

**From:** [Drew Schaumber](#)  
**To:** [TaxCreditQuestions](#)  
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Eliminate CORES program points. Social Services benefit the residents and should be incorporated into a QAP, however, how these services get incorporated needs to be a different route than the CORES program.

The scoring for census tracts on a percentage of best tract, is still favoring only a handful of census tracts. This is causing developers to compete against one another on land in the same areas. Reducing the difference in points between the census tracts would allow other scoring criteria (job points, green building, leverage) to overcome slightly lower scoring census tracts.

I'd ask the authority to look at some of the higher scoring census tracts. Some are very remote, some near prisons and airports, one is in the ocean, etc. Does this demonstrate that maybe using this as the primary benchmark for where housing is needed is accurate? Some areas are very remote and not close to services but still score high. Again, if the points on census tracts are lowered, then developers can focus on good real estate close to jobs and services which is the ultimate goal and need for the state.

A 1/2 mile radius around a recently funded deal will be a good thing to put back in the QAP as was previously in QAPs. Letting the market study drive everything is not a good idea if the intention is to spread out affordable deals and keep NIMBY at a minimum. The authority could target certain urban areas where the radius does not count if there is such a big need in that area but in smaller towns we probably don't need deals getting built next door to one another every year.

Thanks,

Drew

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