

## Chris Austin

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**From:** Bobby Funk <bobby@millsconstructionco.com>  
**Sent:** Friday, August 30, 2019 3:08 PM  
**To:** Chris Austin; RentalHelp  
**Cc:** Fred Mills  
**Subject:** 2020 QAP First Draft Comments

Mr. Chris Austin,

We would propose that if the applicant bonus point remains in the QAP, that point could be applied to multiple developments so long as the total units remain under 120 units across the developments receiving the applicant bonus point. This will help reduce the potential handicap non-metro communities may experience due to developers being more motivated to see their developer point applied to the development with the highest possible unit count.

We would also propose that the max developer fee be allowed to be increased to \$1,620,000 if at least \$270,000 of the fee is deferred. This would allow for additional sources to be stacked to the financing package of 9% deals in the metro region.

Finally, we would advocate for a slightly wider distance radius for primary amenities if they are a Walmart Supercenter or a Super Target. The rationale for this request is that these two stores are developed to serve a much larger market area than other neighborhood-oriented grocery, shopping, and pharmacy destinations.

Thank you for the opportunity to provide feedback on this year's draft QAP.

Best,  
Bobby Funk  
Mills Construction