

Chris Austin

From: D'Anne Hilsmier <d_anne@grhco.com>
Sent: Friday, August 31, 2018 2:57 PM
To: RentalHelp
Subject: 2019 QAP Comments

2019 QAP Comments:

Reconsider 2. Market Analysis (d): remove the addition of *rents nor*. The AMI's change from the time of application to the time of closing. The development should be able to utilize the most current income limits available to other tax credit communities that are already in the market. With increased expenses from application to project opening, not having the ability to keep up with the market may cause an unfair burden on the property.

Reconsider C. 1(a) and (b) he Maximum Project Development Cost Maximums for negative points. With rising construction costs and the construction and design requirements outlined in the QAP it restricts the ability to build a community to meet these needs and address the concerns from the local community/government.

Recommendation:

1(a) Chart A - \$95,000
Chart B - \$105,000

1(b) cannot exceed \$106,000 per unit

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