

Chris Austin

From: Traci Dusenbury [tdusenbury@halconcompanies.com]
Sent: Thursday, November 01, 2012 3:37 PM
To: Scott Farmer; Chris Austin
Subject: 2013 Second Draft QAP Comment

Thank you for listening to the comments and making many of the requested changes in this second draft. I applaud your efforts to hear out the development community and to work with us in developing high quality affordable housing communities. My comment is actually a comment I should have made on the first draft, but didn't. I urge you not to change the date on Page 18 of 33 under D 1. (d) In State Developer/Developer Experience. I believe the beginning date should continue to stay 2005, instead of changing it each year. As you know resources are spread thin and overall you are funding less deals, there are restrictions on the number of credits each developer can get, there are now restrictions of one development per County, yet you continue to change this date, expecting that any developer could possibly have 10 deals in a 6 year period. This will become even more of an impossibility as you keep moving this time period. I would urge you to leave the starting date at 2005. I don't really think this needs to move each year. It shouldn't really matter when the developers performed the work, if a developer has built over 10 deals in NC, I believe they should be considered an experienced NC developer and you should have enough of a track record on them to know if they are a good business partner/developer and committed to doing good work in your State. Since you started with 2005, I believe you'd be justified to leave it where it is. If anything, consider moving the beginning date only once you reach a 10-year time period. I believe one development a year on average is reasonable over a 10-year period. This effects me very personally and I hope you will consider this.

Thank you,
Traci



Traci M. Dusenbury
Developer / Owner

o: (804) 272.2009
c: (919) 741.9328
f: (804) 367.5809

tdusenbury@halconcompanies.com
2306-A West Main St., Richmond, Virginia 23220

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