

The following is a list of all revisions made to the QAP since the date of publication in the *North Carolina Register* and distribution of the proposed QAP at the Developers Workshop on October 15, 2001.

This list of revisions is provided for information purposes only. While every effort was made by the Agency to include all of the revisions in this list, it is the responsibility of each applicant to review and understand the policies and procedures for the 2002 application process.

Changes were also made to the Preliminary Application, Full Application and the Appendices to comply with the changes made to the 2002 QAP. Please review all documents thoroughly.

Page	Changes or Revisions
1	Revised paragraph referencing Appendix V.
2	Revised definition of Community Revitalization Plan - plan must be adopted and funded by date of preliminary application.
4, 9	The definition of neighborhood was revised to allow for expansion of the neighborhood beyond a 1/2 mile radius in towns of less than 10,000 people. Added census data for determination of town size as Appendix AA.
6	Added footnote to Set Aside chart to explain proposed set aside in the East for previously funded flood relief projects.
7	Revised application schedule to include additional dates for and site and market review process.
8	Added Note about future fee increases.
9	Added provision that site evaluations for special needs will take into consideration availability of services and amenities for special population.
9	Under neighborhood characteristics, revised section (2) to read that site should be in an established, stable neighborhood unless part of revitalization plan.
9	Removed section (a)(3) of neighborhood characteristics.
9	Added "odors or" to (b)(2).
10	Revised development compatibility categories.
10-11	Under federal rent subsidies, RD and Section 8 will receive same points. (15 points for 95% pbra, 5 points for 20%-94% pbra).
11	Added provision that bond financing is not considered a source of public funding for mortgage subsidy points.
12	Added requirement that copies of all executed change orders are to be submitted to the Agency.
12	Added provision that water/sewer tap fees and impact fees will be subtracted from total development costs for purpose of determining negative points under the financial structure section.
12	Changed per unit standards for negative points from \$77,000/unit and \$77/sq. ft. to \$74,000/unit and \$74/sq. ft. for Chart A. Chart B remains the same.
13	Changed maximum points for capability of project team to 60 points to correct typographic error from previous draft.
13	Changed references to owner to include principal under development experience section.
14	Revised lanauage regarding ownership agreements.

14	Added "or employee" in section referring to determination of management experience.
16, 24	Revised substantial rehab requirements to allow all hard construction costs excluding construction of new community building to be included in calculation of per unit rehab costs for purposes of threshold and points.
16	For bond projects, changed number of units for the maximum negative points from 180 to 181.
16	As a result of changes in bonus point categories, the maximum bonus points increased from 30 points to 75 points.
16	RD projects in 26 flood counties get 30 points, other RD projects will receive 15 points.
16	Added bonus points for HUD 202 projects (15 points).
16	Community revitalization plans changed from tiebreaker to bonus point category (10 points).
17-18	Revised special populations section in cooperation with DHHS and increased bonus points from 5 to 20 points.
17	Supportive service plans are required for all elderly projects, but are not required at time of application. Plans must be submitted to and approved by Agency prior to final cost certification.
18	Revised tiebreakers - 1st tiebreaker will be based on the amount of federal tax credits per unit.
19	Eliminated 65 point limit for design score.
22	Changed deadline for zoning permits to match new final application deadline.
22	Removed gas from list of required utilities under site thresholds.
22	Changed "must" to "should" under 1.d. of site thresholds.
23	Removed the requirement of 3 full time staff for nonprofits seeking the nonprofit set-aside.
25	Established minimum cash flow requirements for 100% equity deals.
28	Changed unit scale for calculating developer fee to accommodate standard 8 unit building design.
28	Revised architect's fee limit so that it only applies to new construction projects.
33	Added note that Agency now requires written documentation to support utility cost estimates.
35	Changed carryover provision for 2002 to require submission of the 10% carryover cost certification by November 15.
36	Added sections explaining the site score review process and market scoring process.
38	Revised paragraph related to land use agreement.
40	Added compliance with special needs targeting requirements under compliance monitoring.