

Chris Austin

From: Patrick Theismann <pthesmann@beacon-nc.com>
Sent: Friday, October 30, 2015 2:09 PM
To: Scott Farmer; Chris Austin
Subject: QAP Comments

Scott/Chris,

Good afternoon and I hope this note finds you both well. I would first like to thank you for your time at the conference this week to answer my questions as well as the developer workshop. I think it is great the agency is willing to engage industry for comments on how to shape the requirements. In regards to a few of the comments during the session....I had a couple of thoughts that I hope you find helpful. Please see below.

- Section A: Site and Market Evaluation:
 - o (ii) Amenities – Instead of penalizing (or not qualifying for points) if the establishment is used for a pharmacy and grocery or grocery and shopping why not just limit the amount of amenities inside one establishment to 2 of either and it cannot be used for all 3. Therefore, if the establishment is used for a pharmacy and grocery it can't be used for shopping as well. That would alleviate the all-encompassing one establishment and would require the applicant to at least have 2 separate establishments. However, not allowing a pharmacy to be counted simply because it is in a grocery store is a disservice to the program and the potential residents to which it might serve. It is difficult to find 3 separate stand-alone services in a metro area let alone a rural area and some really good sites might be over looked and communities will not be provided the affordable housing they so desperately need because of this very stringent requirement when there are better ways to evaluate a site. In some areas, the one or two establishments are all they have and bringing rooftops to that area may induce some economic development to bring more commerce so an area shouldn't be penalized for only having the one or two services in one building.
 - o Having amenities within a half mile for full points is also a good way to differentiate the best quality sites.
 - o Lastly, not limiting the secondary amenities is also an efficient way to score the good sites from the great sites.

I think that will just about do it. Thank you both again for your time and I hope yall have a great weekend.

Respectfully submitted,

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