

# DeShano Development Corporation

325 Commerce Court; P.O. Box 539

Gladwin, MI 48624-0539

989-426-2521

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Michigan State Housing Development Authority

P.O. Box 30044

Lansing, Michigan 48909

Re: QAP Comments

MSHDA Team Members:

We appreciate the opportunity to provide comments concerning the QAP.

We have taken the time to review development costs on other projects that were constructed using the LIHTC program. In our opinion, it would be helpful if MSHDA had cost guidelines. This would be a way to insure development costs are appropriate. Quality guidelines and a design checklist would help assure that no shabby developments are constructed.

MSHDA should consider awarding extra points to the highest value applications, those projects proposing the lowest all in costs that meet minimum quality and design requirements. Or possibly set aside funds in a separate category to fund some such projects each round. Perhaps more living units could be created with the funds available and accomplish more with tax dollars spent?

One area of the QAP that would benefit from more discussion is the Neighborhood Investment Activity Areas. This section is subject to MSHDA interpretation and the opinions of the reviewer. Perhaps the points for this item could be evaluated.

The walkscore has been a topic of discussion many times, and in our opinion should be re-evaluated. Rural communities tend to have low walkscores, and have a harder time competing with the large cities. Though, the need for affordable housing could possibly be even greater in a rural community versus a larger city, because many are experiencing new job creation but at a lower pay than in the larger cities.

In closing, we thank you for allowing development teams to offer insight and comments.

Thank you,



Gary L. DeShano

President

DeShano Development Corporation