

Mark Shelburne

From: Jeffrey Meadows [jmeadows@cha-nc.org]
Sent: Thursday, October 18, 2012 9:36 AM
To: Chris Austin
Cc: Mark Shelburne; Scott Farmer; Michelle Allen
Subject: 2013 QAP Comments

The Charlotte Housing Authority (CHA) appreciates the opportunity to provide feedback on the draft 2013 QAP. We offer the following comments:

- CHA supports the re-instatement of the mortgage subsidy points. Local goals and priorities are supported by the investment of these resources and should be recognized in the placement of units. This is the only mechanism available to the local jurisdictions to state a preference for project location. This may also potentially eliminate tie break situations.
- The source of mortgage subsidy should include all local sources including Public Housing Authority (PHA) sources of funds. Moving to Work, Choice Neighborhood, Capital Funds, Replacement Housing Factor Funds, etc. are all designed to advance housing initiatives and should be able to leverage tax credits in a meaningful way.
- We would like to suggest that sites that meet the redevelopment criteria be provided a separate scoring table increasing the measuring distance to amenities (similar to the chart a and b provided for project development cost). The point values would be the same but the distances would be extended. Many downtown, central business district, historical and redevelopment sites are located in areas without the stated amenities. This approach would address areas lacking amenities resulting from land use/zoning patterns and years of decline.
- CHA supports the removal the right turn only deduction.
- CHA would encourage the Choice Neighborhoods Initiatives (CNI) receive added incentives in the tax credit award process. The program targets the redevelopment of Public Housing and its surrounding neighborhood. An extensive planning effort must be undertaken to receive this grant and few are awarded in the country. Consideration of an advance award of credits and bonus points would be ways to address this concept.

Thanks,

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