



TO: Heather Chaffin  
Planning Development Review Department

FROM: Javier V. Delgado, Project Coordinator  
Neighborhood Housing and Community Development Department

DATE: May 22, 2013

SUBJECT: Affordable Housing Review of Planned Unit Development Application  
C14-2012-0128.SH.

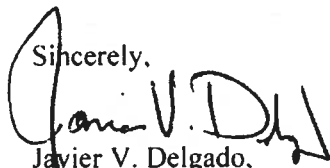
Ms. Chaffin:

After reviewing the proposed thinkEAST Planned Use Development application, Neighborhood Housing & Community Development Department (NHCD) understands that the developer is offering 332 multi-family units (designated Land Use Areas 1 and 2) to serve households at 60% MFI or below. The term of affordability is being proposed at 10 years. NHCD does recognize that the applicant is not requesting any density type bonuses and therefore affordability is not a requirement, but does want to encourage achieving greater affordability when possible. NHCD has the following comments that should be implemented into the proposed amendment:

- The development would require that 10% of the affordable units (33 units) serve households at 60% MFI or below for 40 years. All other of the affordable units (299 units) would maintain term of 10 years as proposed by the applicant. The development should enter into a Land Use Restriction Agreement which would detail the affordability terms for the affordable units.
- The development will accept tenants for the affordable units that are accepting Federal Housing Choice Vouchers. This would assure that households near the 30% MFI could utilize the proposed housing.

Please feel free to contact me at 974-3154 if you have any questions.

Sincerely,

  
Javier V. Delgado,  
Project Coordinator

cc: Gina Copic