Tara Meredith

From: Tim Morgan <Tim@eccmgt.com>
Sent: Thursday, February 19, 2026 1:08 PM
To: Sandy Harris; Tara Meredith
Cc: Lyle Gardner
Subject: FW: EXTERNAL: QAP Question

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Sandy/Tara

Reviewing the email exchange below, I plan to request a Project Update on behalf of Lake Haven Associates, LLC for their Lake Haven project. Evergreen is the GC. I would also request that the agency consider changing the QAP to eliminate this requirement. We can offer a resident a cell phone as a reasonable accommodation in the event they did not have one. Our sight and hearing-impaired units are already equipped with flashing/audible strobe lights, and doorbells. Running the additional wiring for this does not seem to be a good use of money. As stated below AT&T and Spectrum no longer do this.

Please let me know if you have additional thoughts/comments.

Thanks

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From: Toby Sutherland <wtsutherland@nchfa.com>
Sent: Thursday, February 19, 2026 10:14 AM
To: Rod Miller <Rod@eccmgt.com>
Cc: Sandy Harris <ssharris@nchfa.com>; Tara Meredith <tsmeredith@nchfa.com>; Don Messer <dwmesser@nchfa.com>; Plato Williams <pmwilliams@nchfa.com>
Subject: RE: EXTERNAL: QAP Question

Rod

It was good catching up this morning. NCHFA requires all telephone lines to be hard wired and toned and tagged to each unit. Each building must have an exterior cable termination box for a cable vendor. Each unit should RJ-11 or RJ-14

which are designed for analog voice and data. This not only also allows for a line land service but allows for Audio/Visual TTY devices in ANSI Type A HC units with Sight and Hearing Enhancements. This requirement runs through the 2026 Design Quality Standards and Requirements. NCDHHS offers a Federally funded LifeLine Program to all NC residents, which offers assistance for landline or wireless services for all low-income households. This is why NCHFA still has this design requirement, hope this helps, any questions please call.

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From: Rod Miller <Rod@eccmgt.com>
Sent: Thursday, February 19, 2026 9:04 AM
To: Toby Sutherland <wtsutherland@nchfa.com>
Cc: Rod Miller <Rod@eccmgt.com>
Subject: EXTERNAL: QAP Question

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Good morning, Toby.

Reaching out this morning with a question for you. On our Lake Haven project, it will be served by both AT&T as well as Spectrum. After a pre-con meeting with them as far as service, a few things came up. First, they will be installing Structured Wire Panels complete with routers in each unit. That is the "new way " going forward. Second, the building will be feed with Fiber Optics from both companies. We discussed how we do things and RG6 cable was brought up. They laughed and said there will be NO COXIAL CABLE even brought to the building and it will never be used anywhere. That brings up my question to you. The QAP calls for cable and phone jacks in all bedrooms and living rooms. We are told they will just be in the way, and not to run anything other than CAT6 to the SWP. We will be running CAT6 to the outlets at the required locations and feeding the SWP.

What are your thoughts as we feel running cable is going to be a waste and never used in this building?

Rod Miller
Project Manager

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CONSTRUCTION COMPANY

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