

Tara Hall

From: Gigi Xia <gxia@hdpclt.com>
Sent: Thursday, October 9, 2025 10:36 AM
To: Tara Hall; Daphne Baker; Russ Griffin; RentalHelp
Subject: EXTERNAL: Comments on NCHFA QAP 2026 Draft

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Dear NCHFA Team,

We appreciate the tremendous work your team does each year and the opportunity for us to provide feedback on the QAP 2026 draft. Thank you for continuing to engage stakeholders in the process.

Please find our comments below:

I. Replacement Cost

The proposed \$280,000 replacement cost appears to be not feasible based on current market conditions.

Reference data: Recent new construction affordable apartment projects in the Charlotte metro area include:

60 units at \$399,271/unit

108 units at \$341,815/unit

II. Parking Requirement

We recommend allowing developments to follow local zoning requirements for parking without requiring a waiver from NCHFA. This would better align with local land use policies and reduce unnecessary design constraints.

We sincerely appreciate the opportunity to share our input and thank you again for your continued partnership in supporting affordable housing development across North Carolina.

Best regards,



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