



September 1, 2017

North Carolina Housing Finance Agency  
3508 Bush Street  
Raleigh, NC 27609

Re: 2018 Draft QAP

Dear NCHFA,

Thank you for the opportunity to provide comments for consideration in finalizing the 2018 QAP. Please find our comments below:

**1. Redevelopment Project:**

We would like to request that the required number of Redevelopment Project awards be increased to two as it was written in the 2017 QAP.

**2. Tax Credit Award Limits:**

We would like to request the per project request for tax credits be increased to \$1,000,000 in the Metro Region and remain as proposed at \$900,000 for the West, Central, and East Regions.

**3. Project Size Limits:**

We would like to request that the number of units in a Small Town not be limited to 48 units. Allow the market study to help determine whether the number of units in the applications is appropriate.

**4. Maximum Project Development Costs:**

We would like to request the Line 5 and 6 minimum for costs be \$65,000 with a maximum of \$72,000.

**5. Applicant Bonus Point:**

Allow an applicant to allocate up to 2 bonus points per year. The applicant can choose to award both points to one application or split them up between two applications.



**6. Site Scores:**

Keep the Small-Town distance as proposed and revise larger populated areas to also score maximum points for amenities within 1.5 miles.

Thank you for your consideration.

Sincerely,

Charlie Heritage  
Managing Partner