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To: Scott Farmer & Tara Hall

Subject: 2023 QAP Comments to First Draft

Date: November 11, 2022

1) The Walk Score is based on the closeness of amenities to any site. If NCFHA decides to eliminate the Walk Score, I suggest we reduce the mileage used in the point system, at least for the metro areas. This would allow Developers to know up front how good their site location is before going through the submittal process. Likewise, it would increase the number of superior affordable locations.

**Primary Amenities**

(maximum 26 points)	≤ .25 mi	≤ .5 mi	≤ .75 mi	≤ 1 mi
Grocery	12pts.	10 pts.	8 pts.	6 pts.
Shopping	7 pts.	6 pts.	5 pts.	4 pts.
Pharmacy	7 pts.	6 pts.	5 pts.	4 pts.

**Secondary Amenities**

(maximum 12 points)	≤ .5 mi	≤ 1 mi	≤ 2 mi	≤ 3 mi
Other Primary Amenity	5 pts.	4 pts.	3 pts.	2 pts.
Service	3 pts.	2 pts.	1 pt.	0 pts.
Healthcare	3 pts.	2 pts.	1 pt.	0 pts.
Public Facility	3 pts.	2 pts.	1 pt.	0 pts.
Public School (Family)	3 pts.	2 pts.	1 pt.	0 pts.
Senior Center (Senior)	3 pts.	2 pts.	1 pt.	0 pts.
Retail	3 pts.	2 pts.	1 pt.	0 pts.

2) Due to increased cost, consider raising cost cap per unit to: 1 BD-\$145k/unit, 2 BD-\$150k/unit, 3 BD-\$155k/unit & 4 BD-\$160k/unit.

3) For Appendix L - When calculating the numbers of units built in the previous 5 years, adjust number of units to population size. Also, consider set asides for metro areas based on size of population.

4) For Primary Site amenities, allow a choice 10' X 10' Gazebo or a 150 s.f. with seating or picnic tables.

5) Allow exterior site amenities such as Gazebos or Covered Patios or Covered picnic areas to be interchangeable. For 2-Phased Senior projects, allow the above amenities to be doubled in size in the same location so that all residents can socialize together.

6) Due to increased risk, consider increasing development fee to \$16,500 per unit with a total cap of \$1,400,000.

7) Laundry Room Equipment when units have their own washer/dryer hookups. Change requirement from one dryer and one washer per 25 units to one dryer and one washing machine for every 35 units.