



City of Hickory  
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Office of City Manager

August 30, 2016

Mr. A. Robert Kucab  
NC Housing Finance Agency  
Attn: Rental Investment  
3508 Bush Street  
Raleigh, NC 27609

RE: Feedback to Draft 2017 Qualified Allocation Plan

Dear Mr. Kucab:

As you are aware from our August 3 letter, with the significant support from the Hickory community, the City's bond program will spur economic development opportunities and improve downtown infrastructure. Our downtown benefits from any new residential units, including those constructed by future applications to the North Carolina Housing Finance Agency. Given this information and upon review of the draft 2017 Qualified Allocation Plan, we have concerns about page 14 section (iii) Site Suitability which would not allow these opportunities.

We are requesting that your office consider amending the guidelines for appropriate sites for new housing by reducing the site distance criteria for electrical utility substations (whether active or not) from 500 feet to 250 feet when there is less than 0.7 acres as measured by the total equipment area enclosed by fencing. By reducing the current distance criteria of 500 feet to 250 feet, which is the standard distance for railroads, high traffic corridors and power transmission lines and towers, opportunities for housing developments in our downtown would increase and potentially occur through NCHFA, therefore allowing for further advancement of the progress occurring in our City.

Thank you for your time and consideration,

A handwritten signature in blue ink, appearing to read "Andrea Surratt".

Andrea Surratt, AICP, ICMA-CM  
Interim City Manager  
City of Hickory