

**Pamela S. Ulmer**

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**From:** HarrisonburgVA.gov via HarrisonburgVA.gov <noreply@harrisonburgva.gov>  
**Sent:** Wednesday, February 8, 2023 7:21 AM  
**To:** Pamela S. Ulmer  
**Subject:** Form submission from: Agenda Comment Form

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**Submitted on:** Wednesday, February 8, 2023 - 7:21am

**Name:** Sally Newkirk  
**Type of Meeting:** Harrisonburg City Council  
**Date of Meeting:** Tue, 02/14/2023  
**Agenda Item Number:** Bluestone Town Center

**Comment:**

I am a Realtor. I hold my License with Harrisonburg City. I have been looking for affordable housing for a client for over 6 months in the city and or it's immediate outskirts. She is a single mother and her powering power is 250k. I have written 2 offers that have not been accepted due to competition. furthermore I get weekly emails from agents asking about rentals for their clients.

I a word, this development is necessary to house real hard working people. Furthermore, the plan needs it to be walkable, with green space for the community to enjoy. Harrisonburg could also improve the bus system. I think the evidence is clear that if people have reliable, and fast mass transit, they will use it.

**Contact:** No  
**Contact Info:**



Harrisonburg City Council  
c/o City Manager's Office  
409 South Main Street  
Harrisonburg, VA 22801

Dear Members of City Council,

The Harrisonburg Rockingham Association of Realtors takes an active role in promoting homeownership and affordability on our community. It is our business and focus to make sure that local markets are well served across the price spectrum and for both ownership and rental occupancy. Our membership has been following the very important and “game changing” proposed Bluestone Town Center development which is before the City for approval in southwestern Harrisonburg and want to evidence our enthusiastic support for the new project.

The need for creative partnerships is vital in overcoming the housing shortage in our community. The partnership between Harrisonburg Redevelopment and Housing Authority and Equity Plus on the affordable workforce housing development at Bluestone Town Center is an example of how these partnerships can bring together a project that can greatly benefit many residents in our area. By leveraging the public housing expertise and experience of HRHA, Bluestone makes excellent use of finite public housing dollars to house citizens living at or below median area incomes who are key components of a healthy workforce.

Harrisonburg City is very much in need of homes that are affordable for teachers, police officers, fire fighters, and other civil servants who are priced out of the current market, not to mention are large blue collar and service industry workforce. We are already over 1,000 units short of meeting current housing demand according to HRHA data. Local employers from our major manufacturing, agricultural, distribution, educational, healthcare and tourism economic base are having trouble recruiting workers because of the local lack of both rental and for sale housing. Small business owners of all types are facing a similar shortage of workers for hire and affordable places for their workers to live in the local community. REALTORS® see this firsthand as we struggle to find available and affordable options for our clients.



Bluestone Town Center also offers some of the most environmentally friendly housing types. It is shown in study after study that approving more dense housing types is much more energy efficient and environmentally friendly than approving traditional detached single-family communities on a per residence basis.

We need to House Harrisonburg Now, and support housing for all. We need to be the Friendly City for all. We are happy to support the work that is being done to expand critical housing options in our community. The most dangerous words in progressive and affordable housing policy remain, “I(We) are in favor of affordable housing options, but... traffic, parking, schools, et al.” These will always be the keywords used to oppose affordable housing projects by those with vested and legacy interests to maintain their comfortable status quo at the expense of the less affluent and fortunate who desperately need affordable and safe places to live.

We at HRAR want to play an active role in promoting these important local housing policies and projects, and Bluestone Town Center is a positive breakthrough housing opportunity for our community. It deserves the City’s support and approval. Please feel free to contact me if you have any questions or concerns.

Sincerely,

Brent Loope  
HRAR President

## Pamela S. Ulmer

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**From:** Thanh Dang  
**Sent:** Monday, February 6, 2023 9:55 AM  
**To:** Pamela S. Ulmer  
**Subject:** FW: Proposed low-income housing on Erickson Avenue

RE: Bluestone Town Center rezoning.  
Please forward to members of City Council if this hasn't already been shared.  
Thank you.

**Thanh Dang, AICP** | Assistant Director of Community Development

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**From:** Adam Fletcher <Adam.Fletcher@harrisonburgva.gov>  
**Sent:** Monday, February 6, 2023 8:37 AM  
**To:** Thanh Dang <Thanh.Dang@harrisonburgva.gov>; Meghan T. Rupkey <Meghan.Rupkey@harrisonburgva.gov>  
**Subject:** FW: Proposed low-income housing on Erickson Avenue

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**From:** Michael Neupauer <[michael\\_neupauer@hotmail.com](mailto:michael_neupauer@hotmail.com)>  
**Sent:** Saturday, February 4, 2023 5:00 PM  
**To:** Adam Fletcher <[Adam.Fletcher@harrisonburgva.gov](mailto:Adam.Fletcher@harrisonburgva.gov)>; Deanna R. Reed <[Deanna.Reed@harrisonburgva.gov](mailto:Deanna.Reed@harrisonburgva.gov)>; Laura A. Dent <[Laura.Dent@harrisonburgva.gov](mailto:Laura.Dent@harrisonburgva.gov)>  
**Subject:** Proposed low-income housing on Erickson Avenue

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Seems a lot of people are concerned about the added traffic with the proposed low-income housing on Erickson Avenue. Maybe you can eliminate any vehicle parking in the development, except maybe for bicycles, scooters, and a few guest spots. You can have a bus service lane, allowing them to get where they want in the city. They can walk to Wal-Mart for most anything. It would save the residents a lot of money not having to own/maintain a vehicle.

Michael Neupauer  
Harrisonburg

**Pamela S. Ulmer**

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**From:** Laura Stutzman <tim1laura@yahoo.com>  
**Sent:** Monday, January 16, 2023 11:18 AM  
**To:** Richard Baugh  
**Subject:** Please vote NO on the Bluestone Town Center

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Richard,

As a home owner on South Dogwood Dr. the Bluestone Town Center will directly affect my home and neighborhood. Just up from Hillandale Park we were not part of the traffic calming study but continually deal with many vehicles at both normal and high speeds going past our home and while we walk on the road. This LARGE volume of added vehicles on South Dogwood Drive will be very detrimental to all who live here.

Please vote NO on the Bluestone Town Center.

Thank you!  
-Laura Stutzman  
1184 S. Dogwood Dr.