



**CITY OF MILWAUKEE HOUSING TRUST FUND**  
Scoring Point System

	Max 115 Pt Scale(a)	
	Point Range	Max Points
<b>Leveraged Dollars</b>		<b>15</b>
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>		<b>15</b>
# 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>	<b>5</b>	<b>10</b>
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>		<b>15</b>
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?		
<b>Neighborhood Diversity</b>		<b>5</b>
Project Increases diversity of housing options in the neighborhood		
<b>Green Building Principles</b>		<b>5</b>
Project Utilizes Green building Principles		
<b>Coordination with Community Institutions</b>		<b>5</b>
Project is Coordinated with Community Institutions		
<b>Community Integration</b>		<b>5</b>
Move persons from institutions to community		
<b>Experience</b>		<b>10</b>
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>		<b>5</b>
Meets Minimum Standards	1	
Exceeds Minimum Standards	5	
<b>Service Partners (b)</b>		<b>5</b>
Provision of services on site w/out use of HTF \$		
<b>Construction Financing</b>		<b>5</b>
Construction Financing is Firmly Committed	5	
Construction Financing is Conditionally Committed	2	
Construction Financing is not Identified	0	
<b>Proposal Meets Community Needs (Subjective)</b>		<b>15</b>
TBD by Reviewer *Priority on use of foreclosed properties	0-15	
<b>Total Points</b>		<b>115</b>

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:

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

Calculation: 12 (rating points) \* (25 (# of units targeted) over 50 (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:

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

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

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