

Tara Hall

From: Doug Ledson <landdeveloping@gmail.com>
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To: RentalHelp
Subject: EXTERNAL: QAP Comment

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Here are a couple of comments:

1) Smaller developments increase the long-term risk factor for a development. In addition, is it not in NCFHA's interest to increase the number of units on the ground? With costs going up and risk increasing, why would we cap the max developer fee at \$1,300,000? I would like to recommend that the maximum developer fee for any one project be capped at \$1,600,000 to incentivize the building of more units and larger developments.

2) NCHFA should clarify the distance lines for high-voltage electric lines, Freeways, etc. Is it the center line, the edge of pavement, or the closest electric line, or is it from the easement? Clarifying this point does not give anyone an advantage. But it would allow developers to know whether a development is worth pursuing when those easements are on or close to the property.

Regards,
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