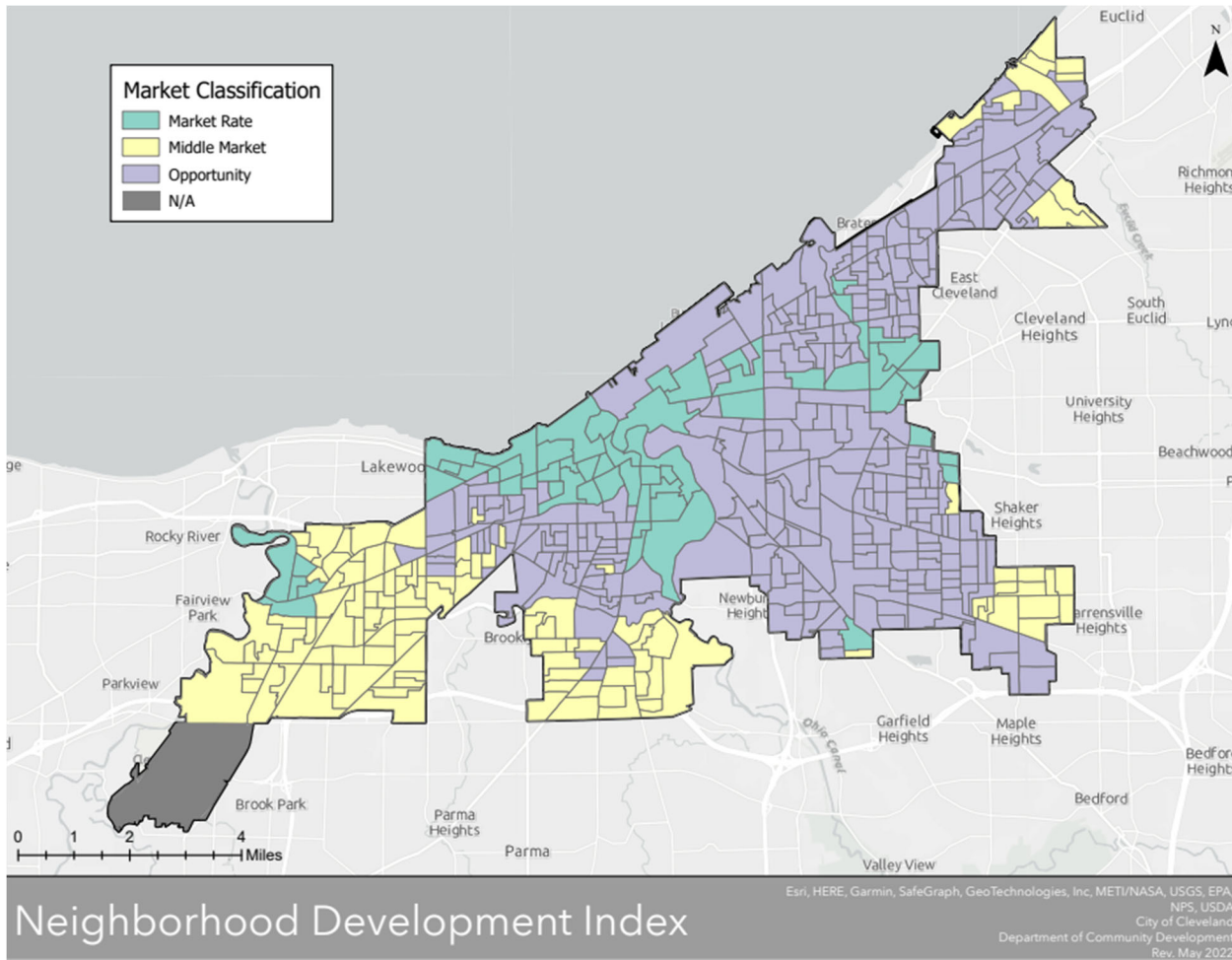


| Effective Jan 1, 2024 | Single-Family | | Multi-Family | |
|---|--|--|--|--|
| | New Construction | Rehabilitation (Remodel) | New Construction | Rehabilitation (Remodel) |
| CRA 1- Market Rate | Abatement 85% Term 15 Years Unit Cap \$350,000 CBA Req. NA Set-Aside NA Contracting Req. NA Green Building 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 100% 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 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 |