

Chris Austin

From: Traci Dusenbury <tdusenbury@halconcompanies.com>
Sent: Friday, October 11, 2019 12:21 PM
To: Chris Austin
Subject: 2020 QAP comments

Hi Chris,

If it's not too late, I'd like to offer the following comments regarding the 2020 QAP. Most of these comments are related to trying to provide more housing in rural and underserved areas.

In the Amenity Section, Please allow any pharmacy to count as a pharmacy that sells prescription drugs and over the counter medicines. When we are already within 1 mile of a grocery store and shopping, is it necessary for the pharmacy to carry general merchandise when the entire idea is to have access to prescription medications? This would help some of the more rural areas that can't support a Family Dollar and a CVS right beside each other and also would help support the smaller family-run pharmacies. This would help develop more housing in the counties that have not received much housing in the past 5 years as well.

In the Amenity Section, Please consider under Secondary Amenities, allowing another "Service" category, worth 3 points. This could be a gas station, bank, restaurant or store. These are amenities that would be utilized daily by the potential resident and could arguably be more advantageous on a daily basis than having a health care facility or public facility that close. This would also help areas, particularly rural areas that may not have a school, park or recreation center within 4 miles. Another option would be to allow a gym, YMCA, or Rex Wellness as an alternative. By offering this additional option to count toward the 12 points in the Secondary amenity section, This could open up more sites for developers and more housing options in certain counties that don't have much housing if that is an objective that the Agency has.

In the Amenity Section, Please consider giving 2 points for projects that have a bus stop regardless of whether or not there are sidewalks. Many communities, even Guilford County I've found, have bus stops but do not always have sidewalks in place. Many times, the developer of the property, will be required to put these in upon development. Please allow this to be shown on the plans and don't require it to be "in place".

In the Amenity Section, allow "Small Towns" or populations of less than 10,000 to only have to have 2 of the primary amenities or 19 points. Another option is to allow Counties with no housing units or less than 100 units produced in the last 5 years to only meet a total of 19 points however they get it between Primary and Secondary and allow them to receive an additional 7 bonus points for being in a low production county (one of those counties).

In the Amenity Section, in the first paragraph, please consider deleting this statement "with no announced closing prior to the notification of final site scores." The Developer does not have control of what a third-party business does and may have no knowledge of a closing that may be announced after they have invested time and money on optioning, and sometimes rezoning and submitting a site for application. Please consider that developers only have control and knowledge of what is open at the date of our application.

Please consider allowing projects to request a maximum of \$1,100,000 in credits per project. The developers are still held to the \$1.8 million cap, so this shouldn't impact things in the big scheme of things hopefully.

Regarding vaping which came up at the conference, I believe since there is nothing that could cause damage to the building or negative factors (second-hand smoke) for neighbors, it should be allowed.

Regarding the tiebreaker, I haven't come up with a better solution yet, so I can't offer a suggestion at this time. However, I am very glad it's not the lowest credit per unit. I was against that.

Thank you very much for moving the preliminary application deadline to January 24th, maybe there will not be a blizzard that week as there has been in the past.

Thank you for all the work you and your staff do and thank you for continuing the listening sessions.

Traci

Traci Dusenbury
Halcon Companies, LLC
(919) 741-9328 Cell



Traci M. Dusenbury
Developer / Owner

o: (804) 272-2009
c: (919) 741-9328
f: (804) 367-5809

tdusenbury@halconcompanies.com
14313 Derby Ridge Court, Middleham VA 23113

development | real estate | consulting