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Mr. Sam Ewell, Jr.
Chairman
North Carolina Housing Finance Agency
PO Box 28066
Raleigh, NC 27611-8066

11/19/12

Dear Mr. Ewell:

This is to seek your involvement in an obstacle to building Low Income Housing in downtown Raleigh.

That obstacle is in the form of well-meaning but ill-advised wording concerning grocery stores in your 2nd Draft of the 2013 QAP. Please consider asking your staff to look at incorporating these provisions in the 3rd draft:

- a.) Broaden the definition of 'Grocery' to include stores that are actually already in the area. Your definition fits Cary beautifully.
- b.) Change the proximity of required groceries from 1 mile to 2. That will make all the difference.

Absent your and the boards Guidance, our Raleigh urban core will be ineligible for vital tax credits that make the projects financially viable for developers and cost effective for residents.

I appreciate everything that NCHFA has done over the years in Raleigh to foster quality affordable housing development. With Raleigh on the rise, the location-cost advantage of this market will not last long. Now is the time for downtown quality LIHTC development that will lock in affordable rents.

Cordially,
Loren Kennedy

Loren S. Kennedy
Founder & Principal

Cc: Bob Kucab