
December 15, 2020

Via E-Mail

Mr. Chad Benson
Acting Director of Development
MSHDA

Re: **Qualified Allocation Plan (QAP)**

Dear Mr. Benson:

Please consider the QAP changes detailed below that were recommended by Housing North, in their December 1st letter. Rural Northern Michigan is experiencing an extreme lack of housing. These changes will make it easier to create housing options for all people in our community. The summarized recommendations from Housing North were gathered with input from regional housing advocates, developers, municipalities and other partners. They have identified these seven recommendations for change:

1. Please consider structuring or using alternative MSHDA products to support rehabilitation projects in order to reduce the demand for the 9% application or 4%/9% mixed transaction deals.
2. With the increased credit allocation, MSHDA has an opportunity to create an additional category dedicated to rural projects without significantly affecting any other category. Please consider creating a Rural category that would provide a number of benefits, specifically it would allow rural projects to compete against other rural projects.
3. We suggest developing a tier structure that awards points for greater distances to amenities in smaller communities that are still within a reasonable distance for convenient access.
4. We suggest that communities of a certain size that have targeted certain areas for housing or infrastructure investment should have alternative scoring options to the Walk Score.
5. We suggest a tiered scoring system for proximity to transportation which is tiered based on population and distance, especially in smaller cities and communities. Or a tiered scoring system that includes tiers based on the number of days a week a transportation system.

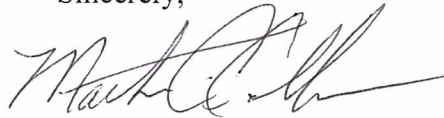
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6. We recommend that MSHDA consider a flexible approach for when and how PILOT agreements are reached between local government and developer.
7. Lastly, we recommend that MSHDA develop a value/points system that awards points based on developer "team" experience - that is, through the contractual engagement of qualified, experienced development professionals - in addition to developer experience alone.

Thank you for your consideration in this important matter.

Sincerely,



Martin A. Colburn
City Manager

/kas

pc: City Commission
Leah B. McCallum, Blue Orange Consulting
Yarrow Brown, Executive Director, Housing North
Dave Mengebier, President & CEO, Grand Traverse Regional Community Foundation