

Tara Hall

From: Holly Douglas <hd@douglascoinc.com>
Sent: Friday, October 15, 2021 4:40 PM
To: RentalHelp
Subject: 2022 qap

Good afternoon,

Following up on the developer roundtable this morning and the request for suggestions regarding point categories, I would like to again suggest myriad point categories be added such that folks can't just go through and "check every box", but there are lots of way to move scores. I would further suggest not making one or two items so great in points that the other items become superfluous...examples of possible pts could be funding from local municipalities, additional green building measures, inclusion in a revitalization area/CCRP, special targeting, voluntarily added social services, election to add amenities not otherwise required, better building methods, etc.. juxtaposed with points for cost efficiencies. I don't know the best way to evaluate cost efficiency; I don't think simply having the lowest cpu is truly the best measure. But if you have offsets so that applicants can't check boxes that aren't truly attainable at their requested credit level, then maybe that puts the onus on the developer to decide whether they are chasing points for cost savings or trying to pick sites that earn more points then also chase points for enhanced design...i.e. you can't do it all.

This is more conversational than I'd like but given the hour I wanted to get something. I hope others bring helpful suggestions too since the general consensus seems to be that the 2nd tiebreaker should not be the primary driver of 2022 awards.

Thank you in advance for your consideration.

Respectfully,
Holly Douglas
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