

Tara Hall

From: Joy Skidmore <joy@theannexgrp.com>
Sent: Monday, June 2, 2025 4:42 PM
To: Tara Hall
Cc: Ryan Clark
Subject: EXTERNAL: Listening Session Follow up

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Tara,

Thanks again for the time last week. Below is a summary of the comments we discussed and I have added a few from our in house architect on the design requirements too. #9 provides specific examples of the Design Standard Subjectivity comment.

1. The award fee being due at 42m approval instead of due at closing is prohibitive. Deals already have a substantial amount of pre-development spend. Deferring this to closing would make the state a more attractive target for affordable housing development.
2. The Key rent program requirement is unclear and difficult to underwrite and comply with. (Understand this is not looked at during underwriting and is a compliance issue)
3. The developer fee cap is too low and allowing for higher fee adds basis which is an easy way to make deals pencil better without soft funding. Suggest raising it to 80% deferral.
4. Defer underwriting requirements to financial partners
5. Drawing review timelines make it hard to start construction on time. Delay forces developers to go back through permit reviews. Would suggest adding a fee to allow for faster third party reviews on the plans to avoid construction start delays.
6. Parking requirements are excessive in large cities. Suggest auto reduction if within a certain distance to transit.
 - at least 10% (or 5% or 20%, etc.) of the exterior surface area will contain masonry materials
7. The order of priority allocations should be flipped to address the housing supply problem – prioritize new construction, then conversion of market rate, then renovation/rehabilitation of various types of already affordable/restricted housing.
8. Qualified contract requests should not be a threshold item – it is a provision built into the code and owners should be allowed to use it to the extent not otherwise contractually restricted at the time of a prior allocation.
9. For the Design Standards/subjectivity, phrases like “will be considered,” “location of residential buildings in relation to...,” “site layout ensures a low, controlled traffic speed...,” “multiple roof lines...” “level of detailed that is achieved...,” etc. are extremely subjective. All of those are items where two people can look at the same drawing and have two widely divergent opinions. Instead, possibly use a more objective criteria (to the extent design issues are/should be a point category at all), such as the following.
 - a parking space is available within 300’ of each unit (or some other specified distance; the point being that two engineers or architects can look at a site plan and agree whether the criteria is met and the criteria is normally/reasonably met)
 - trash collection areas are within 500’ of each building (or some other specified distance)

- the site plan will contain no more than 500' of unobstructed, straight traffic lanes, or shall otherwise include speed mitigation structures (speed bumps)
- roof lines have at least two (or three, or four, etc. – whatever the objective is) variations
- exteriors will include at least two (or three or four, etc.) materials
- 50% (or 25% or 75%, etc.) of units will contain patios or porches

10. Additional comments not discussed regarding the design standards from our in-house architect. The majority of these comments help to reduce costs, but do not affect quality or livability. As construction costs continue to increase, especially in the major cities, these items could help to make project work financially without jeopardizing quality of living:

1. 20 years roof warranty in lieu of 30 year as per industry standards
2. Single panel doors - allow flat panel doors in Units
3. Allow Vinyl base / Eliminate shoe molding and wood base requirement
4. Reduce average bedroom closet to 6'-0"
5. Allow (2) and (3) piece tub/shower enclosures
6. Delete phone jack requirement as most people no longer have land lines.
7. Delete 35' dryer vent run and require "As per manufacture"
8. Delete common area washer / dryer room when providing in unit with side-by-side washer / dryers. This space just becomes storage anyway and w/d are never provided in the rooms.
9. Adopt ANSI A117.1 in its entirety without modification (including accessible parking requirements)
10. Eliminate air transfer grills for strip closets
11. Eliminate ducted returns for mechanical closets

Thanks

Joy Skidmore
Director of Development



8680 Edison Plaza Drive
Fishers, IN 46038
www.theannexgrp.com
Direct: 317-409-0554
Email: joy@theannexgrp.com