

INCOME TARGETING TABLE		*CMI Based On Average Household Size of 4	
CMI %	Rating Points		
Up to 30%	15	0	21,950
>30% to 50%	12	21,951	39,550
>50% to 60%	9	39,551	43,920
>60% to 80%	6	43,921	58,550
>80% to 100%	3	58,551	73,188

\*County Median Income 4 person household \$73,188

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  $6+5= 11 \text{ points}$