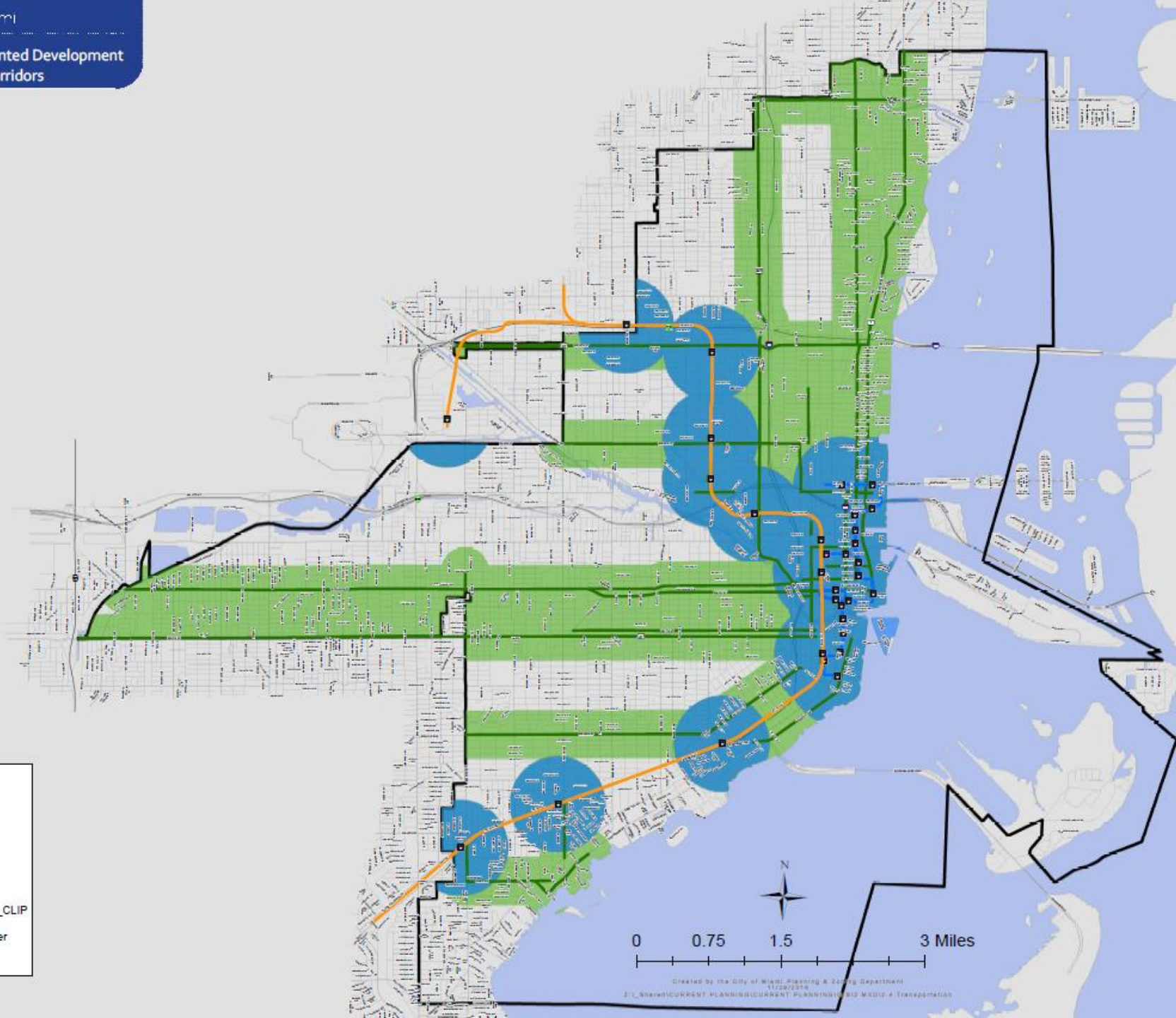
TYPICAL UNIT: 130 sf



Miami 21 permits Micro-Dwelling Units

- Permitted within ½ mile of a rail station.
- 275-399 square feet.
- One parking space per unit maximum.







Miami has: ADUs

Ancillary Dwelling Units are a respectful way to add density to single-family neighborhoods.

- 450 square foot maximum
- Property owner must live on site
- Permitted in T3-L, all of T4





Miami has: A Community Land Trust

New legislation will permit the transfer of unused residential Density from Historically Designated sites to TOD areas

- City owned historical assets could transfer density for the purposes of building affordable housing.
- This would function like a “floating” community land trust.



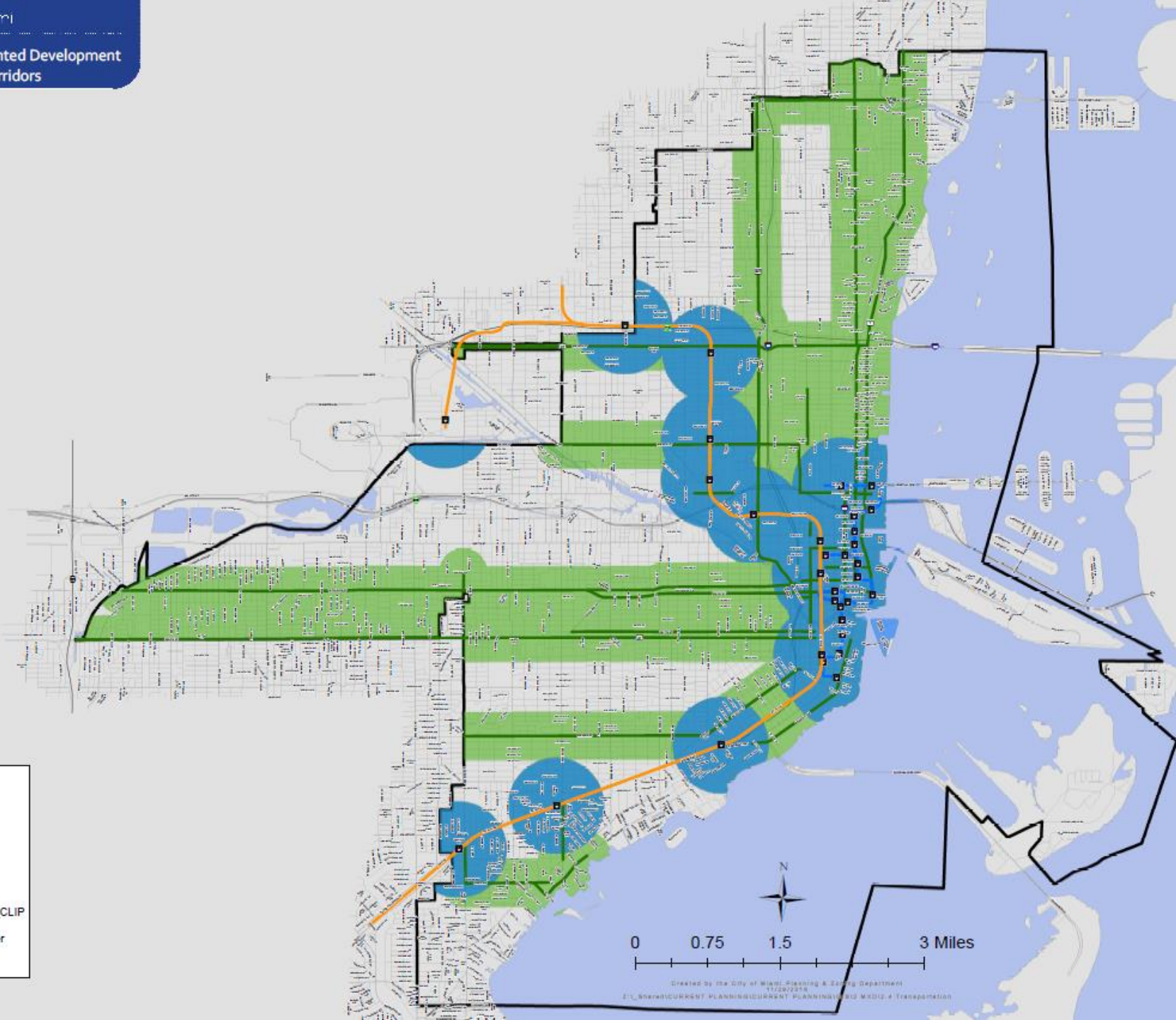
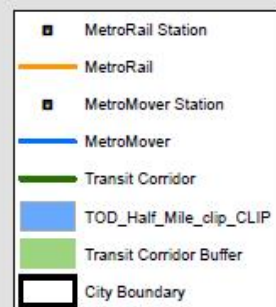


Miami has: A Community Land Trust



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400 Biscayne







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