



NOMI RENTAL ASSISTANCE PROGRAM (NRAP)

Program Guidelines

Purpose

The City of North Miami (“City”) continues to assist residents who have suffered hardship and setbacks directly or indirectly connected to the COVID-19 pandemic. On the wake of an affordable housing crisis, renters in the City are struggling financially to remain afloat with their monthly obligations. As part of the effort to support residents experiencing financial hardship, the City is putting funding toward a new program, the NoMi Rental Assistance Program (NRAP). With this new program, the City will assist North Miami residents with rent payment increases and/or late rent payments up to \$8,000.00 to households occupying rental units in the City. Eligible residents who were previously assisted with Emergency Tenant Based Rental Assistance (ETBRA) funding can re-apply providing that the total amount of assistance did not exceed \$8,000.00. Rent assistance does not have to be contiguous; an applicant can re-apply if hardship continues until reaching the maximum allowed by the program. ***Rental assistance cannot be paid in advance.***

The COVID-19 health crisis has caused widespread loss and/or reduction of income; in addition, the affordable housing crisis has significantly impacted the financial stability of households throughout the City. To address this crisis, the City will use available earmarked ARPA dollars in the general fund to assist eligible tenants affected by rent increase as well past due rent until funds are depleted.

General information

The NRAP program is based on the premise that decent, safe, sanitary, and affordable housing is accessible on the private market for very low, low to moderate-income families.

The City through its earmarked ARPA dollars in the general fund is providing funding to continue to address the effects of the Covid-19 pandemic and the recent housing crisis in the form of a grant with no repayment requirement. The City’s Housing and Social Services (“HSS”) Department will administer the program.

Applicants are considered eligible if their total household income does not exceed 120% of the area median income (“AMI”) displayed in the 2022 Income Limit Chart below:

1	<input type="checkbox"/> \$34,150 or less (50%)	<input type="checkbox"/> \$54,600 or less (80%)	<input type="checkbox"/> \$81,960 or less (120%)
2	<input type="checkbox"/> \$39,000 or less	<input type="checkbox"/> \$62,400 or less	<input type="checkbox"/> \$93,600 or less
3	<input type="checkbox"/> \$43,900 or less	<input type="checkbox"/> \$70,200 or less	<input type="checkbox"/> \$105,360 or less
4	<input type="checkbox"/> \$48,750 or less	<input type="checkbox"/> \$78,000 or less	<input type="checkbox"/> \$117,000 or less
5	<input type="checkbox"/> \$52,650 or less	<input type="checkbox"/> \$84,250 or less	<input type="checkbox"/> \$126,360 or less



6	<input type="checkbox"/> \$56,550 or less	<input type="checkbox"/> \$90,500 or less	<input type="checkbox"/> \$135,720 or less
7	<input type="checkbox"/> \$60,450 or less	<input type="checkbox"/> \$96,750 or less	<input type="checkbox"/> \$145,080 or less
8 or more	<input type="checkbox"/> \$64,350 or less	<input type="checkbox"/> \$64,350 or less	<input type="checkbox"/> \$154,440 or less

Process

A. Selection Criteria

You must meet all of the below criteria in order to qualify for this program:

1. Must be a U.S. citizen, permanent resident or granted legal status;
2. Must be a City of North Miami resident. To verify you reside in the City of North Miami boundaries, please visit the Miami-Dade Property Appraiser page at https://www.miamidade.gov/pa/property_search.asp and perform a property search by your address. If the results display a **Folio number** that starts with “06-XXXX-XX-XXXX”, your address meets this eligibility requirement;
3. Must have documented hardship directly or indirectly due to COVID-19;
4. Must have a one (1) year executed lease or a landlord/property owner certified month-to-month lease;
5. Must have landlord ledger showing amount of rent currently owed or rent due notice showing balance of rent owed;
6. Must receive a notice of rent increase above 5% or late payment (no more than 3) from their landlord/property owner or its agent;
7. Must not have received assistance from any other agency providing the same assistance within the last three (3) months for the month(s) they are seeking assistance;
8. Must show proof of current employment and/or unemployment benefits.

B. Required Documentation

If applicant(s) meet the eligibility criteria above, below are the documentation required when submitting application:

1. Completed application form;
2. Affidavit or Proof of hardship due to COVID-19, or Notice of Rent Increase (5% or more) or Eviction Notice;
3. Proof of employment: four (4) most recent paystubs if bi-weekly or eight (8) if weekly or Profit or Loss Statement if self-employed;



4. Executed one (1) year lease agreement proving residency within the city or a landlord/property owner certified month-to-month lease including landlord ledger showing amount of rent currently owed or rent due notice showing balance of rent owed;
5. Driver's License, and/or Passport, Resident/Green Card, Naturalization Certificate and Social Security Cards for all persons over 18 years of age currently residing in the household;
6. Birth Certificates (with the parent(s) or applicant's name listed), Passport, Resident/Green Card, Naturalization Certificate and Social Security Cards for each current resident under 18 years old;
7. Property Owner Certification, Owner/Landlord Terms and Agreement, and W-9 completed and signed by Landlord.

C. How to Apply

Applications are available to download online at <https://www.northmiamifl.gov/825/COVID-19-Relief-Programs> and printed copy can be picked up at Housing & Social Services Satellite office, 13753 NW 7th Avenue, North Miami, FL 33168. After July 15, 2022, application can be picked up at Housing & Social Services office at 12300 NE 8th Avenue, North Miami, FL 33161.

Completed applications along with copy of required documents must be submitted at the Housing & Social Services satellite office located at 13753 NW 7th Avenue, North Miami, FL 33168. After July 15, 2022, application can be picked up at Housing & Social Services office at 12300 NE 8th Avenue, North Miami, FL 33161.

Incomplete applications will not be accepted & appointment is required.

For appointment, call (305) 893-6511 ext. 20000 or email the office at housing@northmiamifl.gov.

D. Deadline to Apply

Application will be accepted until funds are depleted.

E. Approval process

HSS staff will review completed applications for eligibility. Once approved, a check will be issued by the City to the landlord/property owner or its designee.

F. Inspection

Landlord/property owner(s) are required to complete the "Owner Certification" form to assure that units meet the minimum Housing Quality Standards ("HQS"); nonetheless, HSS reserves the right to inspect the unit at any time during the agreement period.



G. NOMI Rental Assistance Agreement

Landlord/property owner(s) are required to complete and execute the Property Owner Certification & Owner/Landlord Terms and Agreement/W-9 in order to receive payment.

NOTE: Guidelines, forms, and other documents utilized for this program are subject to change from time to time to ensure proper utilization of public funding.

Terms and Conditions

Interested parties may contact the Housing and Social Services Department via housing@northmiamifl.gov or by calling (305) 893-6511 ext. 20000 for additional information. Applicants must thoroughly review the application's guidelines, terms, and conditions to ensure eligibility before submitting.

The Housing and Social Services Department reserves the right to deny any submitted application if it is determined such application does not meet the grant requirements.

Disclosure of SSNs is considered information subject to the Federal Privacy Act (5 USC §552a, as amended) and is exempt from Florida Statutes regarding public records (Florida Statutes 119.0721(1)).