

Josh Slade

From: Joe Erdelyi
Sent: Tuesday, December 20, 2016 3:25 PM
To: Sarah Carpenter; Dave Adams; Josh Slade
Subject: FW: QAP
Attachments: QAP 2018 Comments 12.09.16.pdf

From: Miranda Lescaze [<mailto:Lescaze@cathedralsquare.org>]
Sent: Tuesday, December 20, 2016 3:11 PM
To: Joe Erdelyi
Cc: Kim Fitzgerald; Cindy Reid
Subject: QAP

Hi Joe,

Thanks for sending the revised QAP in advance of Thursday's meeting. We are pleased to see the change made to the Service Enriched Housing definition on p. 30, and definitions of Net Zero and Passive House, included in the document.

I'm writing because the packet sent to the Board did not include our most recent comments sent before the 12/9 comment deadline. I've attached them again and hope they are circulated along with the other comments.

I'd also like to underscore the comment in our memo that was discussed at the last JCTC meeting on 12/7 that the Evaluation Criterion encouraging serving households <30% AMI should read: "Projects that can demonstrate the ability to serve households earning no more than 30% of AMGI by having at least 25% of the total units in the project receive 'new' project-based rental assistance will receive three checkmarks. ('New' meaning the PBRA is not already at the occupied development, ~~nor is being transferred from another occupied project~~ or, if being transferred from another occupied project, will result in net new rental assistance made available through the transfer." The strikeout and accompanying underlined text clarifies that any net new rental assistance would meet this criterion, an important distinction and recognition of creativity in an era of incredibly few new sources of rental assistance.

Thanks,
Miranda

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Healthy Homes, Caring Communities, Positive Aging



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*Healthy Homes
Caring Communities
Positive Aging*

To: Joe Erdelyi, Vermont Housing Finance Agency
From: Kim Fitzgerald and Miranda Lescaze, Cathedral Square
Date: December 9, 2016
Re: 2018 QAP

Thank you for the additional opportunity to comment on the 2018 Qualified Allocation Plan (QAP).

1. We offer the following suggested language for the criteria addressing projects serving persons <30% of AMI with rental assistance (edited language has strikethrough, proposed language is underlined):

“Projects that can demonstrate the ability to serve households earning no more than 30% of AMGI by having at least 25% of the total units in the project receive ‘new’ project-based rental assistance will receive three checkmarks. (‘New’ meaning the PBRA is not already at the occupied development, ~~“nor is being transferred from another occupied project”~~ or, if being transferred from another occupied project, will result in net new rental assistance made available through the transfer.”

2. We recommend a change from the word “Staff” to “Staffing” at the beginning of the last paragraph of the definition of Service Enriched Housing on page 30 so that the sentence reads “Staffing at service enriched housing would be in addition to management staff normally...” to clarify that additional staffing hours are needed to provide services, not necessarily additional persons.
3. We submit the following suggestion to define the elements of Universal Design, as we did not receive the proposed Universal Design checklists for review before the deadline for submitting comments.

Universal Design

Threshold required elements:

- a. No-step entrance
- b. 32-inch clear entrance
- c. Accessible route to first floor accessible bathroom

Additional criteria: Projects that incorporate a minimum of 5 of these UD elements, in addition to the required elements above, will receive one check mark:

- a. Flush transitions - No thresholds between flooring types
- b. 5-foot roll in showers in majority of residential units
- c. Automatic door openers at all building entrances
- d. 5' accessible turning radius in all bathrooms
- e. Removable kitchen and bath cabinets for wheelchair accessibility
- f. Handrails on both sides of corridors
- g. 5' wide corridors
- h. Slip resistant flooring

We appreciate the opportunity to comment on the proposed changes.



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