

Response from Dean Warhaft to questions concerning AMI:

I was able to go over your questions with Ken Naylor and Scott Kriebel at Atlantic Pacific Communities.

This is for the workforce units only, LIHTC has a different calculation due to federal HERA regulations:

Question...*Can you please give a schedule/examples of how the 80% AMI and 60% AMI will be applied based on # of people in the house etc?*

Answer...*Rents are set based on the unit type, the limitation is traditionally calculated the # of people column showing, however that's for rent limitation based on the AMI level, so for instance 2 people would be permitted to live in a 1 bedroom apartment but that rent limitation is calculated based on the AMI for 1.5 persons.*

	# of people	60% Rent	80% Rent
Studio	1	\$933	\$1,244
1BR	1.5	\$1,006	\$1,422
2BR	3	\$1,200	\$1,600

Question...*How much will discounted rents be?*

Answer...*See above, this is just for the workforce restricted units. Also, this is being pulled from the following calculator <https://ric.novoco.com/tenant/rentincome/calculator/z2.jsp> They do not publish tables for this and you need to go through the relevant inputs to obtain the appropriate output. All information will ultimately be certified as published to set the rates. Rates are not set in a vacuum, they are a derivative of governmentally published data.*

LIHTC on the other hand is totally different and is subject to changes the Government implements. the current manual is here: <https://www.idahohousing.com/documents/low-income-housing-tax-credit-lihtc-manual.pdf>

Finally, it is important to also point out to you because Mr. and Mrs. Roberts originally presented misinformation at the Planning Board and again at Commission Mrs. Roberts reiterated the same misinformation to the Commission AMI information that was inappropriate. (<https://www.youtube.com/live/ZNuKh-C0q0w?feature=shared&t=6449>) As you'll see at the below link, the income limits table they were referencing was for HOMEOWNERSHIP loans, not for rental housing. I believe the one they used was the earlier one from this year and the link is now updated to the 7/26/2023 version, but this is very very different from what we are proposing. [Income Limits New Format No 50%.indd \(idahohousing.com\)](#)