

Chris Austin

From: Dennis Tharrington <dennis@igbinc.com>
Sent: Tuesday, October 27, 2015 8:33 AM
To: Chris Austin
Subject: Comment on 2016 QAP

Chris,

I'm disturbed about the changes to the site scoring concerning the ability to count a store for only one "category" of shopping. A Food Lion with a pharmacy would only count as a grocery or a pharmacy, not both. This puts rural counties at a severe disadvantage. Often times, rural communities do not have the number of groceries and pharmacies that larger communities have.

Vance County is one such example. We only have Walmart and Food Lion for groceries. All of the pharmacies are grouped together on one side of town though there are shopping centers in other parts with the exception of pharmacies in some of the Food Lions. Under the proposed changes, any tax credit project would have to be built in only one part of town, and that wouldn't be good for the community or the residents that we are trying to serve. Many want to stay close to their neighborhood and friends, which would be possible with Food Lions (and their pharmacies) scattered around the community.

This seems to be a step in the same direction as monies that are spent to help the poorer counties compete for industry. Incentive grants intended to help the rural counties have actually done much more to help the metro counties...resulting in two economies in our state. "A WRAL News analysis of award amounts committed to companies from 2008 through 2015 shows that, excluding a handful projects awarded for multiple counties, state officials have set aside more than six times the incentive money for the state's wealthiest counties than the most distressed though the intention of the grant awards was to make the low wealth counties more competitive."

A change in the rules for site scoring in the NCHFA program that would allow a store to count in only one category would result in fewer applications and projects in the lowest wealth counties where store counts are much lower than in wealthy counties. This is the Low Income Housing Tax Credit program and should promote good projects that serve all areas of the state. It shouldn't be tailored to suit those in the larger communities where there are naturally more stores and opportunities to shop.

I appreciate the opportunity to comment on the QAP and hope this comment will be considered in the formation of policy.

Respectfully submitted,

Dennis Tharrington



252-432-1445 Cell

252-436-9126 Office and Fax

dennis@igbinc.com

www.igbinc.com