

Chris Austin

From: Nancy Walker <nwalker@laurinburgha.org>
Sent: Tuesday, November 21, 2017 2:48 PM
To: Chris Austin
Subject: comments on the QAP

Chris, I read the 2018 QAP and noticed that the Total replacement Threshold Cost limit for Rehab projects was \$130,000 per unit. The Laurinburg Housing Authority has been able to convert the Historic Central School to apartments for lower income seniors and build two new family apartments communities Scottish Glen 1 and 2. Based on my experience as the Executive Director of a Housing Authority I think that it will cost more money to upgrade and historic building converted to apartments than anew apartment building built 15 years ago. I also know that the City Laurinburg wants us to maintain the historic features of Central School. And Historic Credits were used to make the project viable. I think the NCHFA should have a higher Total per unit replacement Cost for Historic Buildings converted to apartments.

Thank you for the opportunity to comment

Nancy Walker
Executive Director
Laurinburg Housing Authority
P.O. Box 1437
1300 Woodlawn Dr.
Laurinburg, N.C. 28353
Phone: 910-276-2582