



# CITY OF MIAMI

## AFFORDABLE HOUSING CERTIFICATION

<https://www.miamigov.com/Government/Departments-Organizations/Housing-Community-Development/Get-an-Affordable-Housing-Certification-AHC>

### PROJECT INFORMATION

<b>PROJECT NAME: APPLICANT/DEVELOPER NAME AND ADDRESS :</b>	
<b>PROJECT ADDRESS AND FOLIO NUMBER (IF AVAILABLE)</b>	
	<p><b>1. MIAMI 21 AFFORDABLE HOUSING (ARTICLE 3 SUBSECTION 3.15.1)</b></p> <p>___ <b>MINIMUM 80%</b> OF DWELLING UNITS (DU'S) FOR TENANTS AT OR BELOW 60% AREA MEDIAN INCOME (AMI) (ELDERLY OR MULTI-FAMILY)</p> <p>___ <b>MINIMUM 40%</b> OF DU'S FOR TENANTS AT OR BELOW 60% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY)</p> <p>___ <b>MINIMUM 20%</b> OF DU'S FOR TENANTS AT OR BELOW 50% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY)</p> <p style="text-align: center;"><b>OR</b></p> <p><b>2. MIAMI 21 ATTAINABLE MIXED-INCOME HOUSING (ARTICLE 3 SUBSECTION 3.15.2)</b> <i>PROJECTS APPLYING UNDER 3.15.2 MUST BE WITHIN ¼ MILE OF A TRANSIT CORRIDOR OR WITHIN A TRANSIT ORIENTED DISTRICT</i></p> <p>___ <b>MINIMUM 40%</b> OF DWELLING UNITS (DU'S) AT OR BELOW 60% AREA MEDIAN INCOME (AMI); AND <b>MINIMUM 10%</b> OF DU'S ABOVE 60% AMI AND AT OR BELOW 80% AMI; AND <b>MAXIMUM 10%</b> OF DU'S AT ANY PRICE; AND <b>REMAINDER</b> OF DU'S ABOVE 60% AMI AND AT OR BELOW 100% AMI.</p> <p>___ <b>MINIMUM 20%</b> OF DWELLING UNITS (DU'S) AT OR BELOW 50% AREA MEDIAN INCOME (AMI); AND <b>MINIMUM 10%</b> OF DU'S ABOVE 60% AMI AND AT OR BELOW 80% AMI; AND <b>MAXIMUM 10%</b> OF DU'S AT ANY PRICE; AND <b>REMAINDER</b> OF DU'S ABOVE 60% AMI AND AT OR BELOW 100% AMI.</p> <p><b>2A. ATTAINABLE MIXED-INCOME HOUSING DENSITY BONUSES (SUBSECTION 3.15.6) – OPTIONAL</b> <i>PROJECTS REQUESTING DENSITY BONUS MUST MEET REQUIREMENTS UNDER 3.15.2</i></p> <p>___ <b>100% DENSITY BONUS</b> <b>MINIMUM 10%</b> OF DWELLING UNITS (DU'S) FOR TENANTS EARNING UP TO 30% AREA MEDIAN INCOME (AMI)</p> <p>___ <b>50% DENSITY BONUS</b> <b>MINIMUM 5%</b> OF DU'S FOR TENANTS EARNING UP TO 30% AMI</p> <p><b>3. MIAMI 21 ATTAINABLE WORKFORCE HOUSING (ARTICLE 3 SUBSECTION 3.16.1)</b> <i>ALL PROJECT UNDER THE ATTAINABLE WORKFORCE HOUSING SECTION 3.16.1 MUST BE WITHIN ¼ MILE OF A TRANSIT CORRIDOR OR A TRANSIT ORIENTED DISTRICT</i></p> <p>___ <b>MINIMUM 25%</b> OF DWELLING UNITS (DU'S) FOR TENANTS ABOVE 60% OF AREA MEDIAN INCOME (AMI) AND AT OR BELOW 80% AMI; AND <b>THE REMAINING DU'S</b> FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 100% AMI.</p> <p><b>4. OTHER</b></p> <p>___ <b>IMPACT FEE DEFERRAL PROGRAM ONLY</b></p>

**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 MAXIMUM AMOUNT CURRENTLY APPROVED BY THE CITY OF MIAMI IS \$ 318,000 FOR EXISTING OR NEW HOMES]

**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 :

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

CITY OF MIAMI INCOME LIMITS AND SOURCE FOR FY 2022

BY NUMBER OF PERSONS IN HOUSEHOLD \*

% AMI	1	2	3	4	5
30% AMI	20,490	23,400	26,340	29,250	31,590
50% AMI	34,150	39,000	43,900	48,750	52,650
60% AMI	40,980	46,800	52,680	58,500	63,180
80% AMI	54,640	62,400	70,240	78,000	84,240
100% AMI	68,300	78,000	87,800	97,500	105,300
120% AMI	81,960	93,600	105,360	117,000	126,360
140% AMI	95,620	109,200	122,920	136,500	147,420

Source of Income Limits: FHFC Multifamily Rental Programs, except for 100% AMI, an extrapolation of FHFC data; All figures above in (\$)

CITY OF MIAMI RENT LIMITS AND SOURCE FOR FY 2022

BY NUMBER OF BEDROOMS IN UNIT \* :

% AMI	0	1	2	3	4	5
30% AMI	512	548	658	760	848	936
50% AMI	853	914	1,097	1,267	1,413	1,560
60% AMI	1,024	1,097	1,317	1,521	1,696	1,872
80% AMI	1,366	1,463	1,756	2,028	2,262	2,496
100% AMI	1,708	1,829	2,195	2,535	2,828	3,120
120% AMI	2,049	2,194	2,634	3,042	3,393	3,744
140% AMI	2,390	2,560	3,073	3,549	3,958	4,368

Source of Rent Limits: FHFC Multifamily Rental Programs, except for 100% AMI, 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%	140%	MARKET RATE
<b>NUMBER OF BEDROOMS</b>	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:**

<b>COMMENCEMENT OF CONSTRUCTION</b>	<b>MONTH/YEAR</b>
<b>50% COMPLETION</b>	<b>MONTH/YEAR</b>
<b>COMPLETION OF CONSTRUCTION</b>	<b>MONTH/YEAR</b>
<b>LEASE-UP OF UNITS/SALE OF UNITS</b>	<b>MONTH/YEAR</b>

**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**

**(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 (OPTIONAL)

\_\_\_\_\_% 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 = \_\_\_\_\_ %)

\_\_\_\_\_  
 Alberto Castellón, Housing Development Coordinator  
 Date Reviewed:

\_\_\_\_\_  
 Alfredo Duran, Assistant Director  
 Date Reviewed: