Tara Meredith

From: Rich Olejniczak <rich@mtnhousing.org>
Sent: Thursday, October 15, 2026 10:06 AM
To: RentalHelp
Subject: EXTERNAL: 2027 QAP Comments

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NCHFA,
Below are some initial 2027 QAP comments or suggestions from Mountain Housing Opportunities, Inc.

- Eliminate the shopping category
  - *The current focus of the site score shopping category on big box retail and chain stores contributes to harmful urban sprawl development patterns and places low income earners on the fringes of urban centers, further contributing to isolation and exclusion in vulnerable populations. If you deem elimination infeasible, to mitigate the harmful development patterns this rule incentivizes, please consider either A.) expanding the definition of retail in this category to include a wider variety of stores or retail hubs B.) enable developments to make up for lost points in this category by providing additional bonus points for Secondary Amenities and Public Facilities to incentivize proximity to facilities and amenities that contribute to a higher quality of life.*
- Increase the amount of credits per development to help with the soft credit market, high interest rates, and rising construction costs and/or BABA
- Increase the amount of credits per principal to be able to receive two full 9% allocations
- Guarantee Buncombe County (the county which lost the most units from Helene) a minimum of one 9% development, and any funds remaining from the 12% boost in the west region goes to support a possible 2nd Buncombe 9% award
- Remove the current second tiebreaker (most number of units) which creates a race to the bottom which leads to underfunded deals
- Increase urban infill by getting maximum 46 points for sites within (2-3?) miles of town/city hall
- Move BABA paperwork with the RPP request from preliminary application to full application
- Leave CDBG-DR and Helene awards out of the Appendix L unit counts
- Let vacant land a town bought for affordable housing qualify as a Redevelopment Project

As always, we appreciate your time and effort making adjustments each year. -Rich

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Rich Olejniczak (He/Him)
Director of Community Rental Investments
Mountain Housing Opportunities
53 South French Broad Ave, Suite 100
Asheville, NC 28801
https://www.mtnhousing.org/
828.254.4030 ext. 125

