

# Draft 2016 Qualified Allocation Plan Public Hearing Comment Summary

October 14, 2015

NCHFA Office & Telephonic Raleigh, NC

Comments are listed in the order made. This document is not a transcript but rather a summary of the speakers' main points as noted by NCHFA staff. Not all comments are listed. Please contact Chris Austin [claustin@nchfa.com](mailto:claustin@nchfa.com) with questions about your remarks.

*Tom Urquhart* – Has concerns about rising interest rates and its effects on 2015 and 2016 awards; operating expenses should include water and sewer if paid by property; Should be a minimum interest rate; does not like Amenity only being able to count once; not in favor of limit on WHLP when used with local funds; likes tax credits per unit average points; using HOME rents for Rehabs could be a problem; opposes dumpster every 200 feet requirement; Section 8 properties should be allowed to compete as Rehabs; supports tax credits per unit average scoring.

*Tim Morgan* – Should be a minimum interest rate; 1 application per site should be at full application; should not be a cap on Secondary Amenities; clarify how additional equity will be handled; 1 bonus point for taking full developer fee.

*Gregg Warren* – Should not be a cap on Secondary Amenities; not in favor of current tie breaker; non-profit cap of 20% should be removed; number of Redevelopment Projects should be increased, not decreased.

*Richard Angino* – Supports current tie breaker; Shopping and Pharmacy should be combined as in 2015.

*Patrick Theismann* – Shopping and Pharmacy should be combined as in 2015; points for North Carolina Principal and General Contractor should be restored; should not be a cap on credit pricing; full developer fee should be required; supports increase in operating budget limits.

*Vann Joines* – Not in favor of limit on WHLP when used with local funds; supports the bus stop score but should reconsider the 7AM to 7PM requirement; alternative would be service runs 10 hours a day, 6 days a week; should not be a cap on Amenities.

*Bill Owen* – Does not like 1 application per site rule; does not like Amenity only being able to count once; demand for 1 bedrooms is very low in some markets and requiring 10% for maximum points is too much.

*Lucius Jones* – Policies should ensure small communities are able to compete.

*Ned Fowler* – Read letter from Northwestern Housing Enterprises posted in the 2016 QAP Comments section of our web site.

*Jaymar Joseph* – Expand Principal experience criteria for 9% and tax exempt bonds to include PHA's with a RAD award who have operated and maintained in compliance other tax credit properties; would like for the Agency to prequalify PHA's ability to apply on their own to remove the need for partnering.

*Sarah Swingley* – Supports Principal and General Contractor change; non-profit cap of 20% should be removed; not in favor of current tie breaker; would like a higher construction cost for downtown projects that are at least 4 stories and include steel; should not be a cap on credit pricing; allow preference for artists; would like points for a city's preferences; number of Redevelopment Projects should be increased, not decreased; parking should match the city's requirements.

*Sean Brady* – Supports Principal and General Contractor change; all additional equity should stay with the project to cover cost increases; does not like Amenity only being able to count once.