

Tara Hall

From: Ethan Sleeman <ethan@longrundev.online>
Sent: Tuesday, November 19, 2024 10:38 AM
To: Tara Hall
Subject: EXTERNAL: QAP Comments - Long Run Development

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Good Morning Tara,

Thank you for your continued work on the 2025 QAP and the associated materials. I truly appreciate all the hard work that you and your team put into this process.

I wanted to submit 2 comments on the most recent QAP draft (released 11/18/2024):

1. In many Western NC communities, there are a limited number of qualifying amenities (e.g. there is one qualifying grocery store in Swannanoa, there is one grocery store in Mills River, etc.). In communities where businesses have been understandably slow to reopen after Hurricane Helene, it is possible that properties that would otherwise be strong candidates for development will not have an *Open* qualifying amenity for certain categories.

1. In many cases these businesses will re-open, likely before the development would be awarded, but may not meet the definition of 'open to the general public and operating' as written in the QAP at time of application (page 12). In order to support development in Western NC, I would request that the Agency allow developments facing this situation to provide evidence of a business' intention to reopen, and/or allow developers to provide confirmation that businesses have reopened by the deadline for the Final Application without scoring consequences.

2. For clarity, can the Agency identify what definition it is using for the 'Hurricane Helene disaster area' on page 8.

Thank you again,

Ethan J. Sleeman (*he/him*)

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