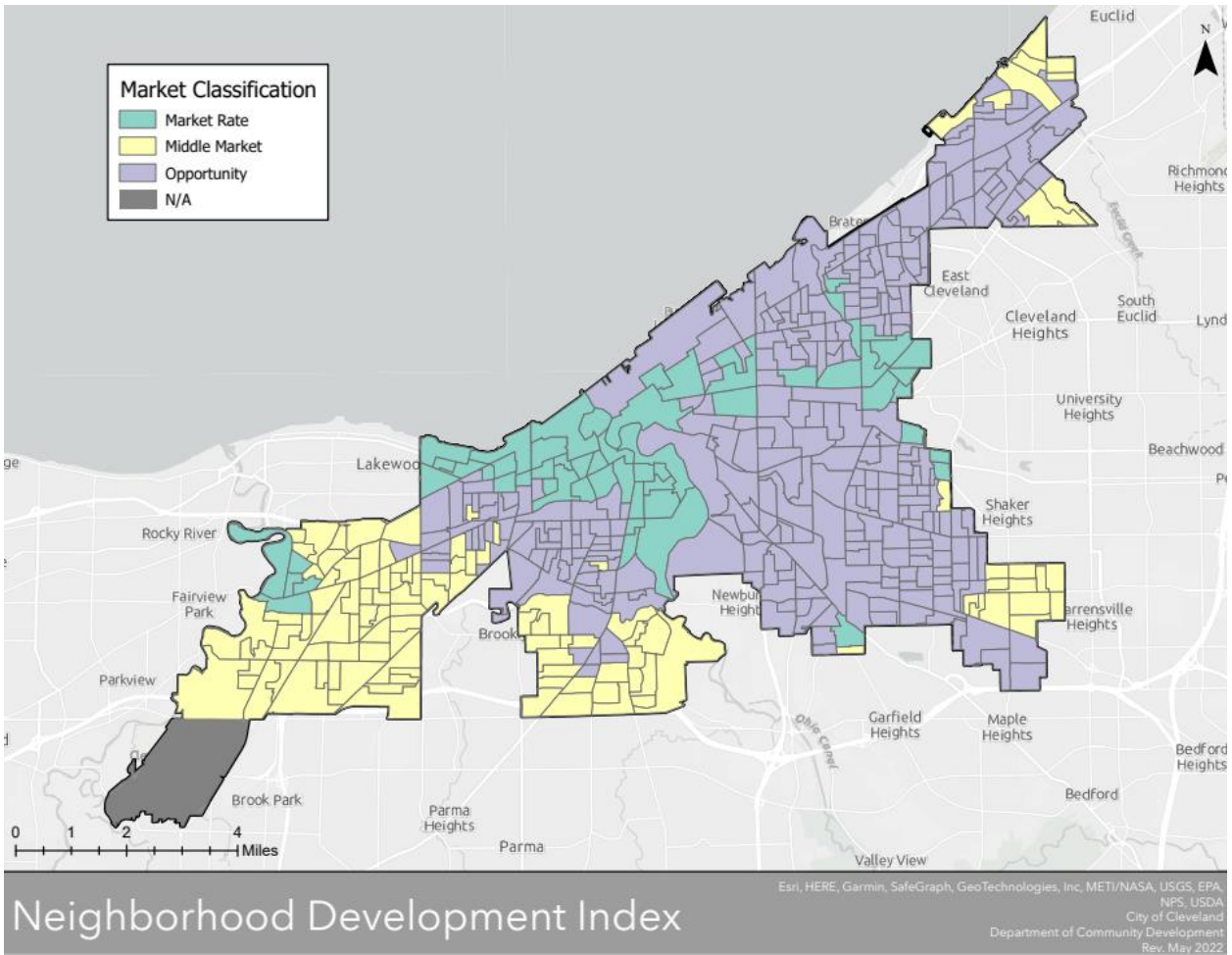


Effective Jan 1, 2024	Single-Family		Multi-Family	
	New Construction	Rehabilitation (Remodel)	New Construction	Rehabilitation (Remodel)
CRA 1- Market Rate	Abatement 85% Term 15 Years Unit Cap \$350,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 85% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 25% Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 25% Contracting Req. Yes Green Building Req. Yes
CRA 2- Middle Market	Abatement 100% Term 15 Years Unit Cap \$400,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 90% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 15% Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 15% Contracting Req. Yes Green Building Req. Yes
CRA 3- Opportunity Market	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 5% Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years Unit Cap NA CBA Req. Yes Set-Aside 5% Contracting Req. Yes Green Building Req. Yes
Restricted Affordable (All Units are 80% AMI Affordable)	Abatement 100% Term 15 Years CRA 1 Unit Cap NA CRA 2 Unit Cap NA CRA 3 Unit Cap NA CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years CRA 1 Unit Cap NA CRA 2 Unit Cap NA CRA 3 Unit Cap NA CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes	Abatement 100% Term 15 Years CRA 1 Unit Cap NA CRA 2 Unit Cap NA CRA 3 Unit Cap NA CBA Req. Yes Set-Aside NA Contracting Req. Yes Green Building Req. Yes	Abatement 100% Term 15 Years CRA 1 Unit Cap NA CRA 2 Unit Cap NA CRA 3 Unit Cap NA CBA Req. Yes Set-Aside NA Contracting Req. Yes Green Building Req. Yes
Aging-In-Place Standard	Abatement 100% Term 15 Years CRA 1 Unit Cap \$450,000 CRA 2 Unit Cap \$450,000 CRA 3 Unit Cap \$450,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building Req. Yes			



Affordable Units Set Aside Requirements

	Strong Market	Middle Market	Opportunity Market
Set Aside %	25%	15%	5%
Reduction	1 Unit Reduction for Every Unit at 30% AMI for 15 years		
Voluntary Payment In-Lieu	\$20,000 per unit		

An Affordable Unit is a unit that is affordable to a household at 100% Area Median Income (AMI) for the Cleveland-Elyria Metropolitan Statistical Area (MSA).

MSA Median Household Income \$56,008

Based on the 2020 American Community Survey (ACS), the rents that would be considered affordable are as follows. The formula to calculate the 100% AMI, 100% and 30% AMI Rents are:

The formula to calculate the 100% AMI Rents are:

- 2 Bedroom Rent = (median income x 0.26) /12
- 1 Bedroom Rent = 2 Bedroom Rent x 0.83
- 3 Bedroom Rent = 2 Bedroom Rent x 1.15

30% AMI is 0.3 of the results above.

The composition of bedroom types for affordable units shall match the composition of bedroom types for the units with rents above 100% AMI affordability.

Max. Monthly Housing Costs (Rent or estimated Mortgage Payment)

MSA	0-1 Bedrooms	2 Bedrooms	3+ Bedrooms
30% AMI	\$302	\$364	\$419
100% AMI	\$1,007	\$1,214	\$1,396