

Tara Hall

From: David Levy <dlevy@ahmi.org>
Sent: Friday, October 15, 2021 1:09 PM
To: RentalHelp; Tara Hall
Subject: 2022 Draft QAP Comments

Please consider the following comments regarding the draft 2022 QAP:

Applicant Bonus Points: Having the ability to assign one bonus point each to two projects gives large developers an advantage over smaller developers who typically submit one project per year, and will now be restricted to apply just one point to one project. Please amend this change to provide an option to select two points be assigned to one project and the option of assigning one point each to two projects.

Tiebreakers: We agree with other comments this will create a race to the bottom and shouldn't be used. We would like to see the first tie breaker return to the project with the census track with the lowest poverty rate. This will encourage diversity and inclusion and be in step with HUD's Disparate Impact Standard as well as North Carolina's.

Exhibit B: The last thing we need are additional design requirements resulting in additional costs.

Electrical Provisions: Having switched exterior lighting at each breezeway unit entry door controlled by the resident is not a good idea and will cause additional building costs. Having no control will result in some lights being on and some off, which not only will look bad but will be a safety hazard. The resulting poor illumination will require additional house lighting in the breezeways adding additional costs. Having the patio/porch lights controlled by the resident is fine and should be kept. Request the change of having the breezeway entry door lights controlled by the resident be deleted.

Interior Design and Materials: Vinyl/Rubber base won't be allowed unless masonry or metal stud walls. Not sure why this is being done? Vinyl/rubber base is typically used in our fitness centers. Request this change be deleted, but if it is kept, please amend it to allow it in the fitness centers.

Kitchens: Please delete changing pantry cabinets to have 30"x60" clear floor space which is going to add square footage and cost. Why not just 30"x48" like appliances?

Required Site Amenities: Why should a covered patio w/ seating (150sf) only count for seniors? We use this in our family clubhouses as a front or side porch feature which is very popular with the residents. This is a great amenity and we request this change be eliminated.

Additionally, we were under the impression 2022 was the year the agency would combine the Appendix B and Field Guide. It would make things much more streamlined and easier for all entities (owner, architect, GC, subs, NCHFA reviewers, etc.) to work together from one reference document.

Thank you for considering these comments.

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