

Tara Hall

From: Morgan Waterman <mwaterman@ahmi.org>
Sent: Friday, May 31, 2024 5:43 PM
To: Erica Hopkins; Tara Hall; Daphne Baker
Cc: Jill Phaneuf; Brandy Hashman; Ann Ourada; Robbin Gore
Subject: EXTERNAL: NCHFA QAP 2024

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Good afternoon,

Thank you all for your time last week meeting with us for the 2025 QAP listening session. Below we have provided AHMs comments/solutions for your consideration for the 2025 QAP.

QAP Comments:

- Training: Emails have been out saying that we may not automatically get training and seminars from previous years, but many of them are required by NCHFA. So just keep that in mind.
- Site Scoring: Think we should let them know the change in the site scoring this year caused VA lost 2 points and prior it had a perfect score.
- Tie Breaker: Move all the current tiebreakers down one slot and make the first tie breaker be the Census Tract with the lowest poverty rate to encourage developers to locate developments in high opportunity areas. It has always been HUD's and NCHFA's goal to do discourage low-income concentration and encourage neighborhood diversification with mixed incomes. (This would be best for VA)
- Nonprofit Set-Aside: Since nonprofits generally keep properties for the long term and maintain the affordable restrictions for additional compliance periods, the agency should increase the set aside percent of credits being awarded to projects involving nonprofits from 20 to at least 30%.

Exhibit B:

- Parking Lot Required Spaces: In addition to the ability to request the Agency to approve less parking than outlined in the QAP (V.F.3.), developers should have the ability to base the number of parking spaces to the local municipality parking space requirements. This would positively contribute to the environment since there would be less impervious surface and storm drainage run off and would require less land, asphalt, etc., that would reduce development costs. With the escalating cost of development, this is one thing that can be done to assist with lowering costs. (Russ always responds to this that developers can request a waiver due to local requirements, but the ask is for a change on how the minimum parking will be determined and the ability to obtain a waiver). Could create a higher unit count.

- Awarded Project Plan Requirements: Regarding the added "incomplete plan sets will not be reviewed", with new construction it is difficult to get site lighting & sprinkler drawings in time for Agency review (which is usually before closing), so if the Agency won't even look at a plan set until these other drawings are included, that could significantly delay project timelines. This added language should be deleted. It would be very helpful if the Agency could provide some way for developers to check to see where in the plan review process their project is at in order to assist with scheduling closing and starting construction.
- NSPIRE: Regulations should not be applied to properties that have been PIS prior to these regulations, unless there is money set-aside that can serve as a reimbursement structure for those having to make changes to comply with the new regulations.

Hope you all have a great weekend!

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