Wilbourne, Kim 9083

From: Robert Sessoms [redacted]
Sent: Thursday, July 2, 2026 12:54 PM
To: Taxcreditquestions
Subject: [External] 2027 QAP Appendix C1 Question, Retail Amenity Category

Good Afternoon,

Hope everyone is gearing up for a great Fourth of July weekend.

I have an interpretation question regarding the Retail category under Section III(A)(1) of the 2027 Appendix C1 (Distance to Amenities).

The Retail definition includes "any strip shopping center with a minimum of 4 operating retail or food service establishments." Would a contiguous group of four or more operating retail or food service establishments located in a walkable downtown business district qualify under this provision? The establishments would meet the same operational requirements (open to the general public and operating as of the preliminary application deadline) and would provide the same access and benefit to tenants as a conventional strip center.

I recognize the comment period on the current draft may have closed. If it is more appropriate to hold this for the next draft's comment window, I am happy to resubmit it then, and I would ask that the Authority consider clarifying the Retail definition to expressly address walkable downtown districts, consistent with the treatment already given to them under the Shopping category. In the meantime, any interpretive guidance on the provision as currently drafted would be greatly appreciated so we can document our amenity exhibits accordingly.

Thank you for your time, and happy Fourth to the whole team.

Best,
Rob Sessoms

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