

SECTION J: LOCAL NEED AND LOCAL ASSISTANCE

1. The evaluation of local need shall be based upon information gathered by the department or upon data submitted by the applicant and determined to be acceptable by the department. All applicants should answer question (a). Only answer questions (b) and (c) if you believe that there is a significant error in the department's determination of the area vacancy rate, typical local market-rate rents as a percentage of the area median income, and rental housing development costs in comparison to costs in other areas of the state (published in the NOFA).

Attach appropriate documentation for each of your answers, clearly indicating the source, the methodology employed and clearly stating conclusions.

a. Length of wait for units in comparable subsidized housing developments. Provide information on specific comparable projects, not on area-wide lists.

b. Market-rate rents and vacancy rate for typical units in the area.

c. High rental housing development costs, in comparison to costs in other areas of the state.

2. Check the applicable statement related to the local public agency's provision of assistance. Financial assistance is defined as assistance that is equal to at least five percent of the project development cost, excluding any costs of tax-credit syndication. Nonfinancial assistance includes forms of assistance such as the granting of density bonuses, the modification of development standards, and the fast tracking of local approvals, but does not include simply the provision of technical assistance, consultation or advice. Attach documentation supporting the checked statement.

_____ The project has received a commitment for financial or nonfinancial assistance from a local public agency.

_____ The project is eligible for financial or nonfinancial assistance under a local agency program in support of lower income housing, but has not received a commitment.

_____ None of the above apply.