

Harmon, Amy 6-8713

From: Nicholson, Laura 6-9190
Sent: Friday, August 31, 2018 2:37 PM
To: Harmon, Amy 6-8713
Subject: FW: thoughts on QAP

Please add these comments to the 2019 tax credit webpage. Thanks,



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From: Joe P. Wilczewski [<mailto:Joe.Wilczewski@boydmanagement.com>]
Sent: Friday, August 31, 2018 2:31 PM
To: Nicholson, Laura 6-9190
Subject: thoughts on QAP

Hi Laura – just a few thoughts from meeting and our call..

I think lowering the market advantage would help. When a new 9% deal opens near our existing RD properties, we frequently lose many tenants to the new place and incur much expense in re-leasing. Dropping the rent difference may help more stay.

Basis boost factors – I think keeping the QCT/DDA's are good. Syndicators pay more for the properties in the metro areas, so I do not think they need any other benefits.

I do believe acquisition credits should remain even where there is a related party. Typically on ours, we are an existing 1% GP, but receive none of the sales proceeds. If we are the LP as well, we have had to buyout the former LP for that share and are just trying to recoup the cost we have earlier spend. In our world, RD only permits funds to the seller if supported by appraisal and several other factors.

Thanks again for holding the roundtables and accepting thoughts and input.

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