

## Tara Hall

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**From:** Wil Warren <blanketcreekllc@gmail.com>  
**Sent:** Thursday, August 8, 2024 8:46 AM  
**To:** RentalHelp  
**Subject:** EXTERNAL: Re: 2025 QAP Announcement Reminder

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Here are my comments for the QAP:

- Add DG Market as a qualifying Grocery store.
- Allow up to 2 bonus points per application.
- Thank you for eliminating the hard copy full size plan requirement at full application last year. Please consider moving to electronic for all post award NCHFA plan review submittals also, just like RTC did for the applications, make it online part of the system would allow for better tracking and efficiency. Even if NCHFA wants to print plans themselves, the cost of printing could be wrapped into the app or allocation fees and save shipping cost and logistics.
- For site scoring: allow a bus stop to qualify for 5 points if it is in operation 5 days per week and accessible within 0.5 miles. And up to 6 points if it has the covered waiting area or sidewalk.
- Keep the site scoring section the same for 2 years at a time. Insert language that intends to keep the site scoring section the same for 2025 & 2026 unless there are extenuating circumstances that need to be addressed in the interim.
- For the market study, you should not be allowed to increase targeting from the unit mix submitted at the pre application.
- Change developer fee from a per unit to a percentage of eligible basis at pre-application, probably something in the range of 18-20%.
- For the tiebreakers, consider points for credits per unit bands such as:
  - under \$18,000 = 2 points
  - \$18,000-\$19,500 = 2 points
  - \$19,500-\$21,000 = 1 point
  - \$21,000-\$22,500 = 0 points
  - \$22,500-\$24,000 = -1 point
  - over \$24,000 = -2 points
- Add language to QAP for recycling credits to the next year and wrap this into the RTC system as an option after allocation similar to project update.
- Appendix B
  - III.A.4 - consider changing the language not allowing water heaters to be installed under HVAC handlers to water heaters to be installed in a location that allows for maintenance service access to both the HVAC handler and water heater. (In the practical case of a low boy water heater installed with a couple inch overlap under the HVAC handler, this new language would allow that to still be acceptable.)
  - III.A.4 - clarify that 40 (or 50) gallon nominal capacity is acceptable for water heaters.
  - I.C.16 - fire sprinkler plans are commonly design-build and permitted separate from the building permits after the start of construction. Fire sprinkler plans should not be required as part of the plan review set.
  - If NSPIRE is being enforced by NCHFA during annual inspections immediately following placed in service, then the requirements of this programs should be wrapped into the QAP Appendix B and Construction Field Guide.
  - with the revised safety standard ANSI/WCMA A100.1-2022 as of 6/1/24, please clarify if corded blinds are required for windows in type A and common areas

Thanks.

Wil Warren  
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336.414.0233

----- Original Message -----

From "RentalHelp" <[rentalhelp@nchfa.com](mailto:rentalhelp@nchfa.com)>

To

Date 8/5/2024 9:00:40 AM

Subject 2025 QAP Announcement Reminder

The Agency is currently working on the first draft of the 2025 QAP. We appreciate feedback received during the listening sessions held back in May. If you did not participate in the listening sessions, this is your opportunity to provide comments to be reviewed. Please submit comments by Friday, August 16th to be considered before release of the first draft.

You may email comments to [rentalhelp@nchfa.com](mailto:rentalhelp@nchfa.com).

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