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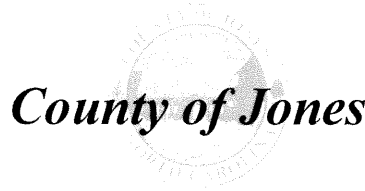
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11/20/2018

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Chris Austin, Director of Rental Investment
North Carolina Housing Finance Agency
P.O. Box 28066
Raleigh, NC 27611-8066

Dear Mr. Austin,

I am writing to you regarding the current draft of the 2019 Qualified Action Plan for tax-credit affordable housing. As you may know Jones County suffered a substantial impact during Hurricane Florence in September and has left many homes, businesses and schools destroyed beyond repair. Even prior to this event we have had a great need for additional affordable housing within the County. We have hoped to attract a developer to provide a low-income housing tax-credit development in one of our towns within in the county however none of these communities can be competitive in qualifying to maximize site score points with past or the current draft of the qualified action plan.

We understand that small towns under 10,000 in population can qualify if the required amenities are within two miles of a proposed project site- unfortunately this extra consideration is of little benefit for our county. We would like to respectfully request that additional provisions be added to assist lower population rural counties. There are many suitable sites in Pollocksville, Maysville and Trenton but the amenities are much further than two miles however they are located within the county boundaries. Please consider the addition of a new supplemental criteria for counties with a total population of less than 25,000 which would better enable a potential project site to be competitive. This could perhaps consist of either a reduction in the number of amenities required to maximize site score points, allowing even a greater distance to the amenities (perhaps simply to be located within the county) or a bonus boost of points to offset lost points for missing one of the three primary amenities.

Thank you very much for the opportunity to submit comments on the draft 2019 action plan and we hope that you further consider any measure that can assist rural communities like ours within the county and other counties with the same situation. We recognize there is a great need for affordable housing throughout the state and applaud the work that North Carolina HFA does each day in the creation and preservation of affordable housing.

Sincerely,

Franky Howard
Jones County Manager