

PROPOSED CRA PROGRAM – AREA #1 – CITY OF MONROE

Type	Yes/No?	ORC-Required Min. \$	City-specified Min. \$	ORC-Allowed Max. %	City-specified Max. %	ORC-Allowed Max. Years	City-specified Max. Years
Residential Remodeling 1-2 units (single family homes and duplexes)	No	\$2,500		100%		10 years	
Residential Remodeling 3+ units*	No	\$5,000		100%		12 years	
Residential New Construction 1 unit (single-family homes)	No	None		100%		15 years	
Commercial/Industrial Remodeling	Yes	\$5,000	\$10,000	100%	100%	12 years	12 years
New Commercial/Industrial	Yes	None	None	100%	100%	15 years	15 years

At project completion, exemption is automatically granted based on these specifications

Upon project proposal, exemption is negotiated up to these levels

* Mixed use development is not permitted in CRA – Area #1.

PROPOSED CRA PROGRAM – AREA #2 – CITY OF MONROE

Type	Yes/No?	ORC-Required Min. \$	City-specified Min. \$	ORC-Allowed Max. %	City-specified Max. %	ORC-Allowed Max. Years	City-specified Max. Years
Residential Remodeling 1-2 units (single family homes and duplexes)	Yes	\$2,500	\$5,000	100%	100%	10 years	10 years
Residential Remodeling 3+ units*	No	\$5,000		100%		12 years	
Residential New Construction 1 unit (single-family homes)	Yes	None	\$150,000 (excluding the price of the land)	100%	100%	15 years	15 years
Commercial/Industrial Remodeling	Yes	\$5,000	\$10,000	100%	100%	12 years	12 years
New Commercial/Industrial	Yes	None	None	100%	100%	15 years	15 years

At project completion, exemption is automatically granted based on these specifications

Upon project proposal, exemption is negotiated up to these levels

* The City of Monroe considers a mixed use building to be a commercial project for the purposes of the CRA exemption process and subject to negotiation.

PROPOSED CRA PROGRAM – AREA #3 – CITY OF MONROE

Type	Yes/No?	ORC-Required Min. \$	City-specified Min. \$	ORC-Allowed Max. %	City-specified Max. %	ORC-Allowed Max. Years	City-specified Max. Years
Residential Remodeling 1-2 units (single family homes and duplexes)	No	\$2,500		100%		10 years	
Residential Remodeling 3+ units*	No	\$5,000		100%		12 years	
Residential New Construction 1 unit (single-family homes)	No	None		100%		15 years	
Commercial/Industrial Remodeling	Yes	\$5,000	\$10,000	100%	100%	12 years	12 years
New Commercial/Industrial	Yes	None	None	100%	100%	15 years	15 years

At project completion, exemption is automatically granted based on these specifications

Upon project proposal, exemption is negotiated up to these levels

* Mixed use development is not permitted in CRA – Area #3.