

Chris Austin

From: Scott Farmer
Sent: Monday, October 22, 2018 10:04 AM
To: Chris Austin
Subject: FW: QAP

From: Jarvis, Larry [mailto:Larry.Jarvis@raleighnc.gov]
Sent: Monday, October 22, 2018 9:46 AM
To: Scott Farmer <bsfarmer@nchfa.com>
Subject: QAP

Scott,

In response to the Draft QAP, the City of Raleigh would like to request that the distance to amenities section IV.A.1.(b)(ii) be increased from 1 mile to 1.5 miles and adjusted accordingly by .5 mile.

As you are aware, the City of Raleigh has been encouraging developers to utilize 4% deals to increase affordable housing that is in high demand in our area. Based on the number of applications we have received, we feel that we have been successful. Unfortunately, our greatest needs lie in deeper targeted units (50% AMI and below). Nine percent deals allow for deeper targeting, but in recent site visits with developers of available land in Raleigh we have noticed that these restrictions on proximity to amenities prohibit these available sites from being competitive. Increasing the distance slightly as we have suggested would allow Raleigh projects to be more competitive in areas that may be slightly further from retail, but still highly desirable.

Thanks,

Larry M. Jarvis, AICP
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