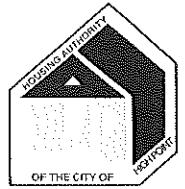


HOUSING AUTHORITY OF THE CITY OF HIGH POINT



September 7, 2012

Mr. Chris Austin
NC Housing Finance Agency
Attn: Rental Investment
3508 Bush Street
Raleigh, NC 27609

Dear Mr. Austin:

The Housing Authority of the City of High Point (HPHA) would like to recommend that two changes be considered for inclusion in the 2013 Qualified Allocation Plan. The first change is in regard to Neighborhood Amenities and the second is in regard to Mortgage Subsidies and Leveraging.

Many public housing authorities, including HPHA, have property that is located in an area of the City that does not have many amenities, particularly within walking distance. We are still committed, however, to providing quality affordable housing opportunities to our citizens in those areas. Redevelopment of those sites affords us the best opportunity for improving the overall quality of life. To that point, we are pleased that the QAP recognizes that redevelopment projects may be surrounded by structures that are not well maintained. This consideration should also extend to the possible lack of amenities.

In far too many instances, redevelopment projects do not have chain grocery stores and shopping/pharmacies located within walking distance. The redevelopment of the site and the addition of quality housing is often the catalyst that is required for attracting those amenities. Given that, there should be a waiver provided for redevelopment projects so that they are not penalized because those amenities are not currently present. It is the goal that those amenities will come once the area shows continued investment. Please consider starting the driving distance points scale at 2 miles for redevelopment projects versus ≤ 0.5 miles. Additionally, please consider providing points for having a site that is in close proximity to public transportation.

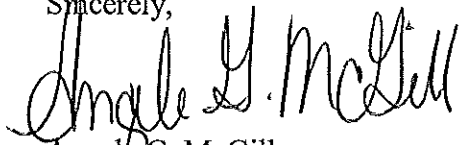
The HPHA is challenged to provide housing opportunities to low and moderate income persons but has few resources that it can contribute to that process. We believe that it is in the best interest of our residents and the citizens of this State to be able to utilize any federal funds that are available for the construction of new affordable housing. Resources are already limited and to place further restrictions on the ability to leverage those resources should be reconsidered. The list of approved Mortgage Subsidies and

those resources should be reconsidered. The list of approved Mortgage Subsidies and Leveraging should be expanded to include "established public housing development funds", to include Capital Funds and Replacement Housing Factor Funds.

We are very appreciative of the opportunity to offer recommendations for the 2013 QAP. If you need further information, please contact Vonzennia S. Gore, Vice President of Real Estate and Development, at 336 878-2313.

We thank you for your consideration and all of the work that you do to ensure that the residents of North Carolina have access to quality affordable housing.

Sincerely,

A handwritten signature in black ink that reads "Angela G. McGill". The signature is written in a cursive style with a large initial 'A'.

Angela G. McGill
Chief Executive Officer

AGM/vsg

"With TEAMWORK, we can accomplish the EXTRAORDINARY" - Unknown