

Tara Hall

From: Joseph Kass <jkass@nhe-inc.com>
Sent: Monday, November 28, 2022 9:07 AM
To: RentalHelp
Cc: Taylor Davis
Subject: public comments for 2nd draft of 2023 NC QAP

Thank you for this opportunity to submit further public comments to the 2nd draft of the 2023 NC QAP.

1. We encourage NCHFA to raise the credit cap per application from \$1,200,000 to \$1,400,000. Our analysis shows that it is very difficult to make many sites work with \$1,200,000 in annual credits per application. Mortgage rates have moved upward, and our industry has yet to experience any relief from construction pricing.
2. We applaud the 1st tiebreaker, its design is an excellent way to balance counties with high need against counties that have not seen much development.
3. We are glad to see Walkscore removed from points and tiebreakers.
4. If further points or tiebreakers are needed we would recommend comparing the qualities of each census tract, such as access to jobs, poverty rating, high opportunity areas, etc., similar to the Appendix H which was part of the QAP in previous years.

Thank you,

Joseph Kass

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