Tara Hall

From: Grant Duffield <gduffield@ahmi.org>
Sent: Friday, May 30, 2025 10:17 AM
To: Tara Hall
Cc: Anna Blanchard; Brandy Hashman; Erica Hopkins; Daphne Baker
Subject: EXTERNAL: Thoughts for Listening Session - QAP 2025
Attachments: QAP Listening Session thoughts 2025.docx

Dear Ms. Hall:

Thank you so much for your time and willingness to receive our input and comments this morning! Please find attached a summary of the topics we discussed. Please let me know if further information is needed or would be of help.

Thanks again for all you and your team at NCHFA do in support of our Residents and community. It is greatly appreciated!

In Community -

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Suggestions for QAP modifications.

1. Projects designated for Senior Citizens and Proximity to Schools. Please consider modifying the scoring criteria to allow such projects to receive full point scoring for proximity to public schools (3pts) if the following is true:
    a. The project receives full point scoring for all other criteria (43 of 43 points available); and
    b. The project is within 2.5 miles of a public school (3.5 miles in Small Towns).

    By so doing, a project serving Seniors is not penalized for not being within proximity to a facility (public school) that very few residents may ever need, and yet making some accommodation for those limited instances in which a Senior household may find itself in the custody of school aged children.

    In short, retain the requirement that a senior project be in proximity to a public school, but expand the proximity radius when the site otherwise receives full point scoring.

    (Alternatively, perhaps consider allowing the Senior project to certify that it is within 500 feet of a designated school bus stop to receive full point scoring. Again, the instances of when a Senior community will need proximity to a public school are much fewer than a non-age targeted project).

2. Nonprofit Set-Aside: Increase the ten percent (10%) of the state's federal tax credit ceiling being awarded to projects involving tax exempt organizations (nonprofits). Projects developed and managed by nonprofit organizations typically have lower development costs, lower rent thresholds and their property managers tend to work closer and have more flexibility with residents that have case management/service needs. Additionally, at the end of the compliance period, nonprofit developers typically do not sell the developments and continue to maintain them as affordable.

3. Two Bonus Point Option: This should be changed to allow the developer the option to choose to split up the bonus points between two projects or combine the two points to one project. This would allow a developer who is submitting only one application to apply two bonus points to its application, and other developers would have the option to apply either two bonus points to one project or one bonus point to two developments.

4. 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 at the project site on the local municipality's parking space requirements for the project. Reducing parking positively contributes to the

environment since there would be less impervious surface and storm drainage run off and would require less land and asphalt that will reduce development costs. With the escalating cost of development, this is one thing that can be done to assist with lowering costs.

A. Process Suggestion: It would be very helpful if the Agency could provide some way for developers to track their development plan review status in order to assist with scheduling closing and construction commencement.