

# EFFICIENT USE OF RESOURCES COST PER UNIT CALCULATION:

For Each Unit Type A, B, C, etc.

$$\begin{aligned}
 &1 - \frac{\text{Subject Cost/Unit Type A}}{\text{Highest Cost/Unit Type A}} \\
 &\quad \times \quad \% \text{ of Unit Type A in Project} \\
 &\quad \quad \times \quad 75 \text{ Points}
 \end{aligned}$$

**Example: 100 units = 96,000 SF; RICHMOND MSA TDC = \$8,640,000 (\$9,590,000-\$950,000 land & tap fees) = \$90.00/SF - Family – Rehabilitation (\$37,500) - Garden**

	Number Units	Subject Sq. Ft.	Subject Cost/Unit	Highest Cost/Unit
1 Bedroom Units:	25	750	\$67,500	\$157,840
2 Bedroom Units:	45	900	\$99,000	\$204,772
3 Bedroom Units:	30	1,225	\$134,750	\$239,306

**1 Bdrm Units:  $1 - (67,500 / 157,840) \times 25\% \times 75 = 10.73$**   
**2 Bdrm Units:  $1 - (81,000 / 204,772) \times 45\% \times 75 = 20.40$**   
**3 Bdrm Units:  $1 - (110,250 / 239,306) \times 30\% \times 75 = 12.14$**

**TOTAL POINTS = 43.27**

# EFFICIENT USE OF RESOURCES CREDIT PER UNIT CALCULATION:

For Each Unit Type 1 BDRM, 2 BDRM , etc.

$$1 - \frac{\text{Subject Credit BDRM Unit Type}}{\text{Highest Credit BDRM Unit Type}}$$

$$x \quad \% \text{ of BDRM Unit Type in Project}$$

$$x \quad 180 \text{ Points}$$

**Example: 100 units = 100,000 SF; RICHMOND MSA  
\$1,200,000 Tax Credits Requested = \$12.00/SF**

**Family - New Construction - Garden**

**(\$1,200,000 Tax Credits Requested/100,000 SF = \$12.00 Tax Credits/SF)**

	Number Units	Subject Sq. Ft.	Tax Credits/ Sq. Ft.	Subject Credit/Unit	Highest Credit/Unit
<b>1 BDRM Units:</b>	<b>25</b>	<b>697</b>	<b>x 12.00</b>	<b>= \$ 8,364</b>	<b>\$13,061</b>
<b>2 BDRM Units:</b>	<b>45</b>	<b>875</b>	<b>x 12.00</b>	<b>= \$10,500</b>	<b>\$17,695</b>
<b>3 BDRM Units:</b>	<b>30</b>	<b>1,440</b>	<b>x 12.00</b>	<b>= \$17,280</b>	<b>\$19,802</b>

$$1 \text{ BDRM Units: } 1 - ( 8,364 / 13,061 ) \times 25\% \times 180 = 16.18$$

$$2 \text{ BDRM Units: } 1 - ( 10,500 / 17,695 ) \times 45\% \times 180 = 32.94$$

$$3 \text{ BDRM Units: } 1 - ( 17,280 / 19,802 ) \times 30\% \times 180 = 6.88$$

**TOTAL POINTS = 56.00**

# **EFFICIENT USE OF RESOURCES REHABILITATION PARAMETER CALCULATION:**

**TIDEWATER MSA  
Family - 2 Bedroom Unit - Garden**

**Subject Contractor Costs / Total Units = \$22,500**

$$\mathbf{\$22,500 - \$15,000 = \$ 7,500}$$

$$\mathbf{\$7,500 / \$20,000 [\$35,000-\$15,000] = 0.3750}$$

**The \$35,000, 2-Bedroom Parameter = \$198,232**

**The \$15,000, 2-Bedroom Parameter = \$73,538**

$$\mathbf{\$198,232 - \$73,538 = \$124,694}$$

$$\mathbf{\$124,694 \times 0.3750 = \$46,760}$$

$$\mathbf{\$73,538 + \$46,760 = \$120,298}$$

# UNIT SIZE CALCULATION:

For Each Unit Type A, B, C, etc.

Subject SF/Unit Type A - Lowest SF/Unit Type A  
Highest SF/Unit Type A - Lowest SF/Unit Type A

x % of Unit Type A in Project

x 100 Points

Example: 100 Family New construction Garden Units

	Number Units	Subject Sq. Ft.	Highest Sq. Ft.	Lowest Sq. Ft.
1 Bedroom Units:	25	500	775	620
2 Bedroom Units:	45	900	1050	840
3 Bedroom Units:	30	1400	1175	940

1 Bedroom Units:  $(620-620) / (775-620) \times 25\% \times 100 = 0.00$   
2 Bedroom Units:  $(900-840) / (1050-840) \times 45\% \times 100 = 12.86$   
3 Bedroom Units:  $(1175-940) / (1175-940) \times 30\% \times 100 = 30.00$

**TOTAL POINTS = 42.86**