Tara Meredith

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Sent: Tuesday, October 27, 2026 4:23 PM
To: RentalHelp
Subject: EXTERNAL: 2027 QAP Comments

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Good afternoon -

Thanks for the opportunity to provide comments to the 2027 QAP. Below are my comments:

- Appendix L - consider breaking the regions into point brackets such as the top 10 counties in each region get 2 points, next 10 get 1 point, and the rest get 0.
- Consider moving the Third Tiebreaker from pre-app targeting to full app targeting. That way you factor in the market study to actual rent levels. Keep overall targeting not increasing more than 5%.
- Regarding the developer fee, I am not a fan of allowing deferring over 25% of the developer fee. Additionally, we really should get away from the per unit developer fee locked in at the application and go to a percentage. I would suggest 12.5% of eligible basis as a good starting point.
- Allow up to 2 applicant bonus points per application.
- The recycle process for allocations needs to be a standardized procedure annually, most efficiently through RTC in a way that there is documentation at any given time to keep the project's progress towards closing moving forward and not in a place without documentation that puts closings on hold.
- The bus/transit points should be written differently for non-Metro counties. To qualify in a non-Metro, the distance should be increased to at least 0.5 miles without sidewalks, no covered waiting area required, and served 5 days per week.
- Appendix B
    - Thank you for removing the photometric site lighting and fire alarm/sprinkler plans from the Awarded Project Plan Requirements. Additionally, landscape plans are in the same situation that are not critical to initial plan submittal, and are regulated locally. Please consider moving landscaping plans with site light and fire alarm/sprinkler to as-built submittal.
    - Step in showers - allow up to 50% of residential units in family properties including one bathroom units.
    - Consider changing the language not allowing water heaters to be installed under HVAC handlers to water heaters to be installed in a location that allows for maintenance service access to both the HVAC handler and water heater. (In the practical case of a low boy water heater installed with a couple inch overlap under the HVAC handler should still be acceptable.)
    - Thank you for the change from the telephone jack and cable connections requirement. With the continued move to wireless everything, I would further consider requiring internet service to one central location in every unit (living room, master, or dedicated media panel) to allow for modem/router installs.
    - Instead of requiring storage closets to be exterior, delete the word exterior to allow much more flexibility in the design and use while still maintaining the needed storage for the residents.
    - I appreciate the move to a more structured review process by NCHFA, but the 90 day review for plans is too long for a plan moving towards a closing and concurrently in building permit review. The time that NCHFA has for review should be no more than 2 weeks and I believe that can be accomplished by reducing the number of items that NCHFA is reviewing. Since now there is a third party accessibility consultant, and we still have the local municipality reviewing for permits and doing the inspections, NCHFA's review time should be limited to 2 weeks to keep the projects moving forward. Keep NCHFA's

review focused on the few items that are specific to NCHFA and let the local municipalities check the rest that is more in their court.

- removable bases in kitchens and vanities - I think the requirement in the bathroom vanity is appropriate to give usable storage, but the kitchens have plenty of other cabinets for storage, so I would propose to require in the bathroom vanities, but not in the kitchen sink and work stations.
- bar tops - reconsider allowing them as usable countertop length. Based on feedback from property management, the bar tops are some of the most used space in the kitchen for a variety of applications. You could consider a maximum length allowed in the bartop count, but it should not be zero.

Thanks.

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