

## Tara Meredith

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**From:** Tim Morgan <Tim@eccmgt.com>  
**Sent:** Wednesday, December 10, 2025 11:40 AM  
**To:** Tara Meredith  
**Subject:** EXTERNAL: 2026 Comments to 2nd Draft of QAP

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The following comments are made in response to the second draft:

1. Increase the Principal limit to \$3M since project cap was increased to \$1.5M to allow possibility of two awards.
2. I still request that the Second Tiebreaker be removed completely and just have (4) like was the case in 2023. The QAP already has a minimum unit requirement of 24, so no need to penalize an application based on who has the most. In the metro, there are small tracts that make great infill, likewise in more rural areas, small project size may be more suitable with a limited market.
3. Move the entire submittal schedule out two months. With the QAP still not finalized and so late in the year, it makes it impossible to get zoning in place by the May deadline. And in Wake County, you must have zoning in place mid-April, when county and city staff take it before their elected officials, if requesting local monies.

**Timothy G. Morgan - President**

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