

Tara Hall

From: Tim Morgan <Tim@eccmgt.com>
Sent: Monday, October 18, 2021 3:24 PM
To: RentalHelp
Subject: Comments to 2022 Draft QAP

I ask that the agency consider the following for the 2022 QAP:

- Increase construction cost cap in Chart A (lines 4 & 5) to somewhere between \$95K and \$99K per unit. The projects we have in the pipeline are well above the \$89K that is currently proposed.
- Delete the “must have non-medical general merchandise items for sale” as it relates to what a Pharmacy is. These items are readily available at both the grocery and shopping amenity. Prescription drugs should be the sole reason for having a pharmacy as a primary site amenity.
- Bus/Transit Stop – reduce the number of consecutive hours from 12 to 10. The City of Rocky Mount provides daily bus service with 10 different routes, but falls just short of the current requirement of 12 hours. They are devoting considerable resources for public transit and missing by one or 2 service hours should not negate their efforts. There are very few municipalities in the East that even offer public transportation.
- Appendix B and the Field Guide should be combined and incorporated as part of the QAP. This eliminates discrepancies between the two documents which has occurred in the past.
- I support the elimination of the “Credits Per Unit Average” scoring category.
- Remove the “Applicant Bonus Points” scoring category in its entirety. It is arbitrary and would add nothing to the quality of the development or the people it serves.
- Tiebreaker Criteria – make the “least amount of credits” the very last tiebreaker and make the 2nd tiebreaker the application that is located the closest to the Primary Amenities (combined).

Respectfully,

Timothy G. Morgan - Vice President
Evergreen Construction Company
7706 Six Forks Road - Raleigh, NC 27615
Ph: 919-848-2041, ext. 201
www.evergreenconstructionco.com

