

Chris Austin

From: Sarah Bulla [sbulla@eccdi.com]
Sent: Friday, September 07, 2012 12:33 PM
To: Chris Austin; rentalhelp
Cc: Keith Walker; Liz Land; Mark McCloskey; Kristen Smith
Subject: FW: 2013 QAP Comments - draft any suggestions...
Attachments: Sarah T Bulla.vcf

Importance: High

ECCDI's comments to the 2012 QAP are as follows:

P. 7, E, 4 – increase the basis boost to 30%;

p. 11, A, 1, b, i- Neighborhood Characteristics, please consider additional points (and perhaps less for amenities proximity) for the actual nature of the neighborhood characteristics rather than just the physical condition of nearby structures, also consider the type of uses in the nearby area. They are many types of uses that can have a building in very good condition but that are inappropriate in close proximity to residential multi-family housing.

p. 11, A, 1, b, ii-Amenities- please consider an alternative method for determining distance to amenities rather than Google driving maps- it is possible in some cases that a route for a pedestrian or bike rider is shorter than a driving route for an automobile. It is assumed that the purpose of the proximity threshold hold is to encourage sites within walking distance to these amenities rather just a shorter car ride; if a tenant is able to drive 3/4 of a mile they would also be able to drive 1.25 miles just as easily.

p. 11, A, 1, b, ii – add Red & White to the qualifying grocery list. It is a prominent rural grocer;

P. 13, B, 2 – Any soft money should receive larger points than 10 points; and

p. 14, B, 2, c – change to ALL REGIONS, not just Metro.

Please consider these suggestions for the 2013 QAP.

Kind Regards,
Sarah T. Bulla



 *Think Green! Please do not print this e-mail unless necessary.*

From: Chris Austin [<mailto:claustin@nchfa.com>] On Behalf Of rentalhelp
Sent: Monday, August 27, 2012 4:42 PM
To: rentalhelp
Subject: 2013 QAP Comments

As mentioned in last week's Housing Credit awards announcement, the Agency is accepting comments on the 2013 Qualified Allocation Plan. Please submit comments by Friday, September 7th to be considered before the first draft is released. You may email comments to rentalhelp@nchfa.com or mail to the following:

NC Housing Finance Agency
attn: Rental Investment
3508 Bush Street
Raleigh, NC 27609

In addition to suggested revisions, we also encourage you to comment on what you considered to have worked well. Given the extent of QAP changes in 2012 from past cycles, letting us know what worked is just as important as letting us know what did not. As always, we recommend being as specific as possible and providing examples or proposed text when suggesting revisions.

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