

November 28, 2023

Mr. Scott Farmer  
Executive Director  
NCHFA

Via Email: bsfarmer@nchfa.com

Re: Tie Breaker #3

Good morning, Scott,

We understand there is a new tie breaker proposed in the 2024 QAP:

"(c) Third Tiebreaker: Earliest preliminary application submittal after 1/1/2024."

Our firm has primarily focused on LIHTC projects in conjunction with NCHFA since we were established in 1996, and we understand this process better than most. We develop application plans for several developers and most times receive the project information just after the holiday break, January 2. We dedicate most of our staff and also have outside support lined up for preparation of these applications sets between January 2 and the deadline.

Adding the tie breaker deadline would cause all developers and their design firms to try to meet that early deadline. Applications would be extremely rushed and may have to be redone without having benefit of more time to obtain all the necessary information and produce more complete documents. This early deadline is not without dire consequences.

In addition, we are working diligently to complete Construction Documents and Final Inspections before the end of the year for projects that have already been awarded. Our schedule is overwhelmed by completing these projects and scheduling travel dates. Adding the tiebreaker deadline of January 1 would likely mean we would have to make a choice on whether to complete awarded projects or prepare application sets.

Due to the nature of these hectic schedules and the intense workload these applications generate, we close our office for the week between Christmas and New Year's to allow our employees a much-needed recovery period. We strongly disagree with this tiebreaker and feel it is unfair of the agency to force us to require our employees to work over the holidays and give up that quality time with our families.

We respectfully request that NCHFA reconsider adding this as a tie breaker.

Thank you for your thoughtful consideration of our request. Please contact me if you have any questions or comments.

Sincerely,



[JR Ross \(Nov 29, 2023 14:46 EST\)](#)

James M. Ross, II, AIA

**Ross/Deckard Architects, P.A.**

JMR/am

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