



ATTACHMENT A
CITY OF MILWAUKEE HOUSING TRUST FUND
INCOME LIMITS - 2013

Income Level	Applicability	Household Size							
		1	2	3	4	5	6	7	8
30% of CMI		14,750	16,850	18,950	21,050	22,750	24,450	26,150	27,800
50% of CMI	Homeless Housing Projects (Any Amount of HTF Assistance)	24,600	28,100	31,600	35,100	37,950	40,750	43,550	46,350
60% of CMI	Rental Housing Projects (Any Amount of HTF Assistance)	29,500	33,700	37,900	42,100	45,500	48,900	52,300	55,600
65% of CMI	Owner-Occupied Housing - Substantial Projects (HTF Assistance More than \$5,000)	31,980	36,530	41,080	45,630	49,335	52,975	56,615	60,255
80% of CMI	Owner-Occupied Housing - Modest Projects	39,350	44,950	50,550	56,150	60,650	65,150	69,650	74,150
100% of CMI	Including Acquisition & Rehabilitation, Acquisition, New Construction or Rehabilitation	49,200	56,200	63,200	70,200	75,900	81,500	87,100	92,700

1. Income Limits are based on the HUD HOME Program Limits and are subject to change annually.



CITY OF MILWAUKEE HOUSING TRUST FUND
Scoring Point System

	Max 115 Pt Scale(a)	
	Point Range	Max Points
Leveraged Dollars		15
HTF dollars are less than 3% of total project cost	15	
HTF dollars account for 3 - 5% of total project cost	12	
HTF dollars account for 6 - 10% of total project cost	9	
HTF dollars account for 11 - 15% of total project cost	6	
HTF dollars are more than 15% of total project cost	3	
Income Targets - Please Use Attached Chart		15
# of units with residents up to 30% of income target		
# of units with residents between 30% and 50% of income target		
# of units with residents between 50% and 60% of income target		
# of units with residents between 60% and 80% of income target		
# of units with residents between 80% and 100% of income target		
Affordability Period	5	10
Meets HTF Affordability Period	1	
Exceeds HTF Affordability Period by 25%	2	
Exceeds HTF Affordability Period by 50%	5	
Exceeds HTF Affordability Period by 75%	8	
Exceeds HTF Affordability Period by 100% or more	10	
Employment and Contracting for City of Milwaukee residents and businesses		15
Creation of training program to provide better employment opportunities		
Use of existing training programs that provide employment opportunities		
Use of Residential Preference Program or Section 3 requirements		
Did agency describe an effective method of recruitment for local residents?		
Use of Certified M/W/D/E/Section 3 Businesses greater than 18% participation		
Did agency describe an effective method of recruitment for local businesses?		
All workers paid a Family Supporting Wage at a minimum of \$9.39 w/hlt per hour?		
Neighborhood Diversity		5
Project Increases diversity of housing options in the neighborhood		
Green Building Principles		5
Project Utilizes Green building Principles		
Coordination with Community Institutions		5
Project is Coordinated with Community Institutions		
Community Integration		5
Move persons from institutions to community		
Experience		10
Agency experience with same type/similar project	2	
Staff experience with same type/similar project	4	
Management Agency Experience	4	
Accessibility improvements or modifications		5
Meets Minimum Standards	1	
Exceeds Minimum Standards	5	
Service Partners (b)		5
Provision of services on site w/out use of HTF \$		
Construction Financing		5
Construction Financing is Firmly Committed	5	
Construction Financing is Conditionally Committed	2	
Construction Financing is not Identified	0	
Proposal Meets Community Needs (Subjective)		15
TBD by Reviewer *Priority on use of foreclosed properties	0-15	
Total Points		115

NOTE: All proposals must receive at least fifty (50) points for further consideration

(a) 115 point maximum applies to projects requiring on-site services such as Shelter + Care. Maximum points available for all other projects is 110.

(b) Only applies to projects requiring on-site services such as Shelter + Care

INCOME TARGETING TABLE		*CMI Based On Average Household Size of 4	
CMI %	Rating Points		
Up to 30%	15	0	21,050
>30% to 50%	12	21,051	35,100
>50% to 60%	9	35,101	42,100
>60% to 80%	6	42,101	56,150
>80% to 100%	3	56,151	70,200

*County Median Income 4 person household \$70,200

UNIT FORMULA TABLE				
Up to 30% CMI	>30% to 50% CMI	>50% to 60% CMI	>60% to 80% CMI	>80% to 100% CMI
15 $\frac{B}{A}$	12 $\frac{B}{A}$	9 $\frac{B}{A}$	6 $\frac{B}{A}$	3 $\frac{B}{A}$
A = Total Units				
B = Units meeting HTF Income Targets				

Step 1: Determine which HTF target income level the project (or units) falls under (30% CMI, 50% CMI, 60% CMI, 80% CMI, or 100% CMI)

Step 2: Using the INCOME TARGETING TABLE, identify the income level which is appropriate for your project

Step 3: Locate the Rating Points associated with the income target for your project (15, 12, 9, etc)

Step 4: Using the Rating Points identified in step 3, locate the appropriate formula set to use in the UNIT FORMULA TABLE

Step 5: Using the UNIT FORMULA TABLE, place the number of units meeting the project income target identified in step 2 as the Numerator (B).

Step 6: Place the Total Number of units as the Denominator (A).

Step 7: Run the calculation to determine the appropriate number of points awarded for this section (for mixed income projects the calculation must be ran for the number of units under each income target.

If applicable

Step 8: Add the points together (from step 7) and round to the nearest whole number to get score.

Example:

1. Project (Units) is in the 50% CMI category
2. Project will have 50 units of which 25 are for households making at or around \$22,000/yr
3. The above two facts results in the project (units) being given 12 rating points.

Calculation: $12 \text{ (rating points)} * (25 \text{ (# of units targeted)} \text{ over } 50 \text{ (total units)})$
 $12 * 25/50 = \text{or } 6 \text{ points.}$ (This assumes that the remaining 25 units are targeted for households greater than 100%)

If remaining units fall under 100% CMI run the calculation at the appropriate income level and number of units

Example:

1. Remaining Units are in the 60% CMI category
2. Project will have 50 units of which 25 are for households making at or around \$38,000/yr
3. The above two facts results in the project (units) being given 9 rating points.

Calculation: $9 \text{ (rating points)} * (25 \text{ (# of units targeted)} \text{ over } 50 \text{ (total units)})$
 $9 * 25/50 = \text{or } 5 \text{ points.}$

Total points for this project is $6+5= 11 \text{ points}$

Affidavit of Compliance with Living Wage Provision

Bid / RFP # _____

In accordance with Section 310-13 of the City of Milwaukee Code of Ordinances, living wage rates of pay are posted to the City of Milwaukee's website on March 1 of each calendar year. The rates of pay can be found at <http://city.milwaukee.gov> (Click on Departments > Procurement Services (Purchasing) > Living Wage Table).

<i>Effective Date</i>	<i>Base Wage Required (\$ per hour)</i>
March 1, 2013	\$9.39

The undersigned hereby agrees to the following:

- To pay all workers employed by the Contractor in the performance of this contract, whether on a full-time or part-time basis, a base wage of not less than the living wage rate as determined yearly by the City of Milwaukee City Clerk.
- No rebate or refund of any part of the wages will be paid by the employee to the employer.
- New rates that go into effect will be adhered to promptly.
- To provide the Procurement Services Section a sworn Affidavit every three (3) months during the contract term and within 10 days following the completion of the contract
- To procure and submit a like sworn Affidavit from every subcontractor employed by the contractor.

I/We hereby state that I/we will comply with Section 310-13 of the City of Milwaukee Code of Ordinances as stated above:

Company Name: _____

Authorized Signature: _____

Printed Name: _____

Date: _____

Personally came before me on this ____ day of _____, 20____,

(he/she) _____ who acknowledges that he/she executed the foregoing document for the purpose therein

contained for and on behalf of said company. IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Signature

Print Name

My commission expires: _____

City of Milwaukee

Office of the City Clerk

200 E. Wells Street

Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 110102

Title:

Substitute resolution relating to a requirement for Commissioner of City Development design review and approval for projects receiving financial support from the City's Housing Trust Fund.

Body:

Whereas, On September 26, 2006, the Common Council adopted File Number 060071, a resolution endorsing a framework and strategy for the financing and operation of the City of Milwaukee's Housing Trust Fund, including the establishment of a 13-member Housing Trust Fund Advisory Board responsible for evaluating requests for funding from the Housing Trust Fund and making funding-award recommendations to the Common Council; and

Whereas, File Number 060071 further directed City staff to draft the legislation necessary to implement the framework and strategy endorsed therein, including an ordinance establishing the Housing Trust Fund and provisions relating to its operation and funding; and

Whereas, On November 14, 2006, the Common Council passed File Number 041537, the ordinance creating the City of Milwaukee's Housing Trust Fund, which provides financial support to developers and community-based organizations for the acquisition, construction, rehabilitation and modification of affordable and accessible housing for low-income households; and

Whereas, Section 316-5-2-d of the Code of Ordinances directs the Housing Trust Fund Advisory Board to "adopt rules, guidelines and criteria to assist the Board in carrying out its responsibilities"; and

Whereas, The Housing Trust Fund Advisory Board has developed and adopted a 22-page application form that it uses to review, evaluate and score requests for funding from the Housing Trust Fund; and

Whereas, The Common Council finds that, to ensure that housing developments that receive support from the Housing Trust Fund are of high design quality and compatible with the existing built environment, and to enable low-income residents of Housing Trust Fund-financed development to enjoy the benefits of well-designed housing, it is essential to require City staff design review and approval of all housing developments financed by the Housing Trust Fund that involve new construction or substantial exterior renovation; and

Whereas, Neither the Housing Trust Fund guidelines adopted by File Number 060071 nor the current Housing Trust Fund application document require that a Housing Trust Fund-supported

project receive design review and approval by City staff; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the "Operation of the Housing Trust Fund" portion of the "Resolved" clause of Common Council File Number 060071 is amended by adding the following statement:

12. All projects involving new construction or substantial exterior renovation that are financed by the Housing Trust Fund shall be subject to design review and approval by the Commissioner of City Development.

; and, be it

Further Resolved, That the Housing Trust Fund Advisory Board is requested to add, to its application form for Housing Trust Fund awards, language referencing the requirement for design review and approval by the Commissioner of City Development prior to the issuance of a building permit for any Housing Trust Fund-financed project involving new construction or substantial exterior renovation.



I, Ronald D. Leonhardt, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on May 24, 2011.

Ronald D. Leonhardt

Ronald D. Leonhardt

June 08, 2011

Date Certified