Tara Hall

From: Rich Olejniczak <rich@mtnhousing.org>
Sent: Thursday, June 12, 2025 11:00 AM
To: Tara Hall; Justin Tuttle; Chris Zajac; Jake Spiva
Subject: EXTERNAL: Listening session QAP comments
Attachments: 2026 NCHFA QAP comments.docx

Tara,
Attached is the list of unrefined comments and ideas we had for the next QAP, most of which we mentioned on the call. Let us know if you need clarification on any of the items. We will send further comments once you release the first draft. Thank you for taking the time to talk with us. -Rich

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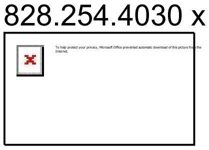

- Provide an extra point for Helene impacted critical counties
- Basis boost for 4% rehabs in Hurricane Helene disaster areas
- With Helene some towns lost qualifying amenities. Can the amenity distance be stretched in Helene impacted areas?
- Release final QAP sooner than December
- Increase construction cost caps
- Defer to local zoning for parking requirements, instead of having to ask permission
- Provide more site scoring point differentiation
    - Use UNC DFI or other institutional (Federal or State?) data
    - Points for a letter of support from local officials or legislative Reps
    - Local Government Contribution points (include fee waivers)
- Increase maximum TC request amount per deal, and in tandem the principal limit such that a principal could apply for two fully funded projects
- Increase the developer fee, as contingency to help with TC pricing
- Remove the Olmstead points, or establish a rotating schedule of Olmstead counties.
- Close the RPP loan at construction closing, but don't fund any money until it meets your construction loan amount policy
- Preference for Local Government partnerships
- Points for leveraging additional funding resources
- Eliminate the shopping category
- Open up grocer category to non large box grocers, possibly through discounted scoring for mom and pop stores, farmers markets, or similar smaller footprint small businesses
- The 1st tie breaker has some problems, because developers find sites in the high ranking counties, and then if another developer's project gets funded in that county, the county goes to the bottom of the tiebreaker list and your controlled site is essentially un-fundable. Maybe you could make the first tiebreaker the number of years that a site has pointed perfect and not gotten funded?
- Insurance premiums are continuing to climb. Could there be a way to include an insurance reserve to be used for any higher deductibles that are triggered by an event?
- Keep the QAP scoring the same for more than one year, maybe 3 year blocks, which will help developers secure more viable sites.
- Bonus points for developments that include solar