

Chris Austin

From: Ned Fowler <efowler@nwrha.com>
Sent: Friday, December 04, 2015 9:09 AM
To: rentalhelp
Subject: Comment to 2016 LIHTC QAP - 2nd Draft

Dear Scott and Chris:

Critically, Appendix A to the QAP "Market Study Standards and Requirements" does not allow for an accurate test of housing need for ELI and VLI households. Most of these households are eliminated from the demand analysis because they "cannot afford" maximum allowable rents. We have been paying for market analyses which do not reflect actual need in our communities.

The recommendation is that the language of this Appendix A at Section II G2 to read:

"Applications proposing federal project-based rental assistance may only include one demand calculation. The demand analysis must be with the rental assistance".

Thank you,
Ned

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