

Chris Austin

From: Scott Redinger <sredinger@saredinger.com>
Sent: Friday, October 07, 2016 3:49 PM
To: rentalhelp
Subject: RE: Second Draft 2017 QAP

2017 QAP Comments

Rehabilitation LIHTC

Increase the Rehabilitation LIHTC Set Aside from 10% to 20% to help maintain the quality of the increasing number of LIHTC apartment communities that were funded more than 15 years ago.

Provide a funding priority for older LIHTC apartments located in rural communities of NC who do not have the financial capacity or access to the HUD funds previously available from NC Division of Community Assistance for affordable housing construction and renovation.

Tiebreakers

Eliminate the first tiebreaker for LIHTC Apartment Communities located in the census tracts with the lowest poverty level in a County. The first tiebreaker is not consistent with the second tiebreaker, projects with lowest average income. Land located in census tracts with the lowest poverty level will be more expensive which will make it more difficult to offer a lower rent to low income families. The first tiebreaker will also make it more challenging to meet the 25% set aside for apartments for lower income families resulting in a need to increase the rents for 75% of the apartments.

The first tiebreaker should be projects with the lowest average income.

Thank you,
Scott Redinger

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From: Chris Austin [mailto:claustin@nchfa.com] **On Behalf Of** rentalhelp
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Subject: Second Draft 2017 QAP

The Second Draft 2017 Qualified Allocation Plan is now available on the Agency's website: [2017 QAP](#).

Given the changes between the first and second draft were so few, we did not create a changes memo. The following are the significant changes:

- National Housing Trust Fund (page 7): Appendix J is intended to provide additional information and will be posted to our web site soon
- Site Scoring (page 14): clarified the 4 stores in a strip shopping center for Retail can be any type of store
- Site Suitability (page 14): electrical utility substation distance was reduced from 500 feet to 250 feet to be consistent with power transmission lines and tower
- Tenant Rent Levels (page 16): required percentage of deeper targeted units for points was reduced