

Chris Austin

From: Traci Dusenbury <tdusenbury@halconcompanies.com>
Sent: Friday, September 02, 2016 5:00 PM
To: rentalhelp
Subject: QAP comments

Chris & Scott,

Thank you for your efforts to meet one-on-one with developers and your willingness to incorporate developer ideas and comments to try to improve the QAP and NC tax credit program. My comments regarding the 2017 Draft QAP are as follows:

- 1) Pg 15, (iv) Site Bonus Points—although I fully trust in your designating bonus points as all sites are not equal, please specify general criteria or qualities you will be judging these sites by for these additional points. Also, it sounds like it could be for multiple sites. Could you consider only the top 3? If this isn't specified it may become difficult for you.
- 2) Pg 12 Amenities-Would you consider just having Pharmacy OR Shopping under Primary Amenity for 14 points (or however you want to allocate the points) since you already have "Other Primary Amenity" under Secondary Amenities? Also, under Secondary Amenities, could you please consider adding at least 1, if not 2, other "Service" for 3 points, so that more than 1 different option (of bank, restaurant or convenience store) could be counted? A site with a restaurant and bank or two restaurants even, is more valuable to some than one with a bank and doctor's office, or two grocery stores or two pharmacies for instance. Regarding healthcare, people have doctors they see for years and may not change based on where they are living, however, it's very likely they will frequent a bank/ATM and any restaurant that is close to their home. Both are very valuable as daily needs can be met by these services, particularly restaurants with our hectic lifestyles, kids activities, etc.
- 3) Pg 13, I agree with adding LIDL grocery to the list of grocery stores since so many have been announced for NC, as long as it's in place and operational by the preliminary application date.
- 4) Pg 16, Please confirm if the tenant rent levels listed are available for all applications to get points, or only required for RPP, since RPP was in the heading for the section, just wanted to make certain? It would be my preference that this remain for only RPP requests as in the past.
- 5) Pg 16, Will you consider keeping the same targeting percentages as under the 2016 QAP instead of increasing them from 20% to 35%? This is a large increase. And, if this is now available for all developments, not including RPP, it may be difficult to get these points for developments without using RPP. I don't want this to be the case.
- 6) Pg 23 Tiebreaker-Will you consider removing the Second tiebreaker for the lowest average income targeting and perhaps put a tiebreaker for the lowest percentage of deferred developer fee here? Just a thought. And, take out the deduction of 2 points for deferring more than 25% of the fee on page 29 of the application?
- 7) Thank you for only requiring the water and sewer letters!

Thanks for your time and consideration as always.

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