

Chris Austin

From: Ken Armstrong [karmstrong@shanc.org]
Sent: Tuesday, October 02, 2012 10:41 AM
To: Mark Shelburne
Cc: Scott Farmer
Subject: 2013 QAP for Tax Credits

October 2, 2012

Mark Shelburne
North Carolina Housing
Finance Agency

Mr. Shelburne,

This letter is in response to information from the NC Housing Finance Agency on tax credit ineligibility for the Lee County area. NCHFA announced that Lee County was ineligible to apply for tax credits for calendar year 2013. However, Sanford Housing Authority would like to request an exception and or a set aside for housing authorities. Having been in the Housing business for over 25 years I am a firm believer that housing authorities are the best possible stewards for the credits and the management of the property. If awarded tax credits, we do not plan on increasing the number of rental units in the area, but demolishing some of our public housing units and rebuilding them as well as utilizing Section 8 Project Based vouchers. The tax credits would enable us to demolish units that are in need of remodel and that have settlement issues. We would only be increasing the quality of housing units available for rent in Lee County, not the quantity. We believe this is a valid point, and we appreciate you taking the time to consider it. The Department of Housing is also rolling out a new program called Rental Assistance Demonstration this month, and 4% and 9% tax credits are a big part of this new program to convert Public Housing units into Section 8 Project Based voucher and rehab the units in the process.

Please let us know if there is any information we can provide you to aid in your consideration of this exception.

Sincerely,

Ken D. Armstrong
Executive Director/CEO
Sanford Housing Authority
Harnett County Housing Authority

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