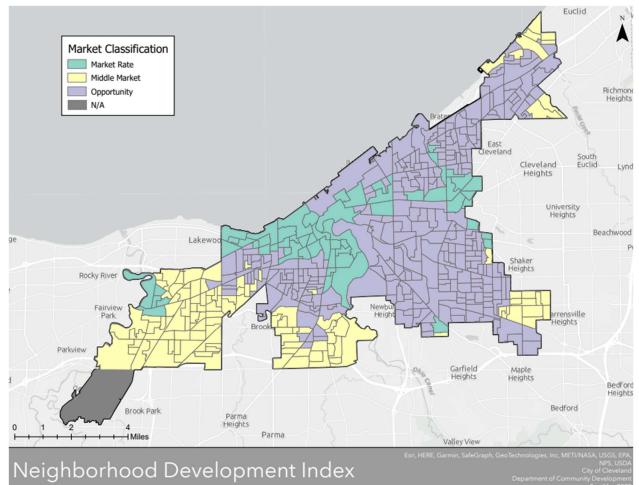
Effective Jan 1, 2024	Single-Family		Multi-Family	
	New Construction	Rehabilitation (Remodel)	New Construction	Rehabilitation (Remodel)
CRA 1- Market Rate	Abatement 85%	Abatement 100%	Abatement 85%	Abatement 100%
	Term 15 Years	Term 15 Years	Term 15 Years	Term 15 Years
	Unit Cap <b>\$350,000</b>	Unit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



## 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	\$2	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 results above.

The composition of bedroom types for affordable units shall match the composition 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