

## Chris Austin

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**From:** Jarvis, Larry <Larry.Jarvis@raleighnc.gov>  
**Sent:** Tuesday, October 03, 2017 11:18 AM  
**To:** Chris Austin  
**Subject:** QAP Comments from the City of Raleigh

Chris,

According to the Census, from 2010 to 2016 Raleigh's population grew by over 52,000 people. As Raleigh continues to make lists as a "Best of" City, property values and rents continue to increase and available affordable housing is scarce. The City of Raleigh recently approved a penny on the tax rate to go specifically towards funding affordable housing developments that come through the tax credit program. Last year, we supported two 9% deals and three bond deals, but only one 9% deal was awarded in Raleigh and it was not either of the developments that were funded by the City. In an effort to increase Raleigh's affordable housing stock and achieve other community objectives, the City requests the following considerations for the upcoming QAP:

- The City of Raleigh owns property in the downtown area that we are currently working to redevelop. As rental rates downtown continue to rise, we are attempting to provide affordable housing opportunities for low-income households. To assist in these efforts, we request that the QAP continue to fund two redevelopment projects per year.
- Some proposed tax credit projects are components of larger community plans, often involving partnerships with other entities and institutions. We believe that local plans and priorities should be taken into consideration and we therefore request that the QAP add points for projects that receive financial municipal support as part of the evaluation.
- The City also requests that the QAP extend the distance necessary between developments and grocery stores and pharmacies for a perfect score be increased if that is balanced with access to adequate public transportation. There are a number of popular areas in and around downtown Raleigh that are in need of affordable housing, but are not within a mile of a grocery store or pharmacy. Tax credit awards seem to now require a perfect site score in the metro region, but this penalizes very worthy projects.

Thanks,

Larry

**Larry M. Jarvis, AICP**

Director

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