

Tara Hall

From: Dave Urban <durban@invictusdev.com>
Sent: Wednesday, October 9, 2024 3:42 PM
To: RentalHelp
Subject: EXTERNAL: 2025 QAP Comments

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Tara,

Thank you and your team for taking the time earlier this week to have a Zoom call and listen to public comments to the 2025 QAP. I wanted to elaborate a little more on the comment that I made on the call. My comment is two-fold and it is regarding the Secondary Amenities and their proximity to potential project sites. I would ask that you consider allowing as an Other Primary Amenity, grocery stores that may NOT be a major chain like those you have listed on page 13 of the QAP, but are existing establishments that have been in business for a considerable length of time. This is especially important in Small Towns where it is very rare to have two large-chain grocery stores within even a 4.5 mile radius, but there may be a well-established, non-chain grocery store within that range. Another option would be to extend the distances for the Other Primary Amenity for Small Towns.

As I'm sure you've heard numerous times, it is getting more and more difficult to find sites that meet the proximity requirements in order to get the maximum amount of points, which increases the odds of getting a project awarded. In addition, the sites are getting more and more expensive and property owners and real estate brokers have gotten wise to why we are interested in their sites, which increases their leverage when we're negotiating with them. This is in addition to the length of time that we need to have a piece of property under contract in order to get through the application process.

Thank you for your consideration.

David J. Urban

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