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To: Scott Farmer & Tara Hall

Subject: 2023 QAP Comments to Second Draft

Date: November 12, 2022

1) Since NCFHA decides has eliminated the Walk Score, I suggest we reduce the mileage used in the point system, at least for the metro areas. This would allow Developers to analyze up front how good their site location is before going through the submittal process. Likewise, it would increase the number of superior affordable locations.

Primary Amenities

(maximum 26 points)	≤ .25 mi	≤ .5 mi	≤ .75 mi	≤ 1.5 mi
Grocery	12pts.	10 pts.	8 pts.	6 pts.
Shopping	7 pts.	6 pts.	5 pts.	4 pts.
Pharmacy	7 pts.	6 pts.	5 pts.	4 pts.

Secondary Amenities

(maximum 12 points)	≤ .5 mi	≤ 1 mi	≤ 2 mi	≤ 3 mi
Other Primary Amenity	5 pts.	4 pts.	3 pts.	2 pts.
Service	3 pts.	2 pts.	1 pt.	0 pts.
Healthcare	3 pts.	2 pts.	1 pt.	0 pts.
Public Facility	3 pts.	2 pts.	1 pt.	0 pts.
Public School (Family)	3 pts.	2 pts.	1 pt.	0 pts.
Senior Center (Senior)	3 pts.	2 pts.	1 pt.	0 pts.
Retail	3 pts.	2 pts.	1 pt.	0 pts.

2) For Primary Site amenities, allow a choice 10' X 10' Gazebo or a 150 s.f. with seating or picnic tables to be interchangeable.

3) For 2-Phased Senior projects, allow the exterior amenities such as Gazebos or Covered Patios or Covered picnic areas to be doubled in size in the same location so that all residents can socialize together.

4) Laundry Room Equipment for **Senior Projects only** – For Units with no washer/dryer hookups change requirement to one dryer and one washer per 22 units. When units have their own washer/dryer hookups, change to one dryer and one washing machine for every 35 units. Unlike Family units, Senior units usually wash clothes once a week.