

## Chris Austin

---

**From:** Jennifer H. Wilkinson [jenhw1@live.com]  
**Sent:** Thursday, August 21, 2014 7:27 AM  
**To:** Chris Austin  
**Subject:** QAP comments

Comments for 2015 QAP-

I would like to recommend the Agency consider a one tier application due in the Spring. A one tier application would require applicants to show true numbers (more in line with previous year application or cost cert) regarding funding and construction in lieu of what I have seen in the past. I do not see how someone can build QAP design required, energy efficient and sustainable new construction for \$50.00/sq ft.

I would like to recommend the a description of sales items that need to be made available to customers instead of choosing names of grocery stores. The names of the stores can change during a tax credit application process. Also, there are larger stores not listed that I feel would qualify.

I would like to recommend the limit of credits for non-profit projects be removed.

I would like to recommend the nonrefundable application fee amounts to stay the same amount as 2014 QAP.

I would like the Agency to allow developers who have a hard time getting utility available letters from the local providers an alternate option. Some are reluctant to write the letters until full plans are submitted to the planning dept.

We had a difficult time with the market analyst you hired to review our market study. The information in our study was superior to another proposed property in the same county. The recommendation from the analyst was negative for our project, but positive for the other proposed property. After discussions with the analyst and the Agency, we were able to get a positive recommendation. I would like to recommend an easier way to deal with an analyst findings when; 1) information is transposed from another market report letter and clearly unrelated to the proposed project, 2) contradictory findings in the analyst's report based on suggested changes to the project, and 3) ability to deny meeting threshold without the Agency requesting a second opinion (which we supplied with a pre-market analysis).

I would like to recommend the Project Dev Costs per unit to be raised to \$70,000 for 10 points.

I would like to recommend that projects involving Public Housing Authorities be allowed an additional point score.

Sincerely,

Jennifer H. Wilkinson