



**ATTACHMENT A**  
**CITY OF MILWAUKEE HOUSING TRUST FUND**  
**INCOME LIMITS - 2010**

| Income Level | Applicability  | Household Size |        |        |        |        |        |        |        |
|--------------|--|----------------|--------|--------|--------|--------|--------|--------|--------|
|              |  | 1              | 2      | 3      | 4      | 5      | 6      | 7      | 8      |
| 30% of CMI   |  | 14,950         | 17,100 | 19,250 | 21,350 | 23,100 | 24,800 | 26,500 | 28,200 |
| 50% of CMI   | Homeless Housing Projects (Any Amount of HTF Assistance)   | 24,900         | 28,450 | 32,000 | 35,550 | 38,400 | 41,250 | 44,100 | 46,950 |
| 60% of CMI   | Rental Housing Projects (Any Amount of HTF Assistance)   | 29,888         | 34,163 | 38,438 | 42,675 | 46,125 | 49,538 | 52,950 | 56,363 |
| 65% of CMI   | Owner-Occupied Housing - Substantial Projects (HTF Assistance More than \$5,000)   | 32,378         | 37,009 | 41,641 | 46,231 | 49,969 | 53,666 | 57,363 | 61,059 |
| 80% of CMI   | Owner-Occupied Housing - Modest Projects Including Acquired Housing & Rehabilitation, New Construction or Rehabilitation | 39,850         | 45,550 | 51,250 | 56,900 | 61,500 | 66,050 | 70,600 | 75,150 |
| 100% of CMI  |  | 49,813         | 56,938 | 64,063 | 71,125 | 76,875 | 82,563 | 88,250 | 93,938 |

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





ATTACHMENT C

CITY OF MILWAUKEE HOUSING TRUST FUND  
Scoring Point System

|  | Max 115 Pt Scale(a) |            |
|--|---------------------|------------|
|  | Point Range         | Max Points |
| <b>Leveraged Dollars</b>   |                     | 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                   |            |
| <b>Income Targets - Please Use Attached Chart</b>                                |                     | 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                  |                     |            |
| <b>Affordability Period</b>  | 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                  |            |
| <b>Employment and Contracting for City of Milwaukee residents and businesses</b> |                     | 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 \$8.80 per hour?       |                     |            |
| <b>Neighborhood Diversity</b>  |                     | 5          |
| Project Increases diversity of housing types in the neighborhood                 |                     |            |
| <b>Green Building Principles</b>   |                     | 5          |
| Project Utilizes Green building Principles                                       |                     |            |
| <b>Coordination with Community Institutions</b>                                  |                     | 5          |
| Project is Coordinated with Community Institutions                               |                     |            |
| <b>Community Integration</b>   |                     | 5          |
| Move persons from institutions to community                                      |                     |            |
| <b>Experience</b>  |                     | 10         |
| Agency experience with same type/similar project                                 | 2                   |            |
| Staff experience with same type/similar project                                  | 4                   |            |
| Management Agency Experience   | 4                   |            |
| <b>Accessibility improvements or modifications</b>                               |                     | 5          |
| Meets Minimum Standards  | 1                   |            |
| Exceeds Minimum Standards  | 5                   |            |
| <b>Service Partners (b)</b>  |                     | 5          |
| Provision of services on site w/out use of HTF \$                                |                     |            |
| <b>Construction Financing</b>  |                     | 5          |
| Construction Loan is Firmly Committed  | 5                   |            |
| Construction Loan is Conditionally Committed                                     | 2                   |            |
| Construction Loan is not Identified  | 0                   |            |
| <b>Proposal Meets Community Needs (Subjective)</b>                               |                     | 15         |
| TBD by Reviewer  | 0-15                |            |
| <b>Total Points</b>  |                     | 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   | 21,350 |
| >30% to 50%            | 12            | 21,351                                    | 35,550 |
| >50% to 60%            | 9             | 35,551                                    | 42,700 |
| >60% to 80%            | 6             | 42,701                                    | 56,900 |
| >80% to 100%           | 3             | 56,901                                    | 71,100 |

\*County Median Income 4 person household

\$71,100

| 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  $6+5=11$  points

# NOTICE

**HOURLY RATE FOR EMPLOYEES WORKING ON CITY  
OF MILWAUKEE CONTRACTS SHALL NOT BE LOWER THAN**

**\$8.80 PER HOUR**

REFERENCE MILWAUKEE CODE OF ORDINANCES 310-13

**Rate Effective 3/1/09**

**Per Section 310-13, Milwaukee Code of Ordinances**

CITY OF MILWAUKEE - DEPARTMENT OF ADMINISTRATION  
PROCUREMENT SERVICES SECTION