

Tara Hall

From: David Maurer <david@tightlinesdesigns.com>
Sent: Friday, August 16, 2024 2:36 PM
To: RentalHelp; Kimberly Van Dyk; Jason Epley - Executive Director; Rebecca Morris; Gabi Purdue; Mara Lowry
Subject: EXTERNAL: 2025 QAP recommendation

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As the architect of 57 LIHTC projects consisting of approximately 4000 apartments in NC, and as a Board Member of North Carolina Downtown Development Association, I want to encourage NCHFA and the QAP to support opportunities for projects located in smaller downtowns across North Carolina. While most downtowns have access to a local pharmacy, it is unfortunate that grocery stores are typically not included within the required distance.

We just completed a very successful 50 unit family project in downtown Rocky Mount (Five Points Crossing,) are under construction on a downtown Hendersonville senior project (Hawkins Pointe) and just today broke ground on a 48 unit family deal in downtown Wilson (Pender Crossing.) These projects have and will have a major impact in the further growth and development of their respective downtowns. While these sites barely met the distance requirement, I can tell you that we have looked at many sites across the state that simply don't have a downtown grocery and thus couldn't qualify.

Since our smaller downtowns across the state have seen amazing growth recently, NCHFA has an opportunity to play a significant role in this trend by encouraging more downtown housing and workforce supply. We are seeing more and more people desiring to live downtown, evidenced by the fact that the number of downtown apartments have more than doubled in the last 8 years in just the smaller cities and towns (less than 50,000 people.)

The other obvious benefit to being in downtown is the existing infrastructure is in place, as opposed to a more suburban greenfield in which utilities must be extended, new increased impervious surface areas, stormwater control, and longer commutes for residents, etc.

I am recommending that there be an advantage to a downtown site, whether it be extra points or credits for:

- being within (or in close proximity to) a downtown district or MSD,
- extending the travel distance to amenities, including grocery stores
- expanding the definition of a grocery store,
- existing infrastructure credit,
- a lower percentage of new impervious surface credit

Feel free to reach out to me if there are any questions or discussions desired. I look forward to the further evolution of the QAP to not only continue encouraging much needed affordable housing but also to support our smaller downtowns across this beautiful state.

Thank you.



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President



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