

Chris Austin

From: Karen Perry [kp144@att.net]
Sent: Thursday, October 10, 2013 4:20 PM
To: rentalhelp
Subject: 2014 QAP Comments

To whom it may concern at NCHFA:

Thank you for your time and consideration of the following comments relating the 2014 Draft QAP:

RPP Funds included in tie-breaker and restriction of combining such funds with a federally insured loan – it is understandable and appreciated to maximize the impact of the state resources. However, a possible unintended result is that it becomes increasingly difficult to produce new LIHTC senior properties, especially in high income counties. The assumptions are that such locations can command higher rents, and thus using a multiplier of 10% for the State Tax Credit Loan for example takes this into consideration. Unfortunately, senior housing does not typically command the higher rents making it extremely difficult to cover land plus development costs. As our population ages, it seems that we should be finding ways to make sure senior properties can be fully competitive.

Developer Fees – thank you for increasing the per unit amount to \$12,500. Please also increase the maximum up from \$1,000,000, which has been the same since 2011. The per unit amount in 2011 was \$11,500 and represents an 8.7% increase to the 2014 amount of \$12,500. If we at least apply that same % increase to the maximum that would result in \$1,087,000.

Abound in grace,

Karen

Karen R. Perry
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