

Tara Hall

From: Dennis Tharrington <dennis@igbinc.com>
Sent: Wednesday, September 28, 2022 11:32 AM
To: RentalHelp
Subject: Suggestions for QAP

Everyone,

I have been developing properties for affordable housing for almost 20 years now. Most of what I develop are senior properties, so my concerns apply mostly to those properties and tenants.

First, I believe it would be in the best interests of seniors to have step-in showers with seats in lieu of tub showers when possible. At least 60-70% of the units should have these. It is the largest complaint we receive from senior tenants. They have trouble stepping into and out of bathtubs, and the ability to sit on a corner seat would be very helpful to senior ladies. Step-in showers with seats are about the same cost as bathtubs.

Also, I think the “walk-score” is a very bad tie-breaking point to use. It does not really reflect the actual distance to all of the amenities. It is an arbitrary tool developed by Google that sometimes makes inferior properties look better!...even those with much higher price tags. If one is within the allowed distances for amenities, that should be all that is necessary in that category. Use another tie-breaker of some sort. I know you don’t want to have a “race to the bottom,” but the lower cost per unit would make a lot more sense as a tie-breaker than the walk score.

Respectfully submitted,

Dennis Tharrington
WDT Development, LLC

From: Tara Hall <tshall@nchfa.com> **On Behalf Of** RentalHelp
Sent: Thursday, September 22, 2022 11:21 AM
Subject: NCHFA: 2023 QAP Public Hearing

The 2023 QAP Public Hearing will be held Wednesday, September 28, 2022 at 1:30 pm.

The Public Hearing will be held in a hybrid format both virtually and in-person at the Agency.

Participants will be provided the opportunity to comment during the Public Hearing.

If you wish to attend in-person, please RSVP by replying to Kimberly Bryant, kabryant@nchfa.com, no later than close of business Monday, September 26, 2022. Seating is limited.