

### **Infill Housing Initiative:**

The purpose of the Infill Housing Initiative is to increase the availability of affordable homes for low and moderate income families, maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated or abandoned properties, equitably distribute homeownership opportunities within the Infill Target Areas, and generate payment of ad valorem taxes.

The Infill Housing Initiative, also referred to as the Infill Housing Program offers County-owned properties that are suitable for the development of affordable housing to qualified developers that have been selected through a Request for Qualification process. Developers are required to build affordable housing on the lots within 12 months of receiving the lots and sell the homes to first-time homebuyers who meet the income level of a low (80% or less) or moderate (above 80% and less than 140%) of the median income for the metropolitan area of Miami-Dade County.

Properties that are privately-owned and fall within the Infill Housing Initiative boundaries may also be entered into the Program, provided the owner agrees to develop the property in accordance with the Program requirements. In exchange, the County will release County liens that existed on the property prior to the current owner's purchase.

### **Program Incentives:**

**Availability of County Property:** The County will make available buildable land to qualified developers, free and clear of all liens.

**Impact Fees and Water and Sewer Connection Charges:** New homes constructed through the Program qualify to have impact fees for road, fire and emergency services, parks and police services as well as water and sewer connection charges, refunded once a restrictive covenant has been recorded on the property stating that the property will remain affordable during the control period, and the home has been completed and sold to a qualified household.

**Building Permit Expedite Process:** Building permit applications for homes being built in the Unincorporated Municipal Service Area (UMSA) through the Infill Housing Program qualify for the Building Department's expedite process. The developer must provide the Building Department written proof that the home is being built through the Infill Housing Program.

**Financial Assistance:** Various County agencies including MDHA/DLAD, OCED, HFA and MMAP offer financial assistance to qualified homebuyers in the form of low interest loans using Surtax, SHIP, CDBG, HOME and other applicable funds.

**Lien Releases:** County liens placed on private property prior to the developer purchasing the lot may be released, provided the developer proffers all of the required restrictive covenants.

**Reduced Real Estate Taxes:** The assessed value of the homes constructed through the Infill Housing Program will be adjusted during the control period once a declaration of restrictive covenants has been recorded in the public records stating that the home must remain affordable.

**Homebuyer Eligibility Requirements:**

Every dwelling unit developed through the Infill Housing Program must be sold to a qualified household to be used as his or her own primary residence. A household is deemed qualified once they have met the following requirements:

- Homeownership Counseling:

The eligible household must complete a homeownership training course through a participating counseling agency that provides financial management, credit counseling and other related technical services to participating families for the purpose of financing a single-family home and has received a certificate verifying that he/she has successfully completed the course.

- First Time Homebuyer Requirements:

The eligible household must be a first-time homebuyer. A first-time homebuyer is an individual who meets any one of the following criteria:

- 1) An individual who has had no ownership interest in a principal residence during the 3-year period ending on the date of purchase of the property. This includes a spouse (if either meets the above test, they are considered first-time homebuyers);
- 2) A single parent who has only owned a home with a former spouse while married;
- 3) An individual who is a displaced homemaker and has only owned with a spouse;
- 4) An individual who has only owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations;

- Income Verification:

The eligible household must provide proof, in the form of a mortgage commitment letter, that they meet the income level of a low or moderate income household.

**Infill Housing Guidelines:**

More detailed Program requirement can be found in the Infill Housing Guidelines. [Click here for a copy of the guidelines. \(pdf\)](#)

**Forms:**

Application for Private Lots (pdf)

Application for Reimbursement of Impact Fees and Water and Sewer Connection Charges (pdf)

Affordable Housing Restrictive Covenant (pdf)

Application for Release of County Liens and Citations (pdf)

**Completed Homes Available for Purchase:**

Click here for a list of affordable homes available for purchase, (pdf)

**Infill Housing Developer Contact Information:**

There are many lots in the Program that have not yet been developed. Click here for a list of the lots and the contact information of the developer. (pdf)

**GSA Infill Housing Program:**

111 NW 1 Street, 19<sup>th</sup> Floor

Miami, FL 33128

Tel. (305) 375-2592

Fax (305) 375-