

## Chris Austin

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**From:** Stephanie Norris <snorris@norcomanagement.com>  
**Sent:** Monday, September 18, 2017 9:41 AM  
**To:** Chris Austin  
**Subject:** 2018 QAP - Request

Hi Chris

It was good to see you all last week at the public hearing. Thank you for the opportunity to comment and ask questions. I wanted to follow-up on one of my questions and make a formal request for a couple of changes to the draft 2018 QAP:

1. In an effort to reduce the financial stress on projects by potentially lowering the land cost, please consider increasing the Driving Distance to Primary and Secondary Amenities in Section IV(A)(1)(b)(ii) from 1-mile to 2-miles for maximum points and adjust the other distances accordingly. Perhaps the maximum distance could still remain 3-miles. There would simply be one less incremental distance. This request is specific to properties not in a Small Town, but an adjustment to the Driving Distances for Small Towns may be needed as well.
2. Since the majority of the sites my development team pursues are not in Metro counties and municipal funds are not typically available, we would ask that the tax credit awards for Low and Moderate Income counties have their own consideration within each geographic region in Section IV(F)(2). I know the goal of the program is to provide quality, affordable housing in all regions and set-asides. In recent years, it seems that all projects are having to set rents at the maximum level and add more hard debt (aka financially stressing the residents and the project) because the tax credit requests are being set, in some cases arbitrarily low, to simply win the deal. There is nothing wrong with the idea of having fewer projects awarded, especially if the projects receiving awards can receive more tax credits to make the development more financially stable. Would it make sense to set a minimum tax credit request, or tax credit range, for each set-aside to deter a significant reduction to equity and greater reliance on debt?

My two cents...

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