

Chris Austin

From: Dennis Tharrington <dennis@igbinc.com>
Sent: Thursday, October 19, 2017 7:38 PM
To: Chris Austin
Subject: QAP

Chris,

I've been reading through the recent changes to the QAP and would like to make one comment in particular. Over the past year, I've seen construction cost go up at an alarming rate. Not only have materials been climbing, but the cost of labour has soared. I'm afraid the national political philosophy is taking its toll on the labour market. As you probably know, much of the construction industry is dependent on foreign labor, and that has evaporated. Framers that I've used for years, and that are citizens, have left...afraid in the present environment.

As a result, I doubt the number of \$73,000 per unit is attainable for most builders. I respectfully request this number to be raised at least to \$75,000. Otherwise, quality is going to drop or developers will not be able to deliver on their deals. It's a serious problem. Market rate housing that I built last year for \$100 per square foot cannot be replaced today for \$115!

I'd appreciate your consideration.

With best regards,

Dennis Tharrington



[252-432-1445](tel:252-432-1445) Cell
[252-436-9126](tel:252-436-9126) Office and Fax
dennis@igbinc.com
www.igbinc.com

Sent from my iPad