

Draft 2021 Qualified Allocation Plan Public Hearing Comment Summary

September 16, 2020
Held virtually via GoToWebinar

Comments are listed in the order made. This document is not a transcript but rather a summary of the speakers' main points as noted by NCHFA staff. Not all comments are listed. Please contact Chris Austin with questions about your remarks (claustin@nchfa.com).

James Pressly – Remove the proposed language that a recycled 2018 allocation must place in service in 2021

Jim Yamin – Development costs per unit limit should be increased; does not support the proposed new first tie breaker; proposed making the second tie breaker the new first tie breaker

Jaymar Joseph – Restated written comments which are published in the 2021 QAP section of our web site

Ryan Miller – Supports change to require ENERGY STAR Multifamily New Construction Program certification; would like to work with the Agency to include LEED and other programs in the QAP

David Levy – Development costs per unit limit should be increased; does not support the proposed new first tie breaker; proposed making the second tie breaker the first tie breaker; supports the quarter mile increase for Amenities; Pharmacies that have only prescriptions and over the counter drugs should count for points; parking requirements should be determined by local ordinances

Lee VanDeCarr & Frankie Pendergraph – Does not support the proposed new first tie breaker; Agency should consider providing placed in service relief to 2018 and 2019 projects; C similar to Rural Development; developer fee for rehabilitation projects should be increased

Joseph Kass – Development costs per unit limit should be increased; rent increases should be automatic; proposes having a point scoring criteria tied to census tract poverty rate as first tie breaker; hot water heater and refrigerator requirements should include language that the nominal and actual size of the appliances may differ but the difference be acceptable

Sandra Seals – Restated written comments which are published in the 2021 QAP section of our web site

Mike Kapp – Proposes points for Passive House

Tim Morgan – Pharmacies that have only prescriptions and over the counter drugs should count for points; Amenities distance should be 1.5 miles; does not support proposed new first tie breaker; rent increases should be automatic at 2%; development costs per unit limit should be increased; developer fee for rehabilitation projects should be increased

Paul Westmore – Development costs per unit limit should be increased; parking requirements should be determined by local ordinances; does not support the proposed new first tie breaker; proposed reinstating first tie breaker from 2020; hot water heater and refrigerator requirements should include language that the nominal and actual size of the appliances may differ but the difference be acceptable; parking requirements should be determined by local ordinances; developer fee for rehabilitation projects should be increased; 5 preliminary application limit should be removed

Cindy Weeks – Restated written comments which are published in the 2021 QAP section of our web site

Denis Blackburne – Does not support the new first tie breaker; parking requirements should be determined by local ordinances; number of applications restriction should be at full application rather than preliminary application

Michael Rodgers – Development costs per unit limit should be increased; proposed second tie breaker should be new first tie breaker; 5 preliminary application limit should be removed; referenced written comments which are published in the 2021 QAP section of our web site

Tom Urquhart – Supports proposed new first tie breaker; Agency should build flexibility into the QAP as effects of COVID are unknown; Agency designated boost should be 30%

Craig Stone – Agency should build flexibility into the QAP as effects of COVID are unknown; Agency should consider providing placed in service relief to 2018 and 2019 projects; rent increases should be automatic at 2%; hot water heater and refrigerator requirements should include language that the nominal and actual size of the appliances may differ but the difference be acceptable; proposed rather than having 2 applicant bonus points there be a limit to 1 award per Principal