

Chris Austin

From: Traci [tdusenbury@halconcompanies.com]
Sent: Monday, November 24, 2014 3:50 PM
To: Chris Austin
Subject: 2015 QAP comments

Dear Scott, Chris and staff,

I would like to commend the Agency on the second draft of the 2015 QAP. I believe you have addressed many of the topics the development community had concerns about and provided comments on and I thank you for listening and making the changes you have.

I would like to add a few additional comments. One, I am glad for the minimum construction cost to be established and the higher maximum, however, with no minimum site cost established, this is where people may try to put in unrealistically low numbers again. I know every site is unique and I understand that, but there are some averages that could be developed based on standard site costs per unit and a minimum set for site costs as well. If you look at the typical site costs in the applications from last year, or better yet, in cost certifications, I'm sure you could easily come up with a minimum required site cost number per unit which must be used across the board. In one spreadsheet I have of applications submitted in 2014, the *average* new construction/adaptive reuse site costs per unit are \$12,655/unit. I think this would continue to help in efforts to make sure everyone is on a level playing field and using realistic numbers. Please consider this.

I agree with not requiring the bus stop by the local government to be covered. Having a bus stop offered is a big step in itself. If the bus stop is across the street from our property, for instance or .25 miles on another property, the Developer may not be able to provide the covered shelter at the stop, even if this is an option and they would like to.

While there have been great strides made, I still believe that most of the awards will be decided by the tiebreaker and I wish we still had more variation in the amenity section so that it will not come down to costs being the deciding factor, but rather the best development based on the site, location, and need.

Thank you for your consideration,

Traci



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