



The Workforce Housing Incentive Program (WHIP) is a pilot grant program designed to address housing affordability in Miami-Dade County. The “conversion” component of WHIP will work with landlords, unit owners and home sellers with properties in Miami-Dade County that provide quality, affordable, and workforce housing to low and middle-income households earning up to 140 percent of the Area Median Income (AMI).

Rents and sales prices must be within the affordable or workforce housing range and units must not be subject to other rental conditions. While participating in this program rent standards must be adhered to for 3 years. WHIP will be administered by the Public Housing and Community Development (PHCD) department.

Priority in processing will include units intended for those households with law enforcement officers, firefighters, educators, healthcare professionals, childcare employees, staff of the Public Defenders’ and State Attorneys’ offices, and active military members or veterans.

The Workforce Housing Incentive Program is providing local property owners direct incentives to expand the existing supply of available workforce housing, providing immediate relief to renters and eligible homebuyers. To inform property owners and landlords of the program the overview below has been created to outline the parameters of the program needed to qualify units for program eligibility.

Workforce Housing Incentive Program Overview

WHIP will accept applications from unit owners, landlords and home sellers with property in Miami-Dade County that meet the following eligibility requirements:

- Owners must rent or sell to low and middle-income households earning up to 140 percent AMI.
- Landlords must submit unit eligibility documentation (tenant income, tenant photo identification, property ownership documentation) on an annual basis.
- Rent prices must fall within the given affordability ranges established by PHCD (see chart).
- Units must be habitable and pass an annual housing inspection conducted by PHCD.
- Units that currently are subject to existing tenant income/rent restriction agreements [e.g., Land Use Restrictive Agreement (LURA), Rental Regulatory Agreement (RRA), Housing Choice Voucher (Section 8), etc.] are NOT eligible for this component of WHIP.
- The Maximum Sales Price for 2022 is \$352,000.
- Maximum Sales Price (MSP), the County uses both the HOME Methodology and the U.S. Treasury Methodology and sets the MSP for its housing programs at whichever MSP is lower. Updates to the MSP will be provided when changes occur.

Income Limits by Number of Persons in Household
Area Median Income (AMI) for Miami-Dade County: \$74,700

Annual Income Percentage	1	2	3	4	5	6	7	8
Below or less than 80%	\$57,800	\$66,050	\$74,300	\$82,550	\$89,200	\$95,800	\$102,400	\$109,000
Between 81% and 110%	\$79,464	\$90,816	\$102,168	\$113,520	\$122,602	\$131,683	\$140,765	\$149,846
Between 121% to 140% AMI	\$101,220	\$115,640	\$130,060	\$144,480	\$156,100	\$167,720	\$179,200	\$190,820

Miami-Dade WHIP Rent Limits by Bedroom Size

1	2	3	4	5	6
\$1,855	\$2,307	\$3,036	\$3,596	\$4,136	\$4,756

Points of Contact:

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