EVERGREEN
CONSTRUCTION COMPANY

TO: Tara Hall

FROM: Tim Morgan

SUBJECT: 2027 QAP Comments

DATE: October 15, 2026

1. Increase the tax credit limit to $1.7M per project due to the decline in equity pricing the market is experiencing.
2. Eliminate 2nd tiebreaker criteria, highest number of total units. As is, development groups are passing over smaller in-fil sites that would make a great project because of this criterion. The highest number also presses development groups to stretch their underwriting and not in a good way. Eliminating this may also allow a development group to achieve two (2) awards with the present Principal cap of $2.6M.
3. Move allocation fee payment from Carryover Agreement execution to the tax credit equity closing. This will relieve some pressure on the amount of carrying costs developers have.
4. Appendix B II.F.3. – clarifying wording on the 24-inch pantry cabinet to state the door itself is not required to be 24 inches.
5. Appendix B II.F.4. – clarify that canister suppressions are still permitted.
6. Appendix B IV.D.4. – clarify that a free-standing table is permitted.
7. Appendix B IV.D.5. – ask that in senior buildings where the community laundry room is internal, that a ½ glass door be allowed vs full height. Senior populations using wheelchairs and electric scooters are prone to running into things and I would prefer them to run into a door vs glass (even if it is tempered).
8. Appendix B III.B.1. – request that the CAT5E or CAT6 connection be eliminated since fiber optic is what phone/cable/internet providers are now providing.