

Chris Austin

From: Justin Little [chevingtonassc@yahoo.com]
Sent: Friday, September 07, 2012 11:45 AM
To: rentalhelp
Subject: Comments on QAP

Thank you for the opportunity to comment on the QAP. In an overall view, I think that NC QAP is well thought out, understandable in intent and purpose and quite usable as a guide for pursuing new development.

I would like to raise certain issues to be considered as the QAP is being reviewed for use in the future.

1. The current site scoring seems to produce too many perfect scores and projects that are tied. I am not sure what additional metric needs to be added but the current system does not seem to reward the best sites when they are scored equal to sites that are not as favorable.
2. The current system seems to potentially result in a push toward lower building cost and reduced project quality. Sites that will have a perfect score within a half mile of good retail will likely be expensive sites. Since the sites will score the same, the tie breaker for efficient credit use would seem to encourage the use of lower cost buildings. I do not think that is a good outcome.
3. I think that there should be a lower limit on the use of RPP money per project. In the most recent awards, a number of projects used over \$750,000 each--some a full \$1 million. Achieving a lower credit per unit score but then loading up on RPP on one project thus limiting the availability of RPP overall also does not seem to be a good outcome.

Thanks again for this opportunity to comment.

Jud Little