



November 22, 2024

North Carolina Housing Finance Agency  
Attn: Scott Farmer, Tara Hall, and Russ Griffin  
3508 Bush Street Raleigh, NC 27609

**RE: Comments for Second Draft of 2025 NCHFA QAP**

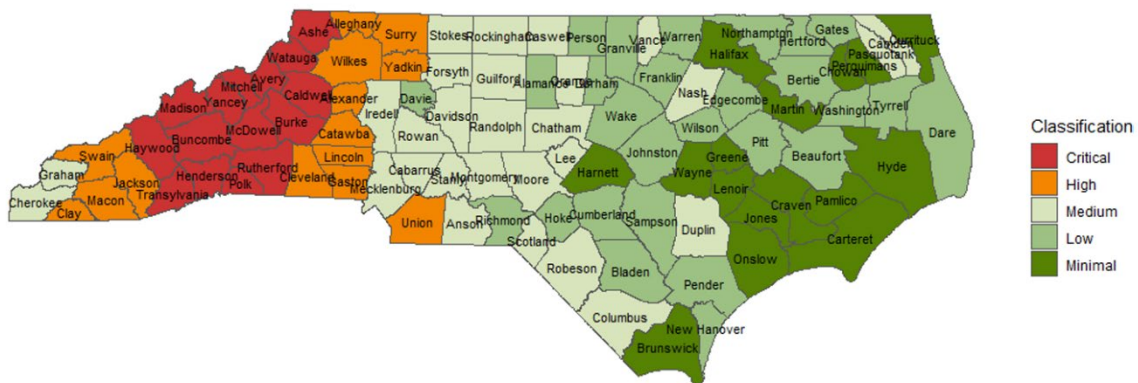
Dear staff,

On September 26th, Hurricane Helene brought catastrophic destruction to Western North Carolina. With a death toll of over 100, the US's 3<sup>rd</sup> most deadly storm in the 21<sup>st</sup> Century has preliminary damage amounts estimated at \$53.6 Billion across the State. More than 100,000 homes were damaged or destroyed in an area already suffering a housing crisis, impacting an estimated 200,000 people and most directly impacting the already economically vulnerable.

Due to these impacts, it is imperative to quickly and efficiently direct resources to the region to address these compounded challenges. Disaster recovery is often a long, persistent effort but we request NCHFA's help in moving quickly where possible. As the most powerful tool available for subsidizing affordable housing, it is critical for the affected western counties to be able to leverage the LIHTC program to the fullest extent and not lose ground in ongoing recovery.

On behalf of Mountain Housing Opportunities, we request the following comments to be considered in regards to the 2025 QAP.

- Provide a bonus point to Buncombe (Metro) and Western Counties most affected by Hurricane Helene in accordance with OSMB "Critical" Categories of County Impact: see map below from: [North Carolina Office of State Budget and Management report "Hurricane Helene Recovery Recommendations, Preliminary Damage and Needs Assessment" dated October 23, 2024, Page 19.](#)



- Extend the 4% basis boost to include 4% rehab projects to enable the preservation of damaged housing stock
- Due to the closure and delay of municipal governmental processes in impacted areas, require full applications need only demonstrate that the entitlement process has started (zoning doesn't have to be in place by May 9). Please see attached email citing the challenges of meeting current zoning requirements.
- Increase total award limit for OSMB "Critical" counties

Thank you for your time and consideration,

Justin Tuttle  
Real Estate Developer, Community Rental Investments





Justin Tuttle &lt;justin@mtnhousing.org&gt;

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**Fwd: Project Approval Timelines for the City of Asheville**

1 message

**Geoffrey Barton** <geoffrey@mtnhousing.org>

Fri, Nov 22, 2024 at 11:29 AM

To: Rich Olejniczak &lt;rich@mtnhousing.org&gt;, Justin Tuttle &lt;justin@mtnhousing.org&gt;, Chris Zajac &lt;chris@mtnhousing.org&gt;, Adeline Wolfe &lt;adeline@mtnhousing.org&gt;

----- Forwarded message -----

From: **Stephanie Dahl** <smonson@ashevillenc.gov>

Date: Friday, November 22, 2024

Subject: Project Approval Timelines for the City of Asheville

To: Geoffrey Barton &lt;geoffrey@mtnhousing.org&gt;

Cc: Sasha Vrtunski &lt;svrtunski@ashevillenc.gov&gt;, Chris Collins &lt;ccollins@ashevillenc.gov&gt;

Geoffrey,

We have been made aware that in the 2nd draft of the Qualified Allocation Plan, NCHFA is including a boost this year for Helene impacted counties. This is exciting. However, their current rules stipulate that zoning approval must be in-hand by the final application deadline -May 9, 2025. **This has been tough to accomplish in normal years, but probably impossible this year.** We really want Asheville to participate in this critical tax credit development and are very concerned about meeting the timeline. As you know, due to the emergency, The City prioritized emergency repair and replacement permits and has put much important yet non-emergency related development review work- including Board and Commission reviews- on hold.

What can we do about this? Please let us know if we need to take action. Thank you.

--  
Stephanie Monson Dahl  
she/her/hers  
Planning and Urban Design Director  
City of Asheville, NC  
(828) 337-4111 mobile and text

[CITY OF ASHEVILLE TROPICAL STORM HELENE RECOVERY AND RESOURCES PAGE](#)

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**Geoffrey Barton** (he/him)  
**President & CEO**

[Mountain Housing Opportunities, Inc.](#)

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