

## Chris Austin

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**From:** Dennis Tharrington [dennis@igbinc.com]  
**Sent:** Tuesday, September 17, 2013 3:59 PM  
**To:** rentalhelp  
**Subject:** Comment on 2014 QAP

Dear Sirs:

I have one comment that I believe would improve the "system" and enable NC Housing Finance to serve more people...

In the case where a tie-breaker is needed to make an award, presently the award goes to the site with the lowest amount of tax credits per unit as I understand it. I believe the public would be better served making that award to the development with the lowest amount of tax credits per bedroom. A single family or duplex project that might serve many more people and families than an apartment complex has little chance of winning a tie-breaker as the cost to build the units is greater. The agency recognizes this as it allows a higher number for construction of single-family units. But the present method of making the award using the tie-breaker mechanism now in place does not recognize this difference.

It seems to me that the mission of NCHFA should be to serve the most people. A tie-breaker using the credits per bedroom would better address that issue.

Respectfully submitted,

Dennis Tharrington  
WDT Development, LLC