

Tara Hall

From: Andrew Bodewes <abodewes@parkgrovelc.com>
Sent: Thursday, December 2, 2021 11:26 AM
To: Tara Hall; Scott Farmer
Subject: 2nd draft QAP comment

Dear Tara/Scott,

We have reviewed the recent changes to the QAP in the 2nd draft. The addition of the walk score for points in the site criteria section and the use of the walk score as one of the main tiebreakers is a drastic change from the previous QAP and the 1st draft. Historically, the agency tried to make minor adjustments on an annual basis. This is not a minor adjustment.

We suggest that the walk score be eliminated or given less importance as it would have a substantial impact on deals already in the pipeline that have not yet been funded. We intended to resubmit our project on Hartley Drive in High Point. That project site has a substantial amount of amenities very close including all the shopping, a new YMCA, schools, etc. The walk score for the site however is very low. All of these amenities can be accessed easily and if one chose to walk to them could easily do so as they are all within the one mile distance as the QAP has always required. The addition of the walk score is redundant but penalizes sites that may not have sidewalks, etc. If there is a distance requirement to amenities then there should be no need for a walk score.

We request that the walk score be removed from the 2022 QAP.

Thank you.

Andrew Bodewes
Park Grove Realty, LLC