

Tara Hall

From: Rich Olejniczak <rich@mtnhousing.org>
Sent: Tuesday, July 15, 2025 12:21 PM
To: Tara Hall
Subject: EXTERNAL: Additional QAP Comments

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Tara,
Here are a couple more QAP comments before you put out the first draft.

- The Public School points aren't as relevant for "elderly" developments. Could public school be removed for elderly pointing purposes for a maximum of 17 points in secondary amenities? And make separate pointing for elderly developments? Or could another amenity be added that elderly people might more frequently use, but keep the maximum secondary amenity points at 20? We would love to see other secondary amenities added to the list for further differentiation.
- The Shopping category is very limited in what establishments qualify, and we would like to see it removed or amended to include more types of businesses. We are not sure about other metro areas in the state, but downtown Asheville is pretty much a donut hole of chain shopping establishments (and much of Asheville prefers to keep it that way), even though downtown has a wealth of services, employment, and other establishments. Residents also have shopping delivery options from most of the big box stores and internet stores, or access to locker systems for household goods.
- In Hurricane Helene affected counties, we would like to see a basis boost of up to 130% for both rehab and new construction 4% deals, even if the site is not in a DDA or QCT.

We will await the first draft. Thanks. -Rich

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