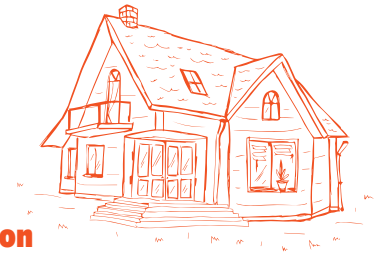




2018 MIAMI 21

About Attainable Workforce Housing Certification



Based on the City of Miami's Workforce Housing Special Benefit Program as described in City Ordinance 13672, as a pre-requisite to qualify as a development for any of the special benefits described in Sec. 3.16 of Miami 21, the applicant (development) must complete and submit for review a Certification form authenticating that the development will satisfy the following:

MEET THE DEFINITION OF ATTAINABLE WORKFORCE HOUSING (AWH)

- Offer a minimum of 25% of the units serving residents above 60% Area Median Income (AMI) and at or below 80% AMI as published by US HUD annually, AND
- provide a minimum of 50% of the units as workforce housing, serving residents above 80% AMI and at or below 120% AMI as published by US HUD annually, AND
- provide the remainder as workforce housing serving residents above 60% AMI and at or below 140% AMI, as published by HUD annually

Disclaimer: This option requires that the Applicant confirm with Zoning that the development is located within a 1/4 mile from a Transit Corridor or a half mile (1/2) from a Transit Oriented Development (TOD).

Attainable Workforce Housing shall mean a development completely comprised of Workforce Housing, servicing multiple income ranges between 60% and 140% AMI as described in Section 3.16 of the City of Miami Code.

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 at least 60 days prior to the initial leasing and/or sales period 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 ATTAINABLE WORKFORCE HOUSING				
	60% AMI	80% AMI	120% AMI	140% AMI
Persons in Household	In Miami 21, this range is defined as workforce			
1	\$33,060	\$44,100	\$66,120	\$77,140
2	\$37,800	\$50,400	\$75,600	\$88,200
3	\$42,540	\$56,700	\$85,080	\$99,260
4	\$47,220	\$62,950	\$94,440	\$110,180
5	\$51,000	\$68,000	\$102,000	\$119,000
6	\$54,780	\$73,050	\$109,560	\$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 3.16 of the Miami 21 Zoning Code, please visit <http://miamifl.igmm2.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
60% AMI	\$826	\$885	\$1,063	\$1,227	\$1,369	\$1,511
80% AMI	\$871	\$964	\$1,159	\$1,331	\$1,465	\$1,598
120% AMI	\$1,653	\$1,771	\$2,127	\$2,455	\$2,739	\$3,022
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: 80% AMI rental rates are from the federal HOME program. 60%, 120%, and 140% AMI rental rates are from the Florida Housing Finance Corporation.

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