

From: [Rademacher, Elizabeth \(MSHDA\)](#)
To: [Thompson, Carol \(MSHDA\)](#)
Subject: FW: QAP Focus Group - Additional Feedback
Date: Wednesday, April 2, 2025 5:03:22 PM

From: Dave Rose <drose@chninc.net>
Sent: Tuesday, January 21, 2025 3:20 PM
To: Rademacher, Elizabeth (MSHDA) <RademacherE3@michigan.gov>
Subject: QAP Focus Group - Additional Feedback

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Hi Liz,

I hope you're having a great afternoon! When I was reading through the notes from the December focus groups to prepare for today's meeting, I remembered that someone made a suggestion to open the Qualified Contract process for preservation deals to allow projects to open their affordability and use income averaging.

While CHN supports finding a way to allow preservation deals to implement income averaging or change their income targeting to match the needs of the community, I would encourage MSHDA to find another avenue to do so rather than using the Qualified Contract process. There is a growing national trend of Investor Limited Partners using predatory tactics to wrest control from LIHTC developers and extract additional profit at the expense of our mission and the people we serve, and I am concerned that Qualified Contract process would further open the door for those tactics here in Michigan.

Thank you,

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