



2018

MIAMI 21

About Affordable and Attainable
Mixed-Income Housing Certification



Based on the City of Miami's Affordable and Attainable Mixed-Income Housing Special Benefit Program, as a pre-requisite to qualify as an Affordable Housing (AH) development or Attainable Mixed-Income (AT) Housing development that is eligible for any of the special benefits described in Sec. 3.15 of Miami 21, the applicant (development) must complete and submit for review an Affordable & Attainable Mixed-Income Housing Certification form authenticating that the development will satisfy one of the following:

AS AFFORDABLE HOUSING (AH)

- Offer a minimum of 80% of the units that will provide AH, serving residents at or below 60% AMI
- Serve as a Mixed-income building that will provide at least 40% of units as AH, serving residents at or below 60% AMI OR at least 20% of the units as AH, serving residents at or below 50% AMI

Disclaimer: This second option (only) under the AH category requires that the Applicant confirm with Zoning that the development is located within a Residential Density Increase Area as set forth in Article 4, Diagram 9 of the Miami 21 Code

AS ATTAINABLE MIXED-INCOME HOUSING (AT)

- Offer a minimum of 40% of units serving residents at or below 60% and the remainder as Workforce Housing

Disclaimer: This option requires that the Applicant also provide verification to Zoning that the development is within a 1/4 mile of a transit corridor or a 1/2 mile of a TOD.

- Offer a minimum of 20% of the units as AH serving residents at or below 50% AMI and the remainder as Workforce Housing

Disclaimer: This option requires that the Applicant also provide verification to Zoning that the development is within a 1/4 mile of a transit corridor or a 1/2 mile of a TOD.

- Meets the criteria of either of the two options extended to Attainable Mixed-Income (AT) as noted here PLUS provides either a minimum of 5% OR 10% of the dwelling units to residents at or below 30% AMI (extremely low income) for the entire development, allowing for density bonuses as outlined in Miami 21.

AND AGREE TO COMPLY WITH CITY OF MIAMI ORDINANCE #13491 (NOTICE TO RESIDENTS) AND #13645 (RESIDENT PREFERENCE)

- Ordinance 13491: Any developer with a project that receives affordable or workforce housing incentives or benefits from the City, its departments, instrumentalities or Community Redevelopment Agencies, including but not limited to, financing, grants in kind or other grants, impact fee waivers or deferrals, parking waivers or reductions, etc., shall provide notice to the Directors of Community & Economic Development and Zoning Department so that City elected/appointed officials can notify residents of the availability of these units. Notice shall include the number of available units, street address, and contact information for the development.

- Ordinance 13645: Affordable and/or Workforce Housing developments receiving any benefits (such as density bonuses, impact fee deferrals, parking waivers/reductions, building permit fee deferrals) or any funds provided by the City, regardless of the source of funds, shall first provide City Residents (residing within City boundaries for 12 consecutive months) or those employed within the City's boundaries with preference to all restricted units, unless otherwise prohibited by law.

INCOME LIMITS - MIAMI 21 AFFORDABLE AND ATTAINABLE MIXED-INCOME SPECIAL BENEFITS PROGRAM				
	30% AMI	50% AMI	60% AMI	140% AMI
Persons in Household	Extremely low income	In Miami 21, this range is defined as workforce		
1	\$ 16,530	\$27,550	\$33,060	\$77,140
2	\$18,900	\$31,500	\$37,800	\$88,200
3	\$21,270	\$35,450	\$42,540	\$99,260
4	\$23,610	\$39,350	\$47,220	\$110,180
5	\$25,500	\$42,500	\$51,000	\$119,000
6	\$27,390	\$45,650	\$54,780	\$127,820

The completed Certification form must be reviewed and approved by the City's Department of Community & Economic Development. This flyer provides an overview of the process. To access the full text of Section 3.15 of the Miami 21 Zoning Code, please visit <http://miamifl.iqm2.com/>. If you have questions about the density bonuses or parking requirements tied to those units that qualify as Affordable or Attainable Mixed-Income Housing, please call Zoning at 305-416-1495.

The rental rates below provide a guide as to what rent limits are in Miami, FL for specific area median income (AMI) households, based on the size of the rental unit (# of bedrooms). The rental amounts below are pulled from the Florida Housing Finance Corporation (FHFC) and the US Dept. of Housing & Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.

CITY OF MIAMI RENT LIMIT BY NUMBER OF BEDROOMS IN UNIT*						
	0	1	2	3	4	5
30% AMI	\$413	\$442	\$531	\$613	\$684	\$755
50% AMI	\$688	\$738	\$886	\$1,023	\$1,141	\$1,259
60% AMI	\$826	\$885	\$1,063	\$1,227	\$1,369	\$1,511
80% AMI	\$871	\$964	\$1,159	\$1,331	\$1,465	\$1,598
140% AMI	\$1,928	\$2,066	\$2,481	\$2,864	\$3,195	\$3,526

HOW DOES THE AFFORDABLE HOUSING CERTIFICATION (AHC) WORK?

- For a copy of the Affordable Housing Certification (AHC) form, please e-mail Charles McKinnon at the Department of Community & Economic Development, cmckinnon@miamigov.com, or contact him at 305-416-2084. An appointment can be scheduled to discuss and review the process in person.
- Ultimately, all sections of the AHC must be completed by a responsible representative of the property. Once completed, the AHC form must be returned to Department UNSIGNED.
- The Department of Community & Economic Development will review the AHC and any required edits and/or modifications, in order to comply with the particular section of the code the applicant is seeking benefits from, will be discussed and addressed with the applicant. Once finalized, the form will be signed by both the applicant and a Departmental representative and the applicant should take the signed AHC to the Planning & Zoning Department, 444 SW 2 Avenue, Third Floor, to submit it and finalize the impact fee deferral and the restrictive covenant. This restrictive covenant is a binding legal obligation tied to the property, running with the land for the specified term.
- The units identified as Affordable Housing (AH) or Attainable (AT) Mixed-Income Housing must remain affordable to the agreed upon income restriction for 30 years.
- Within two years of completion the Department of Community and Economic Development will monitor the project for compliance with HUD affordability guidelines and restrictive covenant terms.
- Prior to the scheduled compliance monitoring, developers will be provided with a list of documents acceptable to verify tenant income(s). Documents acceptable as proof of income include, but are not limited to, pay stubs, leases, bank statements, and tax returns.

*Source: 50%, and 80% rental rates are from the federal HOME program. 60% and 140% AMI rental rates are from the Florida Housing Finance Corporation Multifamily Rental Programs.