

## Chris Austin

---

**From:** Roy Helm <rhelm@wesleycdc.com>  
**Sent:** Monday, November 02, 2015 4:58 PM  
**To:** Scott Farmer; Chris Austin  
**Subject:** 2016 QAP comments

Scott and Chris      Hope you are both doing well and have recovered from the Conference. I have a couple of comments on the new 2016 QAP that you may have already considered when you modified the QAP to eliminate the double counting of Walmart, Target, and some groceries receiving credit as a grocery store, shopping, and/or a pharmacy.

1) When the initial lease term expires for a big box retailer, the retailer often decides that it needs a larger store, so it will close the existing store. The new store often relocates the new larger store a considerable distance from the existing store. An apartment project that is relying upon a Walmart, Target, or grocery store with pharmacy could find that it is now a few miles to the nearest retail.

2) For the past several decades Walmart has been profitable and growing. Within the past couple of years the profitability of Walmart has flattened as more consumers shop on-line. If the financial health of Walmart continues to be threatened by on-line shopping, it is possible that Walmart could chose to close some stores. If an apartment project is relying upon one big box retailer for all of its shopping, it is vulnerable to the financial health of that retailer. Having multiple shopping options reduces this risk.

3) Big box retailers can be a challenge to seniors who have mobility issues. Many shoppers not only prefer to shop at a smaller grocery store or pharmacy, they may have physical challenges that make a smaller store more attractive.

4) Walmart and other big box retailers often locate their new stores on the edge of town. It is often a considerable distance from these new stores to the churches and other services that residents frequently utilize. In addition to the distance that must be traveled, locating new affordable housing projects on the edge of town near the big box retailer often contributes to urban sprawl.

I am in favor of retaining the additional shopping and amenities requirements in the 2016 QAP.

Roy Helm  
(704) 924 8942, ext 1  
(704) 883 0099 (fax)  
(704) 743 7006 (cell)

Wesley Community Development Corporation  
13816 Professional Center Drive, Suite 200 Huntersville, NC 28078