EFFICIENT USE OF RESOURCES
COST PER UNIT CALCULATION:

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

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

Example: 100 units = 96,000 SF; RICHMOND MSA TDC = $10,560,000 ($11,460,000-$900,000 land & tap fees) =$110.00/SF - Family – Rehabilitation - Garden

	Number Units	Subject Sq. Ft.	Subject Cost/Unit	Highest Cost/Unit
Efficiency Units:	25	750	$82,500	$119,659
2 Bedroom Units:	45	900	$99,000	$155,238
3 Bedroom Units:	30	1,225	$134,750	$181,419

Eff. Units: 1-(82,500 / 119,659) x 25% x 75 = 5.82
2 Bdrm Units: 1-(99,000 / 155,238) x 45% x 75 = 12.23
3 Bdrm Units: 1-(134,750/181,419) x 30% x 75 = 5.79

TOTAL POINTS = 23.84

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 % of BDRM Unit Type in Project

x 180 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
1 BDRM Units:	25	697	x 12.00 =	$6,970	$15,800
2 BDRM Units:	45	875	x 12.00 =	$8,750	$21,407
3 BDRM Units:	30	1,440	x 12.00 =	$14,400	$23,955

1 BDRM Units: 1-(8,364 / 15,800) x 25% x 180 = 21.18
2 BDRM Units: 1-(10,500 /21,407) x 45% x 180 = 41.27
3 BDRM Units: 1-(17,280 /23,955) x 30% x 180 = 15.05

TOTAL POINTS = 77.50

EFFICIENT USE OF RESOURCES REHABILITATION PARAMETER CALCULATION:

RICHMOND MSA
Family - 2 Bedroom Unit - Garden

Subject Contractor Costs / Total Units = $17,750

$17,750 - $15,000 = $ 2,750

$2,750 / $10,000 [$25,000-$15,000] = 0.2750

The $25,000, 2-Bedroom Parameter = $155,238

The $15,000, 2-Bedroom Parameter = $79,837

$155,238 - $79,837 = $75,401

$75,401 X 0.2750 = $20,735

$79,837 + $20,735 = $100,572

UNIT SIZE CALCULATION:

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

$$\frac{\text{Subject SF/Unit Type A - Lowest SF/Unit Type A}}{\text{Highest SF/Unit Type A - Lowest SF/Unit Type A}}$$

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) x 25% x 100 = 0.00
2 Bedroom Units: (900-840) / (1050-840) x 45% x 100 = 12.86
3 Bedroom Units: (1175-940) / (1175-940) x 30% x 100 = 30.00

TOTAL POINTS = 42.86