

Listing of Major Revisions, First Draft 2019 QAP Posted July 26, 2018

This memorandum should be read along with the First Draft 2019 Qualified Allocation Plan (QAP). The listing is in order of appearance and does not include all material changes. The entire QAP is a draft and subject to further revision.

Redevelopment Projects (page 6)

RAD projects are now eligible to be considered a Redevelopment Project.

County Income Designations (page 8)

County designations are determined based on the stated criteria. A number of counties designation changed from 2018.

Site Score Criteria (page 12)

The distance for maximum Amenity points in a Small Town has been increased to 2 miles.

Pharmacies must have non-medical general merchandise. This has always been the spirit of the existing language but further clarification was warranted.

Site bonus points have been removed.

Market Analysis (page 15)

Applicants can no longer raise rents after submission of the preliminary application.

No application is permitted to have more than 4 income bands. While this has always been what has occurred without a written policy, we felt it necessary to make it a QAP policy given the addition of income averaging.

Income Averaging (page 17)

Income averaging is available to certain projects with limitations.

Project Development Costs (page 17)

Lines 5 and 6 of a new construction application cannot exceed \$90,000 per unit.

Project Size (page 20)

Maximum project size in the Central, East, and West has been increased to 84 units.

Credits per Unit Average (page 21)

The range for points as been reduced to 4% and 8%.

Appraisals (page 27)

Appraisals are required for all projects.

Reserves (page 29)

Operating and replacement reserves must stay with the project at time of investor exit.

Allocation Terms and Revocation (page 31)

The changes in this section are a result of a review of the QAP by our internal auditor. They are meant to further tighten our rules to prevent the possibility of fraud.

The Agency welcomes feedback on the First Draft 2019 Qualified Allocation Plan. You may email comments to rentalhelp@nchfa.com.