McCormack
Baron
Salazar

June 30, 2026

Mr. Scott Farmer, Executive Director
Ms. Tara Hall, Director of Rental Investment
North Carolina Housing Finance Agency
3508 Bush Street
Raleigh, North Carolina 27609

Dear Mr. Farmer and Ms. Hall,

On behalf of the City of Winston-Salem (City), ASPIRE (formerly the Housing Authority of Winston-Salem) and McCormack Baron Salazar (MBS), we want to thank you for NCHFA's continued support of the Winston-Salem Choice Neighborhoods Project. We cannot thank NCHFA enough for the Choice Neighborhood Implementation Set-Aside in the 2021 through 2026 Qualified Allocation Plan. This has been and continues to be a great benefit to the Winston-Salem Choice Neighborhoods Project, and it truly demonstrates your commitment to its success.

MBS appreciates the commitment of NCHFA staff to dialogue with the development community on the draft QAPs. We are particularly pleased to be able to provide comments as part of the development and release of the first draft of the 2027 QAP.

As we have requested in prior years, **we kindly request that NCHFA allow an award of 9% tax credits for 2025 to be eligible to receive an allocation of 2027 tax credits equal to or less than the amount of the original tax credits awarded to the project.** Due to ongoing construction delays from supply chain issues, shortage of soft funding to fill project financial gaps, labor being difficult to find, etc. the uncertainty of the length of construction is an ongoing problem. The Winston-Salem Choice Neighborhoods Project has a HUD grant expenditure deadline of ending September 30, 2027. If the funds aren't spent by then, they will be returned to HUD, as there is no extension that can be granted.

Once again, our sincere thanks for your partnership and for the consideration of our comments for the 2027 QAP. As always, please do not hesitate to let us know if you have questions or need any additional information.

Sincerely,

Sandra Seals
Senior Vice President-Southeast