Tara Meredith

From: Samuel W. Weldon <SWeldon@BlueRidgeCascade.com>
Sent: Thursday, June 18, 2026 11:20 AM
To: RentalHelp
Subject: EXTERNAL: 2027 QAP Comments

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On behalf of Blue Ridge Cascade,

Below are the updates we would like to see made in the QAP for 2027.

1. Remove the parking ratio's and allow the parking ratio's to be guided by the existing local parking code of the city/county the project is located.
2. Continue to increase developer fee more than just $1,000 per unit a year. We would like to see the developer fee within the range of $28,000-$30,000 per unit. In the volatile environment we are in with scarce local resources for gap financing, allowing for a larger fee and potentially a larger deferred developer fee assists in addresses the gap issue.
3. Increase the max credit per project to $1,600,000
4. Update the plan review process. The way the construction plan review process is currently, it slows down the entire permit/drawing review process on the municipality side due to the three or four month review time at NCHFA.
5. Allow for a higher investment amount for high income counties for WHLP funds. $500,000 is just not enough for any new construction project.

Thank you and we are grateful for the partnership with NCHFA.

Have a great weekend.

BLUE RIDGE CASCADE

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