

Tara Hall

From: Traci Dusenbury <traci@halconcompanies.com>
Sent: Monday, August 25, 2025 4:50 PM
To: Sandy Harris; Tara Hall; Scott Farmer
Cc: RentalHelp
Subject: EXTERNAL: 2026 QAP

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.

I have a few comments pertaining to the 2026 QAP. Thank you for always being willing to listen to developers and thank you all for your hard work.

I strongly believe you should consider increasing the distance to 2 miles or even 2.5 miles for primary amenities and increase the small town distances accordingly. This will open up opportunities for additional sites and sites that are not so expensive. Please also under Secondary Amenities, add another service amenity or even 2 service lines so that 2 public resources are not required as we go further out of the city centers. Please let bus stops without sidewalks count for points as well.

I don't know how long the DHHS Counties need to stay in effect due to the Olmstead Settlement, but as this year showed us, it's almost imperative to be in an Olmstead County to get funded. I believe only 3 new construction projects were funded that were not Olmstead. We are now concentrating so many developments in those Counties, many of which already get many bond projects awarded as well. Is there any way that can be taken into account so that other Counties that also truly need affordable housing can receive awards? Hurricane Helene hit counties also need additional resources.

I ran a set of numbers for a few potential 2026 projects and without WHLP funds, the only way they will work is if you allow us to take a 30% boost in non-metro areas (that don't have city resources) and do away with the credit cap per project. I realize less projects will be funded, but otherwise they simply don't work without additional resources.

Please also allow the refresh of credits, without penalty, as you have since COVID because it is getting more difficult to close these quickly (especially with the added layer of city financing and ER's) and in time for Investors to be comfortable so we can meet the PIS deadlines.

Thanks,

Traci Dusenbury Tate
Cell-(919) 741-9328
Office-(804) 376-7674, ext. 0
traci@halconcompanies.com

