Tara Meredith

From: dmesser@thepencos.com
Sent: Monday, July 27, 2026 12:49 PM
To: Toby Sutherland
Cc: fpendergraph@thepencos.com; lvandecarr@thepencos.com; grhodes@thepencos.com; mluna; Sandy Harris; Tara Meredith; Plato Williams
Subject: RE: EXTERNAL: Waiver Request

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Toby,

Thank you for your response and for taking the time to explain the basis for NCHFA's current design requirements. We appreciate the clarification and understand that these requirements will remain in effect through the 2026 award cycle.
Pendergraph will, of course, comply with all NCHFA design requirements for this project, including the installation of hard-wired telephone lines, toning and tagging, fiber connections, and exterior fiber termination boxes as required.
We would like to note, however, that Spectrum, the service provider for this development, now offers only fiber-optic service as its standard infrastructure. This fiber network fully supports traditional landline telephone service in addition to high-speed internet and television services. As communications technology continues to evolve, fiber-based infrastructure has become the primary platform for delivering these services while providing greater long-term reliability and maintainability.
Additionally, Pendergraph is fully committed to providing reasonable accommodations for all residents. Should a resident require TTY or other communication-related accessibility features, we will promptly provide any necessary accommodations to ensure compliance with applicable accessibility and fair housing requirements.
We appreciate NCHFA's willingness to consider industry feedback as future design standards are evaluated.
Thank you again for your response and continued partnership.

Respectfully,

Don Messer

Director of Property Management and Construction Development

Pendergraph Development, LLC

3924 Browning Place Raleigh NC 27609

910-818-4038 -Cell

From: Toby Sutherland <wtsutherland@nchfa.com>
Sent: Monday, July 27, 2026 8:49 AM

To: dmesser@thepencos.com
Cc: fpendergraph@thepencos.com; lvandecarr@thepencos.com; grhodes@thepencos.com; mluna <mluna@thepencos.com>; Sandy Harris <ssharris@nchfa.com>; Tara Meredith <tsmeredith@nchfa.com>; Plato Williams <pmwilliams@nchfa.com>
Subject: RE: EXTERNAL: Waiver Request

Don

Good morning, hope you are well. NCHFA will not grant your teams waiver request to eliminate the required phone and cable box requirement in living rooms and bedrooms. However, your team's input is valuable in helping us determine future design requirements. 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 have RJ-11 or RJ-14 cable which are designed for analog voice and data. This not only allows for a land line 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 award cycle. NCDHHS offer federally funded Lifeline Program to all NC residents, which offers assistance for landline or wireless services for all-income households. This is why NCHFA still has the design requirement, hope this helps provides some clarity , any questions please call.

Toby Sutherland
Senior Construction Specialist
NC Housing Finance Agency
Mobile: 919-427-7306
Office: 919-877-5644

NORTH CAROLINA HOUSING FINANCE AGENCY

3508 Bush Street
Raleigh, NC 27609
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www.HousingBuildsNC.com

As a self-supporting public agency, our mission is to create affordable housing opportunities for North Carolinians whose needs are not met by the market.

From: dmesser@thepencos.com <dmesser@thepencos.com>
Sent: Thursday, July 23, 2026 2:34 PM
To: Toby Sutherland <wtsutherland@nchfa.com>
Cc: fpendergraph@thepencos.com; lvandecarr@thepencos.com; grhodes@thepencos.com; mluna <mluna@thepencos.com>
Subject: EXTERNAL: Waiver Request

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07/23/26

North Carolina Housing Finance Agency
Rental Development Division

Subject: Request for Waiver – Reduction of Hardwired Telephone and Cable Jack Requirements

Toby,
Thanks for taking my call today to discuss the design standards as it relates to technology.

On behalf of Pendergraph Management, we respectfully request approval of a waiver to eliminate the installation of hardwired telephone jacks in each room and reduce the number of coax jacks to one as to maintain TDY accommodations for Mayes Farm in Four Oaks N.C. a new construction development funded by the North Carolina Housing Finance Agency.

This request is based on current telecommunications trends, resident usage patterns, and the goal of providing a cost-effective development while maintaining high-quality housing. Today, the overwhelming majority of residents rely on wireless cellular service and internet-based streaming platforms rather than traditional landline telephone or coaxial cable television services. As a result, multiple hardwired telephone and cable outlets are rarely utilized.

The proposed modification will:

- Eliminate unnecessary hardwired telephone and cable outlets beyond those deemed essential.
- Reduce construction costs associated with low-voltage wiring, materials, and labor.
- Minimize future maintenance and repair of infrastructure that is unlikely to be used.
- Preserve the flexibility for future technology upgrades through accessible conduit pathways and structured wiring where practical.
- Additionally, we will be providing demarcation boxes on the exterior and interior of each unit providing fiber and coax to be utilized as necessary

This request will not adversely affect the health, safety, accessibility, or marketability of the development. Residents will continue to have access to modern telecommunications services through broadband internet providers, wireless technologies, and streaming platforms that have become the industry standard.

We believe this waiver is consistent with the intent of providing quality affordable housing while exercising responsible stewardship of project funds. Approval of this request will allow the project to reduce unnecessary costs

without diminishing the resident experience.

We respectfully request NCHFA's consideration and approval of this waiver. Please let us know if any additional information or supporting documentation is needed.

Thanks,

Don Messer

Director of Property Management and Construction Development

Pendergraph Development, LLC

3924 Browning Place Raleigh NC 27609

910-818-4038 -Cell

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