

2017 QAP Comments from Partners Behavioral Health Management MCO/LME

Page 5, Section II Set-Asides, Award Limitations:

- B1. 16% for West, while mostly rural, does not meet the demand for TCLI more urban requested counties of Burke and Gaston. Would these mostly qualify for USDA?
- A. and B2. While we see the differences between Rehabilitation and Redevelopment projects, what would cause NCHFA to adjust the awards to go to Redevelopment vs. Rehabilitation?
- D. It states the National Housing Trust Fund dollars have been awarded already. Was this amount just added to the QAP amount as listed in the Consolidated Plan which was revised in June 2016?

Page 11, Section IV Selection Criteria and Threshold Requirements

- A1. Page 14 Bus/transit only offers 6 points for available transportation. These points should be higher, at least 10 to 12 total points, because many low income individuals and families do not have cars. This encourages the development to be closer to many more amenities that would benefit the tenants.
- A1. Page 15 How is the county deemed a desirable real estate investment and most appropriate for the Site Bonus points?
- B2. Page 16 Why are the points the same for each of the income categories? Wouldn't they be higher for high income and lower for low income or vice versa?
- D2. Page 19 Many management companies are difficult to work with to accept reasonable accommodations for Targeted Key. NCHFA has encouraged Targeted Key complexes to waive application fees for the TCLI/DOJ settlement individuals but many continue to charge those fees. Will the committee seek input from the Regional Housing Coordinators to assess appropriate use of Key application processing?
- 4. Page 21 Wouldn't the committee want to award more points or give priority to complexes willing to do 20% of units as Key?
- 5a. Page 22 More points should be awarded to increased percentage of one bedrooms AND NOT ELDERLY. Most areas need more one bedroom units to assist in housing TCLI/DOJ individuals and most of these individuals are too young to qualify for elderly units. While these individuals can access two bedroom units in complexes without one bedrooms, we have found it sets some up for failure because they let someone use their extra room at no cost, have more room to hoard items, or have more space that causes higher utilities.
- 5b. Page 22 Applications for these priority counties should be given more than one point.