



October 23, 2013

North Carolina Housing Finance Agency  
3508 Bush Street  
Raleigh, NC 27609-7509

RE: 2014 QAP Comments

Dear Scott, Chris and Mark,

It is our understanding from the recent NCHFA QAP question and answer session that additional grocery stores can be proposed to be added to the QAP's approved grocery list.

I am glad that you are open to adding additional stores since it is crucial for North Carolina's established neighborhoods that they have access to the tax credit dollars which are created by adding a new tax credit property. This works both ways, in that, the established locally owned and operated grocery stores get new customers and the tenants get access to affordable food.

The major chains have moved to ever bigger stores which just don't fit into established neighborhoods, leaving behind empty or underutilized stores which are a frustration to mayors of cities across this state. This is very apparent in places like downtown Raleigh and Winston Salem where the big chains have closed stores and positioned themselves three miles away where they have the space to build the modern supermarkets as they follow the profits of selling sushi, premade foods, and other high margin products.

Here in North Carolina there has been a big push to create and keep jobs here in North Carolina through the tax credit program. Supporting our locally owned grocery stores and the other neighborhood shops that benefit from the new residents created by new tax credit properties should be included in that emphasis.

With that in mind, I am proposing that Fred's Food Club be added to the approved list in the 2014 QAP based on the below information. For comparison purposes, I have compared it with Trader Joes which is on the approved Grocery Store list.

**Fred's Food Club**

Proud member of the Goodness Grows in North Carolina program which is part of the North Carolina department of agriculture

NC Locations: Greenville, Rocky Mount and Wilson  
Ownership: North Carolina Family owned and run since 1940  
Hours: Monday through Saturday 8 am to 7 pm, Sundays 10 am to 6 pm  
Open to the general public with no membership fees  
Size: 14,750 sq ft (Greenville location), 15,250 sq ft (Rocky Mount location), and 14,350 sq ft (Wilson location), The sizes and formats of these stores are very similar to Sav-A-Lot independently owned stores which are typically 15,000 sq ft,

Food Sold:

- Full Range of Can Goods                    yes
- Full range of Frozen Goods                yes
- Full Range of Produce                      yes
- Full Range of Dairy Products              yes
- Full Range of Meat                          yes
- Household supplies                         yes
- Imported Wines                                No

Contact: Mike LaBonte – Adams Wholesale Company – P.O. Box 1988, Rocky Mount, NC 27802 – 252-977-2185

**Trader Joes**

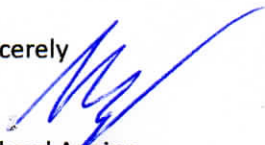
NC Locations: Nine Locations including Raleigh, Winston Salem, Cary, Chapel Hill, Asheville, Charlotte, Greensboro  
Ownership: privately owned company based in Germany

Food Sold:

- Full Range of Can Goods                    yes
- Full range of Frozen Goods                yes
- Full Range of Produce                      yes
- Full Range of Dairy Products              yes
- Full Range of Meat                          very limited
- Household supplies                         close to nothing
- Imported wines                                yes

Given the goal of Section 42 tax credits is to provide affordable housing for today's workforce, Fred's Food Club clearly provides affordable food options for residents of the local areas and is clearly not a convenience store, therefore, Fred's Food Club should be included in the list of approved grocery stores for the 2014 NCHFA QAP.

Sincerely



Richard Angino



Google earth

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meters 200

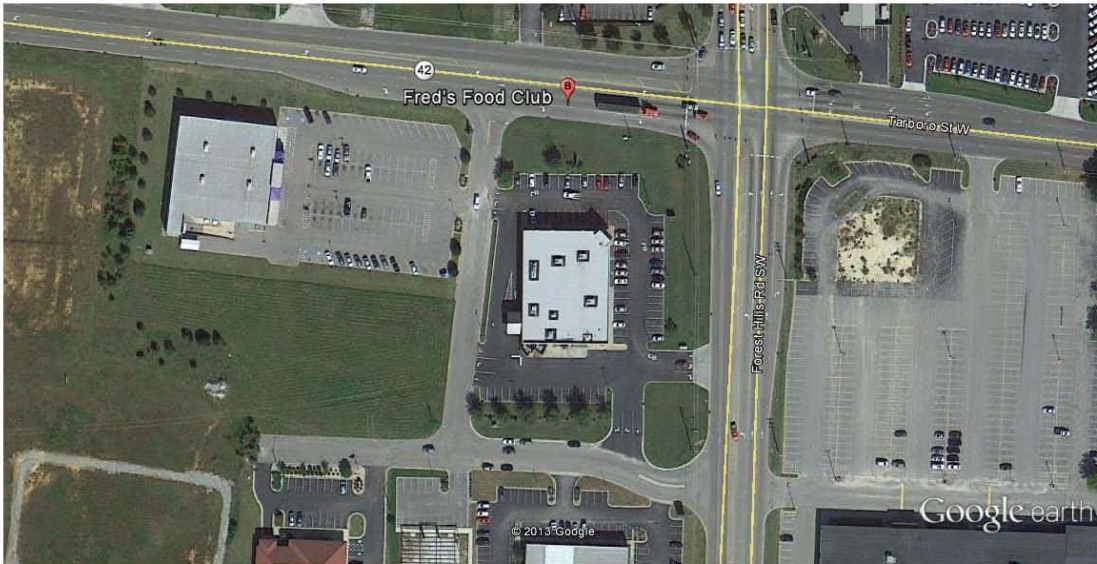






Google earth

feet 700  
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