

Harmon, Amy 6-8713

From: Nicholson, Laura 6-9190
Sent: Monday, October 23, 2017 9:51 AM
To: Harmon, Amy 6-8713
Subject: FW: South Carolina QAP/Manual comments

Please add these comments to the 2018 tax credit web page. Thanks,

Laura Nicholson, Development Director
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-----Original Message-----

From: Sarah Niemann [<mailto:skn33@bellsouth.net>]
Sent: Monday, October 23, 2017 9:35 AM
To: Nicholson, Laura 6-9190
Subject: FW: South Carolina QAP/Manual comments

Laura,

I forgot to submit these comments last week. I really like the idea of a community porch addition to the clubhouse in lieu of a gazebo. It would really enhance the look of the clubhouse and also create another gathering spot that could be used for events with easy access to our kitchen in the clubhouse. Please consider adding that, if not this year if you can but to next year.

From Prestwick Construction:

If they are doing away with HOME funds which will obviously greatly reduce our sources then they need to reduce the Exhibit G requirements. Less funding and higher construction costs are counter intuitive and will create funding gaps in many areas.

-Brick % - They confirmed that breezeways DO NOT factor in to the %, however they are still basically requiring 60% total which is a huge cost. Hardie performs just as good and the look of the project can be just as good with a 30-40% max brick.

-Cabinet Boxes - Allow Particle board in lieu of plywood boxes/counter tops,

-HOME Funds - This will make financing deals in a market with rising construction costs harder. With the hurricanes and wild fires, framing is sky rocketing and will be that way for a while. Labor costs to get workers back into the markets are higher than the past and show no signs of coming down. Exhibit G requirements should be considered with how construction pricing has risen.

-Add option of "Community Porch" for the exterior gathering space (currently either a gazebo or picnic shelter) - Building a larger porch on the community BLDG would be cheaper and help with security.

Sarah K. Niemann

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