

NOTICE: MARKET STUDY UPDATE FOR ARRA REQUIREMENTS

All ARRA applicants must obtain an updated Market Study from the original DCA analyst as outlined in this Notice. The Update should be brief and contain as Appendices any additional data sources utilized. No site visit is required.

Basic Requirements

- 1. Updated Project Description.** Include a brief discussion of any changes in the project unit and/or rent structure that have occurred since the original market study.
- 2. Updated Community Demographic Data.** This section of the original DCA market study should be updated to reflect any changes in the current market that have occurred since the original Market study.

If necessary, the Community Demographic Data narrative should be revised to ensure that the summary includes a brief discussion of the following:

- Adverse change in local economic conditions due to plant or business closings, increased unemployment rate, general economic decline in the Primary Market Area (PMA).
- Impact of foreclosed, abandoned and vacant single family homes in the vicinity of the proposed project should be discussed. Analysts can utilize the extensive data prepared by DCA and HUD which can be found at:

http://www.huduser.org/datasets/nsp_foreclosure_data.html

<http://www.dca.ga.gov/communities/CDBG/programs/nsp.asp>

- Discussion of the major employer(s)/industry(ies) for the area, and any confirmed information regarding announced lay-offs, furloughs, or closings, and/or a general assessment of the vulnerability to such, given the current economic trends nationwide.
 - Additional comments regarding the long term affect the current economic challenges will have on the PMA. Market analysts are encouraged to utilize data from the local department of Labor, Department of Economic Development and Local Chamber of Commerce.
- 3. Updated Comparable Rental Analysis Narrative.** A brief narrative updating the original Comparable Rental Analysis should be provided. The narrative, at a minimum, should address the following:
 - Adverse changes in rents, occupancy and economic vacancy in PMA for existing comparable properties.
 - Any existing multifamily properties that are in foreclosure in the PMA.

- Any existing multifamily properties that were under construction in the PMA and have appeared to stop work.
- Rent advantage – Proposed rents versus max allowable rents and unrestricted market rents

4. Waiver Requests and Requirements

A waiver may be requested for occupied rehab projects with PBRA. There is no required DCA form to request the waiver. However, the following must be included in the request:

- A narrative that explains the reasons why an updated market study need not be conducted. The narrative should include a brief discussion of any changes in the current market and any changes in the project unit and/or rent structure that have occurred since the original study was conducted.
- The current PBRA contract for the project
- The current rent roll for the project

The granting of a waiver is at DCA's sole and absolute discretion.