

**Suggested Changes to 2016 QAP  
Evergreen Construction Co.**

(August 17, 2015)

1. Request the agency eliminate the points associated with DESIGN STANDARDS – continue to provide minimum standards that applicants have to design to so this becomes a pass/fail (threshold Item).
2. Request the agency put in writing how it will allow excess equity to be used in the event a higher credit price is received by the applicant versus what was reflected in the full application.
3. Section IV.A.(ii) AMENITIES  
Have driving distance beginning at .5 mile with increasing intervals at .5 miles and with the following Primary and Secondary Amenities (48 Points Max)

<u>Primary Amenities</u> (max. 24 pts.)	≤ .5	≤ 1	≤ 1.5	> 1.5
Grocery	12	9	6	0
Shopping	6	4	2	0
Pharmacy	6	4	2	0
<u>Secondary Amenities</u> (max. 24 pts.)	≤ .5	≤ 1	≤ 1.5	> 1.5
Second Primary Amenity	3	2	1	0
Third Primary Amenity	3	2	1	0
Other Service	3	2	1	0
Second Other Service	3	2	1	0
Healthcare	3	2	1	0
Public Facility	3	2	1	0
Second Public Facility	3	2	1	0
Bus/Transit Stop	3	2	1	0

**NOTE: If agency feels strongly about starting point being 1 mile, I still suggest keeping intervals at .5 miles along with adding the additional amenities as a way to differentiate site scores.**

4. Maximum awards to any development group is 3 awards (both new and rehab combined)
5. Applicants may only submit one application per site at the full application submission
6. Section IV.D.1.(a)  
In order to be eligible for award, Principal must become a general partner or managing member of the ownership entity, remain responsible for overseeing the project and operation of the project for a period of ten (10) years after placed in service, provide guarantees to the extent of any other member/partner and be the Agency's initial/primary contact for the project

7. Section VI.B.7.  
Require that full developer fee amount be budgeted
  
8. First Tie-Breaker Criteria changed to:  
Lowest per unit land cost  
Second Tie-Breaker Criteria becomes lowest per unit credit request
  
9. Section II.B.1.  
Geographic Regions be changed so they are grouped by:
  - Low Income Counties
  - Moderate Income Counties
  - High Income Counties
  - Metro Counties (same seven existing counties)This should result in a more fair and equitable competition because of similar income levels.
  
10. Section VI.B.1  
Add (d) to this section to indicate the agency will survey lenders to determine required ranges of interest rates for private permanent financing, as may vary based on amortization & term periods and that applications must be within the applicable ranges. Rate/ranges must be published prior to release of market studies so applicants have the ability to adjust rents and resubmit to market analyst if needed. (This dovetails with what the agency is already doing by providing equity ranges.)