



LANGSTON HUGHES

AFFORDABLE HOUSING

TO: NCHFA policy staff
FROM: Langston Hughes Affordable Housing, Inc.
DATE: October 10, 2023
RE: Comments on the draft 2024 QAP

Section IV. D. CAPABILITY OF THE DEVELOPMENT TEAM

Developers and Owners know Affordable Housing compliance and reporting requirements regardless of 9% Tax Credits or 4% Tax Credits with tax-exempt bonds.

Accordingly, we suggest that the QAP not discriminate against Developers and Owners who only use tax-exempt bonds.

Section VI. GENERAL REQUIREMENTS.

7(a). DEVELOPER FEES

--and --

Section II. E. PROJECT AWARD LIMITS

Population growth requires more Affordable Housing. The National Council of State Housing Agencies (NCSHA) is leading the ACTION Campaign to encourage the passage of the Affordable Housing Credit Improvement Act (AHCIA). AHCIA will increase the Private Activity Bond volume capacity available to NCHFA *without requiring state resources*.

NCHFA can foster more new energy-efficient housing by removing the \$1,200,000 maximum award and \$22,500 maximum developer fee for **tax-exempt bond-financed Affordable Housing using 4% Tax Credits**.

To illustrate what could be possible in North Carolina, please see the next pages for Langston Hughes Affordable Housing, Inc. (LHAH) new communities in Arizona that are not feasible in North Carolina with the Project Award Limits and Developer Fee caps.

Respectfully submitted,

Langston Hughes Affordable Housing, Inc.

BY: David Sewall Searles, Jr., Chairman
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October 10, 2023 LinkedIn post. LHAH is the General Partner. Arizona allows Developer Fees to be limited only by IRS Section 42, thus The Safford generated \$35,000 per unit of additional Federal Tax Credit equity.



Mark S. Moorhouse • 1st

Managing Partner & Executive Vice President at Dominionium

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We are excited to celebrate with [Owen Metz](#) on the closing of The Safford! Located at 8740 N Silverbell Road in Marana, Arizona, the community will provide 200 high-quality homes for the [Town of Marana](#), which marks the first affordable multifamily new construction development in Marana in the last 20 years. This development also marks Dominionium's first ever new construction development in Southern Arizona, specifically in the Tucson MSA. This project will be constructed by WD Construction, a joint venture between [Weis Builders](#) and [Dominium Construction and Architectural Services](#).

This project would not have been possible without the support of our development partners. The financing includes a permanent mortgage and taxable construction loan provided by [Cedar Rapids Bank & Trust](#), a tax-exempt construction loan originated by Greystone Housing Impact Investors, tax-exempt subordinate bonds originated by [Colliers Securities](#), and an equity investment in the 4% federal Low-Income Housing Tax Credits by [WNC & Associates](#). Additionally, we would like to thank the [Arizona Department of Housing](#) for their determination of Low-Income Housing Tax Credits and their committed State Housing Trust funds, and the [Arizona Industrial Development Authority](#) for their allocation of tax-exempt private activity bonds.

Additional development partners include [Langston Hughes Affordable Housing, Inc.](#), [Town of Marana](#), [Winthrop & Weinstine, P.A.](#), [Holland & Knight LLP](#), [Paradigm Designs](#), [Todd & Associates, Inc.](#), [Rick Engineering Company](#), [Commercial Partners Title, LLC](#), [Kutak Rock](#), among [U.S. Bank](#) as trustee. Thank you to all our partners for their assistance on this project, continued commitment to providing high quality affordable housing, and their ongoing partnership with [Dominium](#).



https://www.linkedin.com/posts/mark-s-moorhouse-b617ab7_we-are-excited-to-celebrate-with-owen-metz-activity-7117574903515516928-NfuW?utm_source=share&utm_medium=member_desktop

April 23, 2023 Press Release. LHAH is the General Partner. Blackstone provided \$79 million Federal Tax Credit equity for development of 568 units of new energy-efficient Affordable Housing in a Moderate Income part of Phoenix.

[Blackstone And Dominion Expand Partnership To Bring Additional New Affordable Housing To Phoenix — April Housing](#)

LOS ANGELES & PHOENIX, April 13, 2023 — Blackstone (NYSE: BX), through its affordable housing portfolio company, April Housing (“April”), and Dominion, a leading affordable housing owner, developer and manager, today announced an expansion of its partnership to develop Casa Azure, which will bring 196 new affordable housing units to Phoenix, Arizona. Building on their commitment to preserve and create new affordable housing, Blackstone will provide \$31 million of tax credit equity to support the development of this community. This increases Blackstone and April Housing’s commitment to expand the affordable housing stock in Maricopa County to a total of 568 new LIHTC units through \$79mm of investments.

Casa Azure is an age-restricted, seniors’ property, which will be available to those earning at or below 60 percent of the area median income. The property will feature several community amenities including a pool, clubhouse, library and fitness center. Casa Azure also utilizes solar panels on the roofs of its carports and ION water systems to help save energy and water.

“We are excited to expand our relationship with Blackstone and April Housing,” said Mark Moorhouse, Dominion Managing Partner and Executive Vice President of Development. “Their investment in Casa Azure, coupled with their previous investment in Aviara Flats, demonstrates a significant commitment to affordable housing for both seniors and families in the Phoenix area. We appreciate their partnership and expertise as we continue working to address the shortage of affordable housing nationwide.”



CASA AZURE, SENIORS' PROPERTY, PHOENIX, AZ