

HOUSING AUTHORITY OF THE CITY OF HIGH POINT



October 19, 2012

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

Dear Mr. Farmer:

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 Amenities and the second is in regard to Guilford County being included in the Metro region.

As stated in a letter to NCHFA dated September 7, 2012, the HPHA requested that you reconsider the number of points given for proximity to amenities as they relate to redevelopment projects. Again, we repeat that request. Please consider starting the driving distance points scale at 2 miles for redevelopment projects versus ≤ 0.5 mile. Also, please consider providing points for having a site that is in close proximity to public transportation (1 – 2 blocks).

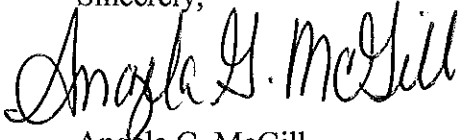
As you are aware, redevelopment sites often do not have grocery stores and shopping areas within walking distance. The redevelopment of the site and the addition of quality housing is often the catalyst that is required for attracting those amenities. Given that, there should be a waiver provided for 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. We are very appreciative that you have removed the restrictions associated with the type of financial resources that can be used for development financing.

We respectfully request that Guilford County continue to be included in the Metro region. As the third largest county in the state, with two major cities, we believe that we are more closely aligned with the counties included in the proposed “new” Metro region.

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