## Tara Meredith

**From:** tekaj64@gmail.com
**Sent:** Thursday, October 15, 2026 4:16 PM
**To:** RentalHelp
**Subject:** EXTERNAL: Comments on First Draft 2027 QAP — family-sized units

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Dear Rental Investment Group,

I'm writing as the owner of Royalty Living, a Wilmington-based small business developing family and workforce rental housing in New Hanover County. I ask that the final 2027 QAP strengthen support for 3- and 4-bedroom units in new construction.

New Hanover County's own housing assessment shows 5+ person households are the fastest-growing segment (+14.4%), and thousands of rental units are needed per year at every income band. Yet the affordable and workforce housing being built locally is not serving these families:
the 236-unit county-backed Proximity Blue Clay workforce project includes zero 4-bedroom units (32 one-bed / 134 two-bed / 70 three-bed), while roughly 1,300+ luxury units sit in the pipeline.
Large families — including families on vouchers and waiting lists — are the gap no one is building for.

I ask NCHFA to ensure the final QAP's unit-mix and scoring criteria reward developments that include 3- and 4-bedroom units serving large families, rather than letting the 15% one-bedroom minimum and other incentives tilt production toward smaller units. Families with children should not be an afterthought in the state's largest affordable-housing program.

Thank you for considering this comment.

Sincerely,
Teka Jones
Royalty Living, Wilmington, NC
910-616-3205
tekaj64@gmail.com