

Tara Hall

From: James Maides <JamesMaides@csbenc.com>
Sent: Monday, August 25, 2025 4:17 PM
To: RentalHelp
Subject: EXTERNAL: Comments on 2026 QAP

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Tara, thank you for the opportunity to provide comments in advance of the first draft of the 2026 QAP. Please see below.

Under Section IV. A.1b(iii) Site Suitability- Please consider alternative language or clarification regarding site visibility with consideration that normal traffic patterns may not necessarily be a main thoroughfare in the town. There are many excellent sites across the state that might be tucked away but still visible from a public road where people normally drive. Please also consider that our industry is not dependent on “drive by” traffic. Regardless of the site location a community is well aware of a construction project well in advance of leasing units. Is the intent of this section to restrict project site to being located within eyesight of at least a major thoroughfare of a town? If so, it eliminates a great number of potential good sites and locations within communities that really need affordable housing. I would like to suggest that this section be reworked to require that a site to be visible from a public maintained road.

3 points if the project would be visible to potential tenants using normal travel patterns and is within 500 feet of a building that is currently in use for residential, commercial, educational, or governmental purposes (excluding Blighted structures or Incompatible Uses)

Also- with three points being available, is this either 0 points or 3 points (only if both conditions are met)? In other words, can an applicant receive 1 or 2 points under this section?

Thanks,
James E. Maides
Carolina Statewide Development