

Tara Hall

From: Stephen Brock <stephen@brockvi.com>
Sent: Wednesday, November 20, 2024 4:15 PM
To: RentalHelp
Subject: EXTERNAL: QAP - 2nd Draft Comments

CAUTION: This email originated from outside of NCHFA. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My comments re 2nd Draft of 2025 QAP:

Community Center — I support restoring Community Center as a separate scoring item. Many submitted comments implied it is a requirement — it is not just as no other amenity or even any scoring item is a requirement. The purpose of a scoring item is to create differentiation amongst scores to help select winners and it did that. By combining it with Public Facility, it will just mean less differentiation and more ties.

Bonus Point — Two bonus points didn't mean as much when credit cap was at \$2.0MM. Now at \$2.6MM (2 awards), the current structure undermines its very own purpose. Again, there will now be many ties. To reduce ties, I suggest either (1) allowing 1 bonus point total per principal or (2) allowing 2 bonus points to be applied to 1 application.

Cost caps — please delete the per unit cost cap. Signals already are that it's too low. Credit caps and all other parameters are more than sufficient. If it cannot be deleted, please raise it. This is a potentially very serious and costly item —if average costs end up being over the limit, there is no easy way to offset it.

Basis Boost — I support the boost for hurricane counties but it is very late to take away the 10% boost. Many purchase contracts are signed and deals framed based on this. This will ruin much work to date.

Regards,

Stephen Brock
Brock Ventures