

[REDACTED]

---

**From:** Thomas, Chelsea [REDACTED]  
**Sent:** Thursday, June 10, 2021 11:48 PM  
**To:** TaxCreditQuestions  
**Cc:** Robin Haddock; Liebel, Tom  
**Subject:** RE: 2022 Housing Tax Credit Roundtable

Good Evening,

I am writing to submit topics to be addressed in the formulation of the 2022 QAP. I recently had the experience of applying the 2021 QAP to an existing building renovation. The following requirements generated questions among our design team. Thank you for your consideration.

- *Are all dwelling units required to have a separate/distinct dining room? Appendix B Section B.2. (p. B-23) indicates that units are to have a dining room. Many clients prefer an open floor plan with an island or peninsula. Smaller existing apartments do not have adequate space for a standalone dining room.*
- *Will dwelling units that fall slightly below the square-footage minimums be disqualified, or will they be considered via a waiver request?*
- *Clarify office, maintenance and toilet room QAP requirement – Will adequate off-site, but nearby, facilities meet this requirement?*
- *Clarify parking requirement - 1.5 and 2 for 2bd/3bd - mandate vs minimum*
- *Is a 100% unit survey required for Gut Rehab?*
- *Are existing residential mailboxes located by entry doors acceptable?*
- *Are Slabs 8" above grade required in existing buildings? This is infeasible for most renovations unless this is an existing condition.*
- *Is Brick or stone veneer required on existing foundation walls, as stated? Can the material palette be expanded to include finishes like stucco? It is complicated to add veneer to an existing foundation wall.*
- *Can Existing guardrails in good condition be constructed of wood?*
- *Can existing-to-remain off-street parking spaces be asphalt? Appendix B Section R.4 (p. B-37) indicates that duplexes must have concrete driveways.*

**Chelsea Thomas, AIA, LEED AP**  
Senior Associate

**MOSELEY ARCHITECTS**

[REDACTED]

---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.