

## Tara Hall

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**From:** Kinsell Baer, Laura <Laura.KinsellBaer@McCormackBaron.com>  
**Sent:** Friday, October 13, 2023 10:27 AM  
**To:** RentalHelp  
**Cc:** Senf, Tracy; Seals, Sandra  
**Subject:** 2024 Draft QAP Comments

Dear Ms. Hall,

On behalf of the City of Winston-Salem (City), the Housing Authority of Winston-Salem (HAWS) and McCormack Baron Salazar (MBS), we want to thank you for NCHFA's continued support to the Winston-Salem Choice Neighborhoods Project. We cannot thank NCHFA enough for the Choice Neighborhood Implementation Set-Aside in the 2021 through 2025 Qualified Allocation Plans. This will be a great benefit to the Winston-Salem Choice Neighborhoods Project, and it truly demonstrates your commitment to its success.

MBS appreciates the continuing efforts of the NCHFA staff to dialogue with the development community on the draft QAP. Our comments and recommendations are listed out below.

1. Construction prices have not come down from pandemic-era historic spikes, and continue to escalate whether in price itself or material lead time, which leads to increased cost. There was no increase in the maximum award to any one project with the 2024 draft QAP. Would the Agency consider increasing the maximum award to any one project in 2025?
2. The W-S CNI Project Development Costs per unit obtained from our General Contractor are consistently over NCHFA's limits. Given the current construction climate, we request that NCHFA consider removal of the limits on Line 5 and 6 of the PDC for the 2024 QAP as was allowed for the 2023 final tax credit applications.
3. Section II.G.2. mentions any design changes must be approved by the Agency. We are requesting that the Agency provide written guidance on the process for getting design changes reviewed and approved.
4. Consider allowing projects with market rate units ("mixed-income" projects) like HUD Choice Neighborhoods to apply for RPP funds.

Appendix B.

5. Consider allowing walking trails that are not continuous around property but connect the property to an existing regional recreational trail system.
6. Consider eliminating common laundry facilities if in-unit washers and dryers are provided in every unit.
7. Consider eliminating the office requirement when there is a shared use agreement in place across multi-phase developments.

Thank you!

Sincerely,

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