

Tara Hall

From: Wil Warren <blanketcreekllc@gmail.com>
Sent: Friday, September 30, 2022 4:58 PM
To: RentalHelp
Subject: 2023 NCHFA QAP 1st Draft Comments

I wanted to give a few comments on the first draft QAP for 2023:

- QAP
 - IV..A.1.b.v - I suggest eliminating the Walk Score from the QAP as any point category or tiebreaker.
 - IV.F.2 - I suggest allowing 2 bonus per application.
- Appendix L - assuming this remains as a (or the first) tiebreaker, first, please release this in an Excel version to allow us to use the table easier. Also, consider breaking the regions into point brackets such as top half of counties per region gets 1 point, bottom half of counties per region get 0 points. Another option would be dividing into thirds with 2, 1, and 0 points.
- Appendix B
 - III.A.5 - consider changing the new 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.E.10 - consider reducing the retaining walls and graded slopes from 25' to 15' from any building.
- Lastly, I would suggest eliminating the requirement to provide a hard copy of plans to the agency at the full application deadline and leave it at the electronic submission requirement only. While everything else is being submitted electronically to the agency regarding the application, the requirement for a hard copy set of plans at the same deadline creates its own set of costs and logistics for printing and then shipping or driving the plans to the agency. I would even welcome a \$50 increase or so in the full application fee to cover printing costs for the agency and increasing efficiency for the applicants. There would be plenty of printing companies local to Raleigh who I am sure would offer bulk pricing for something such as this.

Thanks.

Wil Warren
Blanket Creek, LLC
blanketcreekllc@gmail.com
336.414.0233