

AHFA 2022 Draft Low-Income Housing Credit Qualified Allocation Plan, HOME Action Plan,
and National Housing Trust Fund Allocation Plan
Public Comment Form
Commenting Period July 28, 2021 – August 27, 2021

All comments regarding the Draft Plans must be submitted using this form. General Comments may be submitted at the bottom of the form. **Comments which include cut-and paste text (or redlined/re-worded sections) of the proposed Plans will be rejected.** AHFA will not respond (or seek to interpret) to suggested change in language without a complete explanation of the suggested language change. Please provide full explanatory and careful comments regarding your proposed changes, keeping in mind that your proposed changes might have an unintended consequence for a different project or location in the state. All forms should be submitted to ahfa.mf.gap@ahfa.com as an attachment to the email. Other documentation, e.g., product information or photos, may also be submitted. All comments will be posted at www.ahfa.com for review.

8/27/2021

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Plan Section	Section Reference	Page #	Specific Comments
HOME	ENV Policy	B-9	<p>CFR Part 51 Subpart B, Noise Abatement and Control, Section 51.103(c) states "The standards shall usually apply at a location 2 meters from the building housing noise sensitive activities in the direction of the predominant source...(and) shall also apply to other locations where it is determined that quiet outdoor space is required in an area ancillary to the principal use on the site."</p> <p>9.d. references site boundaries as the point of measurement rather than the buildings and outdoor features as indicated by HUD.</p> <p>Revise first sentence of first paragraph to read ...must be measured from the project-site features (buildings and outdoor amenities).</p> <p>Revise last sentence of first paragraph to read ...must include figures illustrating the location of the site buildings and outdoor amenities relative to the noise ...</p>
HOME	DQS	C-6	<p>III.A.3.)b.v. states to provide 1 2" caliper tree per unit. Recommend including a minimum height (6') for qualifying multi-trunk trees such as crepe myrtles which many nurseries designate by height and not caliper.</p>
HOME	DQS	C-8	<p>III.A.4.)d.ii. - Include ADA as an applicable standard to be consistent with HUD deeming notice.</p> <p>III.A.4.)d.iv. - Include ADA as an applicable standard to be consistent with HUD deeming notice.</p>
HOME	DQS	C-8 - C-9	<p>III.A.4.)g. - Change requirement for Energy Star ceiling fans to be where ceilings are 9' or greater due to ceiling hugger types used for 8' ceilings no longer receiving the Energy Star label.</p>

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			Light kits for all ceiling fans can still be furnished with Energy Star LED lamps.
HOME	DQS	C-13	IV.C.4.)b. - Include ADA as an applicable standard to be consistent with HUD deeming notice. IV.C.4.)d. - Include ADA as an applicable standard to be consistent with HUD deeming notice.
HOME	DQS	C-14	IV.C.6.)c. - Change requirement for Energy Star ceiling fans to be where ceilings are 9' or greater due to ceiling hugger types used for 8' ceilings no longer receiving the Energy Star label. Light kits for all ceiling fans can still be furnished with Energy Star LED lamps.
Plan	Section		
Housing Credit	ENV Policy	B-9	CFR Part 51 Subpart B, Noise Abatement and Control, Section 51.103(c) states "The standards shall usually apply at a location 2 meters from the building housing noise sensitive activities in the direction of the predominant source...(and) shall also apply to other locations where it is determined that quiet outdoor space is required in an area ancillary to the principal use on the site." 9.d. references site boundaries as the point of measurement rather than the buildings and outdoor features as indicated by HUD. Revise first sentence of first paragraph to read ...must be measured from the project-site features (buildings and outdoor amenities). Revise last sentence of first paragraph to read ...must include figures illustrating the location of the site buildings and outdoor amenities relative to the noise ...
Housing Credit	DQS	C-6	III.A.3.)b.v. states to provide 1 2" caliper tree per unit. Recommend including a minimum height (6') for qualifying multi-trunk trees such as crepe myrtles which many nurseries designate by height and not caliper.
Housing Credit	DQS	C-8	III.A.4.)d.ii. - Include ADA as an applicable standard to be consistent with HUD deeming notice. III.A.4.)d.iv. - Include ADA as an applicable standard to be consistent with HUD deeming notice.
Housing Credit	DQS	C-8	III.A.4.)g. - Change requirement for Energy Star ceiling fans to be where ceilings are 9' or greater due to ceiling hugger types used for 8' ceilings no longer receiving the Energy Star label. Light kits for all ceiling fans can still be furnished with Energy Star LED lamps.

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Housing Credit	DQS	C-13	III.A.6.)c. - Change requirement for Energy Star ceiling fans to be where ceilings are 9' or greater due to ceiling hugger types used for 8' ceilings no longer receiving the Energy Star label. Light kits for all ceiling fans can still be furnished with Energy Star LED lamps.
Housing Credit	DQS	C-16	V.B.2.)d. states to provide 1 2" caliper tree per unit. Recommend including a minimum height (6') for qualifying multi-trunk trees such as crepe myrtles which many nurseries designate by height and not caliper.
Housing Credit	DQS	C-18	V.B.3.)f. - Change requirement for Energy Star ceiling fans to be where ceilings are 9' or greater due to ceiling hugger types used for 8' ceilings no longer receiving the Energy Star label. Light kits for all ceiling fans can still be furnished with Energy Star LED lamps.
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