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August 13, 2007

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Dr. David H. Moreau, Chair

North Carolina Environmental Management Commission

1617 Mail Service Center

Raleigh, NC 27699- 1617

Dear Dr. Moreau:

Following a review of the Proposed Water Supply Nutrient Strategy for B. Everett Jordon Reservoir, The Durham Regional Association of Realtors (DRAR) Board of Directors and our 1,310 members oppose the rules as written. It is our concern that these rules will constitute an unfunded mandate with extreme costs to local governments which will affect our local taxpayers and consumers. These rules will significantly drive up taxes, water and sewer fees and housing and commercial building costs while stunting growth in the tax base and severely curtailing economic development. They will also cause inefficient land consumption, further driving up both private and governmental costs.

The result would be an end to affordable housing in many areas. Most counties would be forced to rezone remaining land to large, multi-acre lot sizes and storm water and erosion control requirements would add thousands (sometimes tens of thousands) of dollars to the cost of each new home.

Furthermore, the rules do not match the goals. If water quality is truly the issue, these rules should address the biggest sources. The strategies target new development, which is the source of less than 20 % of the nutrient loading sources for Jordan Lake. In contrast, agriculture and forest land uses account for over 80% of the nutrients transmitted to Jordan Lake in some areas. However, over 80% of the burden for solving the problem is being placed on the development community.

Thank you for the opportunity to voice our concerns on this matter. We hope you will consider these and make revisions accordingly.

Sincerely,

Leslie Page, President
Durham Regional Association of Realtors

Mary D. Jacobs, Chair
Legislative Committee

DURHAM REGIONAL ASSOCIATION OF REALTORS®



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