

## Chris Austin

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**From:** David Levy <dlevy@ahmi.org>  
**Sent:** Friday, August 31, 2018 4:52 PM  
**To:** Chris Austin  
**Subject:** 2018 QAP Comments

Chris, the following are AHM's comments on the 2018 QAP:

1. Eliminate nonprofit awards being limited to 20% of the overall allocation. To my knowledge, the limit has never been a factor and it is not necessary. There is no justification for this limit.
2. Clarify how much the Environmental Review fee will be for projects receiving an RPP award.
3. Due to recent and projected increases in construction costs (for numerous reasons), the maximum amount of PDC lines 5 and 6 should be increased to at least \$84,000.
4. The agency has internal caps on various development expenses (furnishings, title and recording, etc.). These caps should be identified in the QAP.
5. Include in the QAP what the agency will require if a development receives a higher price for tax credits than budgeted. The agency should allow developers to use all additional tax credit proceeds towards any increase in construction pricing over what has been budgeted.
6. Include a bonus point(s) for a development that will achieve a recognized Green Building certification. This benefits management and residents through reduced utilities, improved health and safety, and reduced maintenance.
7. Change the proposed credits per unit average points of 4% and 8% back to the 5% and 10%, which worked well last year.

AHM appreciates the agency considering the above comments.

Thank you.

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