

2013 QAP Comments

(9/7/12)

Ref. IV.A.1.b.iii.Site Suitability

I would like to see the 3 points for traffic control delete the reference to right turn only as not being able to receive the points. You tend to see this type of traffic control in larger cities, as a safety feature and as a way to maintain traffic flow, particularly the closer you get to shopping centers, which is where we need to be in order to achieve the most points.

I would like to see the 3 points if there are no negative features delete the reference to power transmission lines and towers because it is already being addressed in the 6 point category (within 500 feet). The QAP is dinging a site twice for the same thing.

I would like clarification if the 500 feet within a high traffic corridor measurement includes on/off ramps.

SUGGESTIONS

Require Impact Fee calculation material be included with the full application. Agency staff always calls for it.

Delete the requirement to include the Housing Authority letter. Section 42 already requires us to lease to certificate holders (provided they meet other screening criteria).

Is the Maximum Development Costs section (IV.C.1.) really needed anymore if the agency is going to continue using the credits per unit as the tiebreaker?

Suggest the agency not show the RPP and the Credit amounts on the preliminary release if the agency is going to keep the first tiebreaker criteria as the project requesting the least amount of credits.

Suggest the agency indicate at the preliminary application stage, what the credit rate and equity pricing will be used for underwriting IF the agency is not going to allow a higher equity price with a letter from an equity provider at the full application. Waiting to release the rate and pricing until release of the full application creates issues for applicants particularly since the deadline for market related revisions has already come and gone.

Determine if Wal-Mart Express qualifies as a Grocery. I have not been in one yet.

Consider allowing points for being close to a public transportation bus stop.

Do away with county exclusions.

AND THANKS

For getting the 2012 awards out in August in spite of the timeline being delayed some 4 weeks.

Chris Austin

From: Tim Morgan [Tim@spectrum-evergreen.com]
Sent: Friday, September 07, 2012 11:05 AM
To: Chris Austin; Scott Farmer; Mark Shelburne
Subject: 2013 Comment

Over the past years the development community has always pressed agency staff to increase the allowable costs per unit before incurring any negative points. I'm concerned that with the way site scoring currently is, basically lack of categories to differentiate the site scores, that it all comes down to credits per unit.

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