



June 29, 2021

Raleigh City Council
Raleigh Municipal Building
222 W. Hargett Street
Raleigh, NC 27601

Dear Mayor Baldwin and Members of City Council,

This letter is being written today on behalf of the membership of the Triangle Apartment Association to express our strong support for TC-5-20. It is our belief that this text change is a critical step in addressing housing affordability and housing choice in our city.

As you well know, Raleigh is growing and each day brings a greater need for new housing for our expanding population. However, the 2030 Comprehensive Plan, which contemplated growth primarily in mixed-use centers, has resulted in a lack of new, family-friendly housing types that would allow the city to keep up with our increasing population. The end result has been a large increase in the cost of existing housing that has had a disproportionate impact on low-income residents and particularly on low-income renters. It has also made many of our neighborhoods exclusive enclaves of wealthy homeowners, while shutting out many residents from the most desirable locations in the city.

The changes outlined in TC-5-20 are not a magic bullet solution for the problems outlined above, but they are a critical step in helping neighborhoods around the city to accommodate new neighbors in a way that is incremental and varied, and which will help to meet the demand for residents wanting to live in these neighborhoods at different price points and in different types of housing. Specifically, the move to allow duplexes and townhomes in new zoning districts will help to provide affordable housing options in otherwise out-of-reach neighborhoods. The concurrent move to allow multifamily development on smaller lots will likewise make it easier to build and maintain small apartment buildings in neighborhoods where they are currently not permitted. All of these moves increase our supply of housing while helping to create a more equitable and accessible city for all our residents.

I want to thank you all for the work you are doing in addressing housing affordability and access in Raleigh. We all have more work to do and we look forward to continuing to engage on solutions moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Josie Eatmon", written in a cursive style.

Josie Eatmon
Executive Director

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