

Draft 2013 Qualified Allocation Plan Public Hearing Comment Summary

October 9, 2012

North Raleigh Hilton Raleigh, NC

Comments are listed in the order made. This document is not a transcript but rather a summary of the speakers' main points as noted by NCHFA staff. Not all comments are listed. Please contact Chris Austin claustin@nchfa.com with questions about your remarks.

Michele Grant – Read letter from City of Raleigh Mayor Nancy McFarlane which can be found in the 2013 QAP Comments section of our web site.

David Levy – Asked to further define well maintained and not well maintained under Site Evaluation; has a concern about Google maps not recognizing a drivable street and requested the ability for the Agency to grant a waiver; did not object to Guilford County being out of the Metro but should be guaranteed at least 1 New Construction project and compete for a second; QAP having bad effect on small developers; nonprofit cap should be removed; awarding 5 points to a Principal who has 10 awards over the past 7 years should be removed; waiver language for Principal experience should be reinstated; an alternative Principal qualifying criteria could be having developed 5 successful multi-family projects (no time limit) or count development experience using other NCHFA programs.

George Carr – Did not agree with Guilford/Forsyth being taken out of the Metro and suggested 2 project set-aside based on combined population; mortgage subsidy points should be reinstated; would like a waiver process for a grocery store not on the approved list in the QAP; need clearer language for Rehabs when the project is a prior tax credit award; an additional qualifier for Rehabs could be soft money; Agency designated basis boost should be reinstated.

James Cox – Would like Guilford to be included in the Metro with a minimum of 2 New Construction awards.

Michael Avery – Proximity of amenities is not appropriate for typical zoning patterns; would like Amenities distance to begin the point loss at 2 miles; negative points for large swamps/wetlands can be burdensome in low-lying areas; these areas are often incorporated as amenities in residential development; Choice Neighborhoods should receive bonus points.

Mark McCloskey – Would like the nonprofit cap to be reconsidered or removed; would like for the right turn only point deduction to be removed; would like Carteret County to be reinstated as an eligible county.

Heather Hooper – Would like a waiver for Housing Authorities to be able to submit applications in ineligible counties; suggested a set-aside for PHA's in light of HUD's new RAD program which assumes involvement of tax credits.

Darryl Hemminger – Believes Redevelopment projects need relief on the distance to Amenities or alternative options for those points such as public transportation or private shuttle service; would like Guilford County to be part of the Metro.

Tim Morgan – Would like to see more Amenities be part of the site score; is not sure half mile is the correct distance to begin the loss of points for Amenities; would like to see the Agency designated basis boost reinstated for low income counties; would like to see the right turn only point deduction removed.

Karen Schraml – Point category for a North Carolina General Contractor is difficult for Housing Authorities given their required bid process for federal funds; there should be points for Choice Neighborhoods; would like mortgage subsidy points restored in the East; requested Housing Authorities be added to the nonprofit and CHDO set-aside; would like the right turn only point deduction to be removed; does not like the half mile Amenity distance because it is pushing up the price of land within that half mile.

Rex Todd – Half mile is not the correct distance to begin the loss of points for Amenities; suggested 2 miles as is used in TN, SC and GA; QAP should use a functional definition of grocery/pharmacy rather than store names and state a convenience store does not qualify; likes that zoning must be in place at full app and not at preliminary app; requested the deadline for redevelopment plans also be full app.

Scott Redinger – Would like the Agency to reconsider the distance for Amenities for established neighborhoods; there should not be a limit on nonprofits; would like projects initiated and funded by local governments to be included in the nonprofit and CHDO set-asides; would like mortgage subsidy points reinstated for the entire state; should clarify definition of redevelopment area; does not think there should be points for a Principal having 10 deals over 7 years; would like the right turn only point deduction removed; believes the half mile for maximum Amenities points should be reconsidered; would like an increase to the RPP principal limit to be increased to \$2.4 million.

Gregg Warren – Likes the QAP comments being posted to our web site; supportive of the Metro change; would like the nonprofit cap to be removed; mortgage subsidy points should be reinstated for the entire state; would like to see the distance for Amenities increased but not if it means more ties; believes there should be more criteria to break up the tie scores; would like the right turn only point deduction removed.

Stephanie Norris – Likes the QAP is attempting to spread the credits around the state; would like the Agency designated boost to be restored, especially in high income counties; would like to be able to submit an equity letter for pricing outside of the specified range; would like the right turn only point deduction removed.

Frankie Pendergraph – Likes the Preliminary Application due date in late January; suggested increasing distance as there is not much difference between a half mile and 1 mile to amenities; mortgage subsidy points should be kept out of the QAP; design points should either be more varied or made a threshold; requirement for targeting on bond projects should be removed; would like the Agency designated boost reinstated for low income counties; tie breaker should not be credits per unit as it encourages bigger deals and away from rural areas; would like a waiver process for a community grocery store not on the approved list in the QAP.

Steve Sprecher – Points for 10 deals in North Carolina or principal office in North Carolina means his organization is effectively excluded from competing; would like the Amenity distance increased from half mile.

Lucius Jones – Would like the Agency designated basis boost to be reinstated to help small cities; would like the Amenity distance to be increased from half mile to 1 mile.

Kevin Drexel – Nonprofit cap should be removed; alternative would be to call it 80% for profit cap.

Brian Fleer – Would like to see the right turn only point deduction removed; suggested raising the nonprofit cap to 30%; downtown and rehabs (adaptive re-use) projects should not be penalized by amenity scoring; increase distance to 2 miles.

Mark Morgan – Would like the Agency designated basis boost to be reinstated; tiebreaker should change as it leads to larger deals.

Patrick Theismann – Would like the Agency designated basis boost to be reinstated; boost important in high income counties to keep rents down.

John Kavanaugh – Would like the Agency designated basis boost to be reinstated.

Richard Angino – Believes the QAP is pushing developments to the outskirts of towns away from downtown and redevelopment; should look at function not names for amenities; existing neighborhoods should not lose points because they are more than 1/2 mile to amenities; would like the Agency designated basis boost to be reinstated; suggests a white board session to review QAP issues.