

Housing Preservation through NOAH (Naturally Occurring Affordable Housing) Grant Program



GENERAL DESCRIPTION

Owners or developers of rental property in need of rehabilitation can apply for grant funds to make improvements. The Miami-Dade County Department of Public Housing and Community Development (PHCD) will issue a request for applications for the Housing Preservation through NOAH (Naturally Occurring Affordable Housing) Rehabilitation Grant Program to be funded with \$9 million in general funds. NOAH refers to unsubsidized privately owned residential properties that are “affordable” without the benefit of government subsidies. The goal is to preserve affordability by providing Miami-Dade County’s low- and moderate-income households with access to decent housing that is affordable, convenient to jobs, transportation, and essential services.

The grant application will be competitively scored for award. Scoring criteria will include but is not limited to preferences for low- and moderate-income set-aside units, to mitigate concentrations of poverty, subsidy per unit, and readiness to proceed. Threshold requirements include evidence of site control, which may include options to purchase.

Applicant/Project Eligibility

- Affordable housing rental unit(s) in Miami-Dade County.
- Renovations or repairs that preserve or improve the basic livability, safety or utility of the roof, windows, doors, HVAC and mechanical systems, energy and water saving improvements of an existing structure.
- Income limits are up to 140% of the Area Median Income for a family of four in Miami-Dade County, while meeting set-aside requirements for lower incomes.
- Rents for NOAH set-aside units must not exceed the annually published Florida Housing Finance Corporation.

Affordability Period

Affordability Period: up to 30 years to be negotiated between PHCD and the applicant.

All terms can be modified at the discretion of PHCD based on underwriting assessments and need.

For further information call: 786-469-2221 or 786-469-2193.