

From: [Phillipellen](#)
To: [QAP Comments](#)
Subject: Draft QAP
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Comments on the Draft QAP for 2013 Credits/HOME

1. The May 25th Deadline is unreasonable. With the QAP/plan still in Draft form and the public hearing not until April 13 this date does not allow for developers enough time. Please consider moving the deadline back.
2. Scattered site should be pointed on an even basis with other types of development to allow multifamily apartment style units. It seems the best practice for the agency would be to stretch the tax credit dollars by encouraging more dense multifamily developments. These scattered site points does just the opposite and creates maintenance and management issues in the long term.
3. The 24 Hour Security is completely unrealistic to include in the QAP as stated/defined. A 24-hour security person is not needed unless you are in a very depressed area and furthermore it is totally cost prohibited. I understand the option is only for points but as LHFA knows points drive the deals. Security is a good idea and surveillance cameras and technology can actually accomplish the same goals with very little cost. Please remove this item for points or change to make it more affordable.

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