

## Chris Austin

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**From:** David Levy <dlevy@ahmi.org>  
**Sent:** Wednesday, August 26, 2020 4:57 PM  
**To:** RentalHelp  
**Subject:** 2021 Draft QAP Comments

Please consider the following comments on the 2021 draft QAP:

Principal and Project Award Limits: Agree with the proposed changes

Amenities: Agree with the quarter mile increase  
Allow any pharmacy that sells prescription drugs and over the counter medicines to be counted as a pharmacy

Maximum Project Development Costs: We appreciate the proposed increase to \$82,000, however, that amount still does not address higher costs, especially in the Metro region and we strongly support a separate chart A and B for the Metro region with higher limits. Actually it may be best to just eliminate maximum cost per unit as other factors, such as the range of credits per unit points and the minimum construction costs already do that. Building materials have recently increased 25-30% and while hopefully those increases will stabilize and possibly go down there is typically some factor that causes construction pricing to increase each year such as inflation, natural disasters and now COVID-19. The \$2,000 increase may be enough to cover the new Energy Star certification cost and the new requirement for providing additional fire extinguishers and the removable vanity base (which we do not think both are not necessary and should be eliminated), it is not near enough to cover price increases. The \$82,000 should be increased to at least \$88,000 and then subsequent years there should be at least automatic increases for inflation and other unexpected occurrences. The agency requires increasing annual project operating expenses by 3% and that should be a minimum increase annually for construction cost limits.

Appendix B, V. F: Parking: Parking lots are very expensive for a variety of reasons. NCHFA should defer to local ordinances to determine the amount of required parking spaces.

Thank you for considering these comments and we appreciate the opportunity to make them.

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