Tara Meredith

From: Andrew Mayronne <amayronne@mosaicdevelopmentgroup.org>
Sent: Tuesday, June 30, 2026 2:56 PM
To: Tara Meredith; RentalHelp
Cc: Darryl Hemminger; Bill Bolstad; Jon Thompson
Subject: EXTERNAL: 2027 QAP Comments

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Good afternoon Tara,

We appreciate NCHFA's willingness to receive feedback on the QAP. Mosaic Development Group would like to submit the following comments for consideration.

- Section III (A)(b)(ii) - Consider dedicated paratransit or shuttle services as eligible for an additional 2 points contingent on a letter of evidence from the relevant government entity or agency. The intention is to account for what effectively is available transit in many areas, and therefore, what enables access to necessary services. It is not intended to cover full service geographies, which might otherwise create a loophole where developers can substitute for lost site score points without serving resident needs.
- Section III (A)(b)(ii) - Consider adding DG Market (Dollar General) as a qualified grocery. While we understand the agency's desire to support housing in proximity to necessary amenities, the list of qualified grocers is narrow and prohibits potential development in many rural areas. Market forces limit the presence of large-scale grocers in many communities, but we feel that the fresh produce available at DG Markets can satisfy resident needs.
- Section III (H)(1)(i) - For rehab projects, consider increasing the current total replacement cost cap of $190,000 to account for increased construction and financing costs.
- Appendix B, Section III (B)(1) & (11) - Remove references to specific telephone, cable, and internet installation requirements and replace with a general requirement to make these services available in all resident units. The provision of these services from most major providers is now achieved with wireless technology, and therefore the requirement to create jacks or outlets is now obsolete in many areas.

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