



# 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>PLEASE CHOOSE FROM OPTIONS 1–5 ON RIGHT. PLEASE NOTE THE FOLLOWING:</b></p> <ul style="list-style-type: none"> <li>- ALL OPTIONS ON RIGHT AUTOMATICALLY CONSIDER APPLICANTS FOR IMPACT-FEE DEFERRAL.</li> <li>- TO APPLY FOR A DOUBLE-DENSITY OR ½ DENSITY BONUS, YOU <u>MUST</u> SELECT <u>ONE</u> OPTION UNDER #2 AND <u>ONE</u> OPTION UNDER #2A. BOTH REQ'S. APPLY</li> <li>- IF YOU <u>STRICTLY</u> WISH TO APPLY FOR AN IMPACT-FEE DEFERRAL <u>ONLY</u>, NOT USING MIAMI21 PROVISIONS, PLEASE MARK OPTION #4</li> <li>- TO UTILIZE ANY OTHER MIAMI21 PROVISIONS NOT LISTED HERE, PLEASE MARK OPTION 5 AND NOTE THE APPLICABLE PROVISION/AFFORDABILITY IN PROJECT DESCRIPTION SECTION.</li> </ul>	<ol style="list-style-type: none"> <li><b>MIAMI 21 AFFORDABLE HOUSING (ARTICLE 3 SUBSECTION 3.15.1)</b> <ul style="list-style-type: none"> <li>___ <b>MINIMUM 80%</b> OF DWELLING UNITS (DU'S) FOR TENANTS AT OR BELOW 60% AREA MEDIAN INCOME (AMI) (ELDERLY OR MULTI-FAMILY)</li> <li>___ <b>MINIMUM 40%</b> OF DU'S FOR TENANTS AT OR BELOW 60% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY)</li> <li>___ <b>MINIMUM 20%</b> OF DU'S FOR TENANTS AT OR BELOW 50% AMI IN A RESIDENTIAL DENSITY INCREASE AREA (MULTI-FAMILY)</li> </ul> </li> <li><b>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> <ul style="list-style-type: none"> <li>___ <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.</li> <li>___ <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.</li> </ul> </li> <li><b>2A. ATTAINABLE MIXED-INCOME HOUSING DENSITY BONUSES (SUBSECTION 3.15.6)</b> <i>PROJECTS REQUESTING DENSITY BONUS MUST MEET REQUIREMENTS UNDER 3.15.2; IF SELECTING 2A, MUST CHOOSE OPTION UNDER SECTION 2 ALSO.</i> <ul style="list-style-type: none"> <li>___ <b>100% DENSITY BONUS</b> <b>MINIMUM 10%</b> OF DWELLING UNITS (DU'S) FOR TENANTS EARNING UP TO 30% AREA MEDIAN INCOME (AMI)</li> <li>___ <b>50% DENSITY BONUS</b> <b>MINIMUM 5%</b> OF DU'S FOR TENANTS EARNING UP TO 30% AMI</li> </ul> </li> <li><b>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 1 TRANSIT ORIENTED DISTRICT</i> <ul style="list-style-type: none"> <li>___ <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 THE REMAINING DU'S FOR TENANTS ABOVE 60% AMI AND AT OR BELOW 100% AMI.</li> </ul> </li> <li>___ <b>IMPACT FEE DEFERRAL PROGRAM-ONLY (NON-MIAMI21 IMPACT FEE DEFERRAL CODE)</b></li> <li>___ <b>OTHER MIAMI-21 PROVISIONS – PLEASE NOTE APPLICABLE PROVISION IN PROJ. DESCRIPTION</b></li> <li><b>STATE OF FLORIDA – LIVE LOCAL ACT (SB 102) - CERTIFICATION</b> <ul style="list-style-type: none"> <li>___ <b>MINIMUM 40%</b> OF DU'S FOR TENANTS AS AFFORDABLE HOUSING PER SEC. 420.0004, FLORIDA STATUTES IF MIXED-USE RESIDENTIAL, 65% OF TOTAL SQ. FEET MUST BE RES. <b>PROVIDE SQ. FOOTAGE BY USE BELOW</b></li> </ul> </li> </ol>

<b>PROJECT DESCRIPTION</b>																																																																																																	
<p align="center"><b>Affordability Information:</b></p> <p align="center">MAXIMUM AFFORDABLE SALES PRICE AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PURCHASE PRICE LIMITS FOR THE CITY OF MIAMI</p> <p align="center">-- SEE LINK: <a href="https://www.miamigov.com/Residents/Housing/Apply-for-First-Time-Homebuyer-Assistance">https://www.miamigov.com/Residents/Housing/Apply-for-First-Time-Homebuyer-Assistance</a></p> <p align="center">[THE MAXIMUM AMOUNT CURRENTLY APPROVED BY THE CITY OF MIAMI IS \$ 394,000 FOR EXISTING OR NEW HOMES AS OF: 7/1/23]</p>																																																																																																	
<b>UNIT AFFORDABILITY</b> <b>PLEASE LIST THE FOLLOWING:</b> <ul style="list-style-type: none"> <li>▪ NUMBER OF UNITS AT EACH SIZE (BEDROOMS / BATHROOMS &amp; SQUARE FEET),</li> <li>▪ PURCHASE PRICE / RENT</li> <li>▪ TOTAL NUMBER OF UNITS.</li> </ul>	<p><u><b>MARKET RATE UNITS :</b></u></p>																																																																																																
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<b>TARGETED CLIENTELE</b> <b>LOW-TO-MODERATE INCOME</b> <b>PERSONS BEING SERVED:</b>	<p><u><b>CITY OF MIAMI INCOME LIMITS AND SOURCE FOR FY 2023</b></u></p> <p><u><b>BY NUMBER OF PERSONS IN HOUSEHOLD *</b></u></p> <table border="1"> <thead> <tr> <th>% AMI</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> </thead> <tbody> <tr> <td>30% AMI</td> <td>21,690</td> <td>24,780</td> <td>27,870</td> <td>30,960</td> <td>33,450</td> </tr> <tr> <td>50% AMI</td> <td>36,150</td> <td>41,300</td> <td>46,450</td> <td>51,600</td> <td>55,750</td> </tr> <tr> <td>60% AMI</td> <td>43,380</td> <td>49,560</td> <td>55,740</td> <td>61,920</td> <td>66,900</td> </tr> <tr> <td>80% AMI</td> <td>57,840</td> <td>66,080</td> <td>74,320</td> <td>82,560</td> <td>89,200</td> </tr> <tr> <td>100% AMI</td> <td>72,300</td> <td>82,600</td> <td>92,900</td> <td>103,200</td> <td>111,500</td> </tr> <tr> <td>120% AMI</td> <td>86,760</td> <td>99,120</td> <td>111,480</td> <td>123,840</td> <td>133,800</td> </tr> </tbody> </table> <p><i>SOURCE OF INCOME LIMITS: FLORIDA HOUSING FINANCE CORP. MULTIFAMILY RENTAL PROGRAMS, 100% AMI IS AN EXTRAPOLATION OF FHFC DATA; ALL FIGURES ABOVE IN (\$)</i></p> <p><u><b>CITY OF MIAMI RENT LIMITS AND SOURCE FOR FY 2023</b></u></p> <p><u><b>BY NUMBER OF BEDROOMS IN UNIT *:</b></u></p> <table border="1"> <thead> <tr> <th>% AMI</th> <th>0</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>5</th> </tr> </thead> <tbody> <tr> <td>30% AMI</td> <td>542</td> <td>580</td> <td>696</td> <td>805</td> <td>898</td> <td>991</td> </tr> <tr> <td>50% AMI</td> <td>903</td> <td>968</td> <td>1,161</td> <td>1,341</td> <td>1,497</td> <td>1,651</td> </tr> <tr> <td>60% AMI</td> <td>1,084</td> <td>1,161</td> <td>1,393</td> <td>1,610</td> <td>1,797</td> <td>1,982</td> </tr> <tr> <td>80% AMI</td> <td>1,446</td> <td>1,549</td> <td>1,858</td> <td>2,147</td> <td>2,396</td> <td>2,643</td> </tr> <tr> <td>100% AMI</td> <td>1,808</td> <td>1,936</td> <td>2,323</td> <td>2,684</td> <td>2,995</td> <td>3,304</td> </tr> <tr> <td>120% AMI</td> <td>2,169</td> <td>2,323</td> <td>2,787</td> <td>3,220</td> <td>3,594</td> <td>3,964</td> </tr> </tbody> </table> <p><i>SOURCE OF RENT LIMITS: FHFC MULTIFAMILY RENTAL PROGRAMS, 100% AMI IS AN EXTRAPOLATION OF FHFC DATA; ALL FIGURES ABOVE IN (\$)</i></p> <p><i>*APPLICANTS RECEIVING HOME FUNDS WILL BE REQUIRED TO COMPLY WITH HOME GUIDELINES FOR RENT AND INCOME LIMITS</i></p>						% AMI	1	2	3	4	5	30% AMI	21,690	24,780	27,870	30,960	33,450	50% AMI	36,150	41,300	46,450	51,600	55,750	60% AMI	43,380	49,560	55,740	61,920	66,900	80% AMI	57,840	66,080	74,320	82,560	89,200	100% AMI	72,300	82,600	92,900	103,200	111,500	120% AMI	86,760	99,120	111,480	123,840	133,800	% AMI	0	1	2	3	4	5	30% AMI	542	580	696	805	898	991	50% AMI	903	968	1,161	1,341	1,497	1,651	60% AMI	1,084	1,161	1,393	1,610	1,797	1,982	80% AMI	1,446	1,549	1,858	2,147	2,396	2,643	100% AMI	1,808	1,936	2,323	2,684	2,995	3,304	120% AMI	2,169	2,323	2,787	3,220	3,594	3,964
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<b>NUMBER OF PERSONS:</b>  ENTER THE NUMBER OF PERSONS BEING SERVED PER-HOUSEHOLD	<u>LIST THE NUMBER OF EACH TYPE OF BEDROOM UNITS SERVING EACH INCOME LEVEL:</u>								
	PERCENTAGE OF AREA MEDIAN INCOME (AMI)	30%	50%	60%	80%	100%	120%	MARKET RATE	
	NUMBER OF BEDROOMS	STUDIO							
		1 BR							
		2 BR							
		3 BR							
		4 BR							
5 BR									
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <u>NUMBER OF PERSONS ASSISTED PER UNIT:</u>  <u>TOTAL PROJECT DEVELOPMENT COST:</u>  <u>DEVELOPMENT SCHEDULE:</u>            COMMENCEMENT OF CONSTRUCTION            COMPLETION OF CONSTRUCTION            LEASE-UP OF UNITS/SALE OF UNITS         </div> <div style="width: 45%;">           MONTH/YEAR            MONTH/YEAR            MONTH/YEAR         </div> </div>									

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 (DO NOT FILL OUT)

**(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

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

STATE OF FLORIDA -- LIVE LOCAL ACT

\_\_\_\_\_% AFFORDABLE WITH \_\_\_\_\_ 30% AMI UNITS; \_\_\_\_\_ 50% AMI UNITS; \_\_\_\_\_ 80% AMI UNITS; AND \_\_\_\_\_ 120% AMI UNITS

IF MIXED-USE DEV.: \_\_\_\_\_% RESIDENTIAL WITH \_\_\_\_\_ RES. SQ. FOOTAGE OF \_\_\_\_\_ TOTAL PROJECT SQ. FOOTAGE

\_\_\_\_\_  
 Alberto Castellón, Housing Dev. Coordinator  
 Date Reviewed:

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