

## Chris Austin

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**From:** Traci Dusenbury <tdusenbury@halconcompanies.com>  
**Sent:** Wednesday, August 26, 2020 12:33 PM  
**To:** RentalHelp  
**Subject:** Comments on 2021 Draft QAP

Hi, thank you for increasing the project credit cap, maximum award to Principal and the driving distance for amenities and adding in the language regarding the pandemic. Since today is the last day for comments, I just have a few comments and questions of clarification.

1. On page 12 of 35, thank you for increasing the driving distance to amenities to 1.25, but as I mentioned, after trying to map some of our preliminary sites, noticed that Google Maps bumps anything that's 1.25 or sometimes 1.24 to 1.30, so would like to ask that you bump this up to 1.30 at a minimum so this is not too difficult for all involved—developers trying to make these work and you on the review side. Of course, would prefer this is increased to 1.50, to open up more sites.
2. On page 20 of 35, did you mean to take down the development experience from a 6-year period to a 5-year period?
3. On page 11 of 35, based on our discussion and to make it a little more clear, would you consider changing the language of #5 to "No Principal or Applicant can *submit* more than 5 preliminary applications. " ?
4. I support adding in a CNI preference or set-aside for any HUD Choice Neighborhoods Initiative that is awarded in NC because this is a great achievement for NC and should be leveraged.
5. Regarding Appendix B, page 3 of 16, #11-Just curious if this is really necessary? I have not had heating and cooling in any bedroom closet in any of the houses I have lived in and no mold or problems, even with the bathroom beside the closet. None of the market-rate apartments my college-aged children have lived in recently have had this either. Is this a widespread problem that the Agency has noticed? A Contractor/Developer may know better than I do as to the costs this will add and a Management Agent/Developer may know if this is a widespread problem across the apartment communities we build, but I just wanted to question is this really needed right now with other construction costs increasing? Maybe it could be instituted for closets a little larger than 48 inches deep or that are actually inside the bathroom or we could wait and see how the green-building additions play out and how the market is impacted in this election year before adding this? I'm afraid it will make Developers shrink the size of the closets instead of going above and beyond the requirements.
6. In Appendix B, page 11 of 16, thank you for clarifying the amenities needed for projects with multiple sites separated by a road.

Thank you for the one-on-one listening sessions you hold each year with experienced developers and for your thoughtful changes. As always, thank you for your consideration.

Respectfully,

Traci

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