

## Chris Austin

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**From:** Liz Ward <lward@cmhp.org>  
**Sent:** Friday, October 27, 2017 4:16 PM  
**To:** Chris Austin  
**Cc:** Fred Dodson  
**Subject:** Cost Per Unit - 2018 QAP - Recommendation

Chris,

It was great to see you this week at the conference. I know I gave you my verbal vote for cost/unit, but wanted to send you an email as well. For the Charlotte Metro, it would be ideal to have a limit up to \$84,000/unit in Chart A. That is directly comparable to the costs to build our Tuckaseegee Senior building (2016 award that just began construction with Weaver Cooke) as well as our current estimates for our Freedom project. With rising costs, this actually doesn't even leave much room for further inflation before closing. I wish costs were lower, but we're just not seeing that right now.

I spoke with Charlie Heritage about the expected costs in non-metro areas and he said a limit of at least \$80,000/unit would be realistic. I also spoke with Robert from Weaver Cooke and these are in line with his recommendations.

Recommendation:

Chart A		Chart B
Non-Metro	Metro	ALL
80,000	84,000	Chart A + 11,000

Please let me know if I can help any further, or if you have any questions at all. Hope you have a wonderful weekend!

Best,

**Liz H. Ward**

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