

WORKFORCE HOUSING INCENTIVE PROGRAM (WHIP)

FREQUENTLY ASKED QUESTIONS (FAQs) – FOR PROSPECTIVE HOMEBUYERS

WHAT IS WHIP?

WHIP stands for the Workforce Housing Incentive Program. WHIP is a pilot grant program administered by Miami-Dade County Public Housing and Community Development (PHCD). WHIP is intended for landlords and unit owners with properties in Miami-Dade County that convert existing market rate housing into affordable and workforce housing for low and middle-income households earning up to 140 percent Area Median Income. – *see chart below.*

WHIP is designed to address Miami-Dade County's housing affordability crisis by protecting and increasing the existing supply of available affordable and workforce housing. One way WHIP achieves this goal is by paying subsidies to unit owners who sell their homes to eligible homebuyers at an affordable rate based on standards established by Florida Housing Finance Corporation ("FHFC"), United States Department of Housing and Urban Development ("HUD"), and Miami-Dade County – *see chart below.*

The maximum subsidy currently available is \$6,000. Eligible owners selling a home at an affordable rate to households earning up to 140 percent AMI will be paid \$6,000 upon closing.

HOW CAN I PARTICIPATE IN WHIP?

For your home sales transaction to qualify for WHIP, the following conditions must be met:

- The property must be located in Miami-Dade County.
- The owner of the property for sale must submit a complete application to the program.
- The property owner must execute a WHIP grant agreement.
- The selling price for 2022 must be \$352,000 or below.
- The homebuyer's household income must be at or below 140% AMI – *see chart below.*
- Units must be habitable and pass a free housing quality inspection conducted by PHCD. Alternatively, homebuyers can submit a third-party inspection report conducted at their own expense.
- Homebuyers must commit in writing to occupying and retaining ownership of the unit for a minimum of three years.

CAN HOMEBUYERS APPLY FOR WHIP?

No. WHIP will only accept applications from unit owners with property in Miami-Dade County.

HOW WILL WHIP BENEFIT ME AS A HOMEBUYER?

Eligible owners will receive an incentive to sell their home at an affordable rate. Since homebuyers must agree with the seller to participate in WHIP, homebuyers can use the WHIP incentive to negotiate a discount on the home sales price.

HOW DO I KNOW IF MY SALE PRICE IS ELIGIBLE FOR WHIP?

The Maximum Sales Price for 2022 is \$352,000. The maximum sales price is established each year by HUD and Miami-Dade County.

HOW DO I KNOW IF MY HOUSEHOLD INCOME QUALIFIES FOR WHIP?

Households earning up to 140 percent Area Median Income (AMI) are eligible for WHIP. Household income limits are established each year by FHFC, HUD, and Miami-Dade County. Income limits are determined using a combination of household income and household size.

For example, using the chart below, the 2023 income limit for a 4-person household at 140% AMI is \$144,480

2023 Income Limits

Percentage Category	Income Limit by Number of Persons in Household							
	1	2	3	4	5	6	7	8
30%	21,700	24,800	27,900	30,950	35,140	40,280	45,420	50,560
50%	36,150	41,300	46,450	51,600	55,750	59,900	64,000	68,150
80%	57,800	66,050	74,300	82,550	89,200	95,800	102,400	109,000
110%	79,464	90,816	102,168	113,520	122,602	131,683	140,765	149,846
120%	86,760	99,120	111,480	123,840	133,800	143,760	153,600	163,560
140%	101,220	115,640	130,060	144,480	156,100	167,720	179,200	190,820

WHEN WILL APPLICATIONS BE ACCEPTED?

The application process will begin at 12:00 a.m. on March 17, 2023. Applications will be accepted until September 7, 2023, or upon projections as to when program funds are exhausted, whichever comes first.

WHAT DOCUMENTATION WILL HOMEBUYERS BE ASKED TO PROVIDE?

Once your seller's WHIP application is processed and approved, homebuyers will be asked to submit the following documents:

- An executed WHIP contract.
- Proof of current income of all homebuyer household members (recent pay stubs, layoff letter, unemployment claim, contribution statement, etc.)
- Identification for all homebuyer household members (e.g., driver's license, passport, birth certificate utility bill, credit card bill, bank statement, etc. School enrollment records are acceptable for minors).

HOW CAN MY SELLER APPLY?

On the projected start date of March 17, 2023, the application will be available on-line at: <https://www.miamidade.gov/global/housing/home.page>. If the seller cannot gain access to apply online, paper applications will be available at four (4) locations:

North: Miami Gardens Apartment, 2170 NW 183rd Street, Miami, FL 33056

Central: Public Housing and Community Development, OTV North, 701 NW 1st Court, 14th Floor, Miami, FL 33136

West: Lakeside Towers, 7555 SW 152nd Avenue, Miami, FL 33193

South: Leisure Villas, 28701 SW 153rd Avenue, Homestead, FL 33033

Starting March 17, 2023, applications will be available for pick-up and drop-off from 9:00 a.m. until 5:00 p.m., Monday through Friday, except holidays. Submission of paper applications is at the applicant's own risk as there is a greater chance for error and disqualification. IT IS HIGHLY RECOMMENDED THAT APPLICANTS COMPLETE AND SUBMIT THE APPLICATION ONLINE.

CAN I TALK TO SOMEONE IF I HAVE MORE QUESTIONS ABOUT THE PROGRAM?

Yes. You may contact the WHIP call center by calling (305) 784-1000 between 8:00 a.m. and 5:00 p.m. beginning on the projected start date of March 17, 2023, except holidays. You may also email any questions to WHIP@miamidade.gov.