

From: Wight Greger [<mailto:wight.greger@gmail.com>]
Sent: Wednesday, May 22, 2013 3:37 PM
To: Steve Auger; Kevin Tatreau
Subject: comments

Thank you for allowing me to comment. I know that the RFP for Special Needs Housing was not the one we reviewed at the workshop, but wanted to be proactive on a few things.

First, Please exclude Special Needs housing from all LDA requirements. Since projects that serve this demographic do not directly compete against other multifamily properties for tenants, I see no reason why a development that serves Special Needs (at least 80% of the tenant population) should be penalized by being restricted to non-LDA areas.

Second, I am still struggling with the proximity points concept for elderly and special needs persons. While I understand that we should support policies that don't create sprawl, I think a more reasonable approach would be to require services within 1-2 miles, and assume that these demographics will almost always need transportation. In fact, if on-site transportation is provided at no cost to the resident, proximity points are not relevant. Perhaps either give automatic points when transportation is provided or assign a reasonable proximity point value when transportation is provided. This comment only relates to those two demographics.

Please consider that total development costs are often higher in housing that serves either special needs or elderly, particularly with the extra green and accessibility requirements, which, as a matter of policy, is a sound idea for persons on a fixed income or have mobility impairments, or even if the tenant intends to "age in place"

Thank you.

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