

From: [James Neville](#)
To: [QAP Comments](#)
Cc: [Brenda Evans](#); [Marjorianna Willman](#); [Frederick "Fred" Tombar III](#)
Subject: 2015 Draft QAP Comments and Suggestions
Date: Tuesday, October 14, 2014 4:16:38 PM

To: LHC Board Members and LHC Staff
From: James Neville, Neville Development

I appreciate that the LHC staff recognizes the importance of historic properties that can rehabilitated into workforce and affordable housing but I do not think the 2015 QAP reflects that emphasis. In section I, targeted Project Type, Part E, more points are given for "non-historic property" rather than for "historic property." I think that is a stark conflict than what should be corrected.

Historic preservation and conversion of historic properties has been proven to be a dynamic tool and instrumental in revitalizing neighborhoods and communities. Residents are proud to live in a slice of history created over 100 yrs. ago. There is a greater sense of achievement when a grand old structure can be saved rather than constructing a new building in place of the former historic one. This does not even include the financial benefits of creating a nicer project with the enhanced sources of funds. The LHC, and its predecessor, the LHFA, can look to many former projects throughout the state that it can be proud of where a formerly vacant historic structure has been renovated into stunning housing as part of the LIHTC program.

Attached is a link from the National Trust for Historic Preservation that also restates the importance of the historic tax credit program that I invite you to reacquaint yourself with.
<http://www.preservationnation.org/take-action/advocacy-center/policy-resources/Catalytic-Study-Final-Version-June-2014.pdf>

I ask that at least 10 points be given for projects that include Substantial Rehabilitation or Conversion of Historic Property.

Thank-you,

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