

11/12  
12-14-13

**Jackie Henderson**

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**From:** Erica Rossi <erica.m.rossi1@gmail.com>  
**Sent:** Friday, December 13, 2013 7:44 PM  
**To:** Jackie Henderson  
**Cc:** Camille Leverett  
**Subject:** Alexandria Commission for Women - Affordable Housing Letter  
**Attachments:** 20131213 Alexandria Commission for Women Housing Letter to Alexandria City Council.pdf

Good evening Ms. Henderson:

On behalf of the Alexandria Commission for Women, please find attached a letter for the Mayor and Members of the City Council on the issue of Affordable Housing.

Two of our Commissioners, C. Elisabeth Palmer Johnson and William Smith, will attend the hearing tomorrow and hope to speak on behalf of the Alexandria Commission for Women.

If you have any questions, please call me at 202-270-8861.

Kindly,

Erica Rossi

# ALEXANDRIA COMMISSION FOR WOMEN

2525 Mt. Vernon Ave.  
Alexandria, Virginia 22301

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Phone 571.882.1368  
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Camille Leverett  
Chair  
December 13, 2013  
Alexandria City Council  
301 King Street  
Alexandria, VA 22314

Dear Honorable Mayor and Members of the Alexandria City Council:

Rebekah Bakewicz  
Alicia Daly  
Joan Dodaro  
Liz Johnson  
C. Elisabeth Palmer Johnson  
Michelle Jones  
Monika Jones  
Tarina Keene  
Brian Morreale  
Susan Ross-O'Brien  
Maribel Ramos  
Erica Rossi

The Alexandria Commission for Women is chartered to advise City Council and staff on issues of importance to women in the city, including housing. The Commission for Women is deeply concerned about the lack of affordable housing in the city, particularly for women and children fleeing domestic violence. As such, the Commission for Women encourages the City Council to approve the revised draft Housing Master Plan (HMP) and to adopt the proposed "Base + Option 2" target identified by the Department of Housing.

Nationally, approximately one out of every four women will experience domestic violence in her lifetime and 1.3 million women are victims of domestic violence each year.<sup>1</sup> When a woman makes the decision to leave an abusive relationship, she often has nowhere to go – particularly if she has few resources.

Lack of affordable housing and long waiting lists for assisted housing mean that many women and their children are forced to choose between abuse at home and life on the streets. It is no surprise, therefore, that a majority of homeless women are victims of domestic violence.<sup>2</sup> In fact, approximately 63% of homeless women have experienced domestic violence in their adult lives<sup>3</sup> and 39% of cities cited domestic violence as the primary cause of family homelessness.<sup>4</sup>

The aforementioned trends hold true in Alexandria as well – the revised Draft Housing Master Plan notes that "most homeless families were victims of domestic violence or had language barriers."<sup>5</sup> Base + Option 2 will provide a net increase in the number of dedicated affordable rental and ownership units in the City by 2015 and will provide increased housing choices for low- and moderate-income households – many of them women with families.

Thank you for your consideration of the particular needs of women seeking safe and secure homes within Alexandria.

Sincerely,



Camille Leverett  
Chair, Alexandria Commission for Women

<sup>1</sup> National Coalition for the Homeless, July 2009.

<sup>2</sup> Ibid.

<sup>3</sup> "Domestic Violence Counts: A 24-hour census of domestic violence shelters and services across the United States." Washington, DC: National Network to End Domestic Violence, 2007.

<sup>4</sup> U.S. Conference of Mayors. A Status Report on Hunger and Homelessness in America's Cities, 2008.

<sup>5</sup> Revised Housing Master Plan, November 2013, page 43.

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Upon completion of a 1974 study on the status of women, the Alexandria City Council established the Commission for Women in order to eliminate gender discrimination and to encourage equal opportunity for women in all aspects of their lives. Today, the Commission's members continue to provide advice and consultation to City Council on issues concerning women.

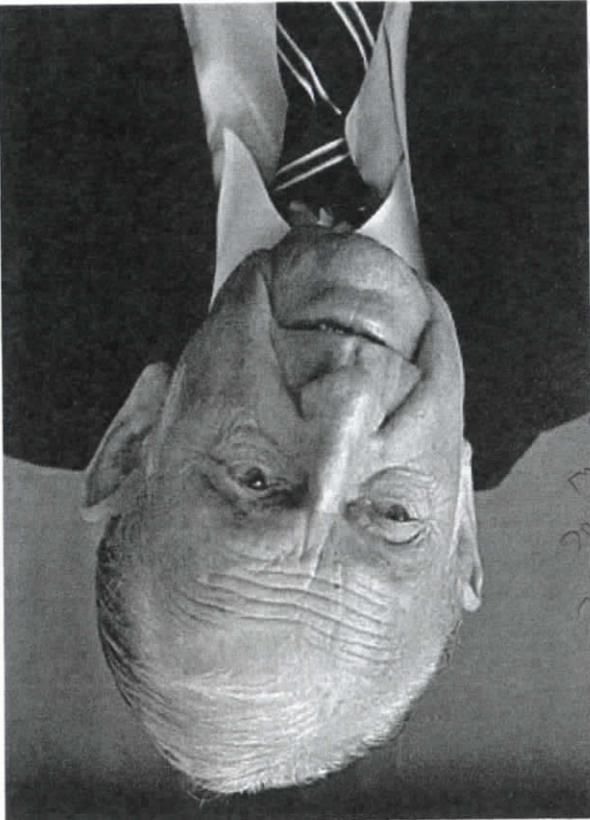
11/12  
12-14-13

Additional remarks on the Housing Master Plan (copyright Arnaudo draft only 12/14/13)

- Master Plan document is very thorough(eg historic tax credits—when and how used?) but has anyone read thoroughly???? Note homelessness may be technically inaccurate. Needs more review I contend
- What is the Housing Resource Center---How is it/implemented 1-3 years???
- How can ARHA assist with this design?
- Sorry to select elderly but it is politically acceptable to focus on elderly--- what is rationale for assisted living elderly in plan ? -- it appears to cost more
- NYCHA/HPD partnership model has contact Dep Commissioner for Finance Molly Parks (2128633065) She verified partnerships absorb staff time but may be overall are cost effective (NYCHA provided land);Catholic Charities provides the services; developer built new apartment structure
- Fund raising - for Silicon Valley Leadership group contact Bena Change Director of Housing and Transportation 408-501 5870 There needs to be support and follow-up by Council for staff level efforts. HAND philanthropic contacts provided by housing staff might also be useful.



David Packard  
Hewlett-Packard CEO and  
Silicon Valley Leadership Group Founder



"Our job, as CEOs, is not to sit on  
the sidelines, to cheer or jeer.  
Our job is to get into the game  
and move the ball forward."

POT NOW -  
LETTER  
AND OCCASION  
#1

HELPERS  
I WILL  
GIVE  
6 OTHERS  
CITY  
COUNCIL  
+ INVOLVED  
CHAPMAN  
SILICON  
+ OTHERS  
EULICE  
ETC

JACKIE -  
I SAID YOU  
MY RESUME  
SAY USG I WANT  
COMING (FOR MOST A WHILE)  
ON P2  
RESUME  
THIS POINT IS AN EXAMPLE  
OF LEADERSHIP  
+ FOUND RESUME  
SILICON VALLEY  
THE MORGAN  
I CAN EXPLAIN  
BY



2

Testimony re: Alexandria Housing Master Plan

Pat Arnaudo, Arnaudo Strategies LLC  
413 South Fairfax Street, Alexandria, Va  
[Pdj256@aol.com](mailto:Pdj256@aol.com) 703-303-9716  
(Draft only 12 /13/13 copyright)

BACKGROUND/PURPOSE:

1. Formerly on the Affordable Housing Master Plan Advisory Commission until had to resign because of conflict of interest to return to HUD as rehired annuitant. Now am on the Social Services Board. Note: Am testifying myself and am not going to compare to Arlington's Master.planning process

2 As you may be aware, am committed to affordable housing in Alexandria. Lived in downtown Alexandria for over 40 years. Petitioned my old town neighborhood in the 70's for support for the Annie B. Rose elderly high rise. Love Alexandria—want to “give back” by using my 40 years as a manager and government retiree to volunteer.

3 PURPOSE: Provide my comments on the invaluable and comprehensive Housing Master Plan

I have only 5 recommendations.Challenge- affordability/costs within budget (notwithstanding tax was voted favorably by you on city council)

#1 FOCUS ON ELDERLY---agree with housing for all;accepted Housing office has adjusted needs statistics projected demand for elderly (in future). is great. Consider options (local flexibility) expanding expansion of units with a model of partnerships similar to HPD NYCHA model in Brooklyn---see attachment A.

#2 .REWARD PARTNERSHIPS.

As a reward I recommend that staff (or anyone as a Alexandria resident proposing leveraging (that pays off monetarily) should receive a bonus or some type of recognition. (including the NSF proposal) Since Mildrilyn Davis and Roy Priest coordinate well and both have longstanding expertise coupled with ARHA's excellent track record of expanding affordable housing through use of tax credits, and proposed jobs for ARHA tenants and neighborhood residents (Section 3 jobs emphasis is in ARHA's Strategic Plan

but not in the Housing Master Plan), ARHA and the Office of Housing should partner to more effectively use known resources.

#3 ANNUAL GIVING, I propose that OHP promote philanthropic giving designating an expert housing agency to maximum extent possible, Examoles include Unites Health, Agnes Meyer Foundation, Nehemaiah Cohen Foundation, Silicon Valley collaborative ATTACHMENT 2

#4 TARGETS SHOULD NOT BE IN AN APPENDIX.

Implementation of targets should not be in an appendix so can be manipulated implementation of Alexandria funding priorities---- not in an appendix . Recommend AT LEAST OPTION 1

#5 SUPPORT LETTER OF NONPROFITS Coalition of non-profits include VOICE and VDHC proposed a set-aside of at least 100 affordable housing units annually)..Pls include in the text not appendix. See Appendix B for letter.

Other Concerns

1. Recommend that the combined staff of Office of Housing and ARHA need to focus on these revisions to target resources before the City's FY 2015 budget cycle.is finalized.
2. Current ARHA and Office of Housing Inventories--- past and current should be added as an appendix to the Housing Master Plan to present the vanishing amount of affordable Add an appendix to Housing Master Plan on ARHA and Housing office inventories Propose expansion of inventories as funding permits.

This concludes my testimony.

Questions or comments will be answered on-line. Thank you.

# ATTACHMENTS

A - ELDERLY  
PARTNERSHIP  
MODEL

Z - FUNDING  
OPTION  
SILICON  
VALLEY

UNITED HEALTH  
CANADIAN  
GOVT.

ATTACHMENT

How many less units w/o partners?

A

Breeze Apartments, was recognized as the National Winner of the Charles L. Edson award for public housing revitalization by the Affordable Housing Tax Credit Coalition as well as being the featured project in the November 2008 issue of Novogradac's "Journal of Tax Credit Housing". Norstar has completed or is in the process of developing or constructing over 2,000 mixed finance multifamily and senior units and has over 900 more units in various stages of construction and development with housing authorities in New York, Michigan, Florida and Alabama.

NYC Govt  
Council

### NY - NYC -- HPD, HDC & NYCHA JOIN SKA MARIN AND PARTNERS TO CELEBRATE THE RIBBON-CUTTING FOR NEW AFFORDABLE SENIOR HOUSING IN BROOKLYN

Press Release -- December 3, 2013

As already many about new project utilized land

#### Riverway Apartments Provide 115 New Affordable Apartments with Onsite Supportive Services for Senior Citizens

Jobs

Brooklyn, NY - December 3, 2013 - The New York City Department of Housing Preservation and Development (HPD) Commissioner RuthAnne Visnauskas, New York City Housing Development Corporation (HDC) President Marc Jahr, the New York City Housing Authority (NYCHA) Chairman John Rhea, the U.S. Department of Housing and Urban Development (HUD) New York Hub Multi-Family Director Teresa Bainton, and Brooklyn Borough President Marty Markowitz joined SKA Marin, the Calvary Church of God, Catholic Charities of Brooklyn and Queens, and partners to celebrate at the ribbon-cutting ceremony for Riverway Apartments. Located at 230 Riverdale Avenue in Brooklyn, this new development provides 115 units of affordable housing with onsite supportive services to seniors 62 years of age and older.

Tax credit

Riverway Apartments was developed under Mayor Michael R. Bloomberg's New Housing Marketplace Plan (NHMP), a multi-billion dollar initiative to finance 165,000 units of affordable housing by the close of the 2014 fiscal year. For every dollar invested by the City for affordable housing, the NHMP has leveraged \$3.48 in additional funding for a total investment of more than \$23.6 billion. To date, the plan has funded the creation or preservation of more than 156,769 units of affordable housing across the five boroughs, with 37,360 units in Brooklyn.

"New York City's high cost of living makes it a challenge for low-income seniors to find decent, safe and affordable housing," said Teresa Bainton, HUD's New York Multifamily Hub Director. "That is why we are proud to be part of this wonderful public-private partnership in which our Department has provided mortgage insurance and project-based vouchers that will be administered by the New York City Housing Authority. This beautiful, modern and safe building has 115 units, 114 of which house seniors, and offers them numerous amenities to enhance and enrich their lives. In these very challenging economic times, where credit remains tight, it is very impressive to see that so many of our partners remain committed to affordable housing and sustainable neighborhoods. That is why I wish to offer my heart-felt congratulations to Sydelle Knepper, and so many others for creating Riverway Senior Apartments and bringing joy and hope to so many deserving seniors."

"Partnerships are an important part of the equation for every one of our developments. This is especially true when building affordable supportive housing for vulnerable populations. The construction of Riverway Apartments would not have been possible without the support of partners like HDC, NYCHA, HUD, SKA Marin, the Calvary Church of God, Catholic Charities and many more. Together-

er we've built new homes for senior citizens in need. Thank you all for your commitment to housing those with limited resources," said HPD Commissioner RuthAnne Visnauskas.

"As we have outlined in our strategic roadmap, Plan NYCHA, it is important for us to partner with HPD, HDC and developers like SKA Marin to ensure that the precious resource of public and affordable housing serves the greatest number of families in a fair and equitable manner," said NYCHA Chairman John Rhea. "The Riverway Senior Residence has become home for 23 senior NYCHA residents, including 17 seniors who previously were living in NYCHA apartments where they had more rooms than they needed. In moving into Riverway, this has made their apartments available for other families who need the additional space. It is a win-win situation for both homes."

"I am proud that HDC could once again take a leadership role in funding a development which will serve our most vulnerable population," said Marc Jahr, President of HDC. "This is an excellent example of how government agencies and non-profit organizations help create new affordable and supportive housing. On behalf of the residents and HDC, I would like to thank all of our remarkable partners for their passion and drive to make this a reality."

Sydelle Knepper, CEO, SKA Marin said, "We are thrilled to celebrate the successful leasing and opening of the Riverway Apartments and the Riverway Senior Center. This new construction, state of the art building for low income seniors, allows the elderly to stay in their community and age in place in a safe, affordable and beautiful environment. Thank you to our partners; HUD, NYCHA, HPD and HDC, as well as lenders for their help in allowing this project to come to fruition."

Riverway Apartments is a new seven-story affordable housing development with 114 one-bedroom units and one two-bedroom unit reserved for an onsite superintendent. All entryways are handicap accessible and the apartments and common areas were designed to meet the safety needs of elderly residents, including handrails and call buttons in all common hallways. Each apartment has a high-tech security system with video screens and emergency pull-cords in the bedrooms and bathrooms which are linked to a live security system that will connect directly to EMS if the pull-cords are activated. In addition to the residential portion, the development also includes a private landscaped courtyard, indoor parking, rooftop terrace and a community room. There is also a 9,660 square-foot senior center onsite. Residents will have access to onsite supportive services provided by Catholic Charities and the Calvary Church of God in Brooklyn. This will include hot meals as well as a number of programs and social activities.

"I'm thrilled to welcome the Riverway Apartments to Brooklyn! With more seniors than anywhere else in New York City, there's no question that Brooklyn is the best place to spend your golden years, which is why it's critical that we ensure our seniors, have access to affordable housing," said Brooklyn Borough President Marty Markowitz. "With its innovative design, unique features, and top-notch services for seniors, Riverway is truly a model for the entire country that shows how senior centers should be built. So bravo to the City's Department of Housing, Preservation, and Development, NYC's Housing Development Corporation, NYCHA, the Department for the Aging along with SKA Marin, the Cavalry Church of God, and Catholic Charities – with your help, we will make our senior years our best years!"

"Affordable housing is a great concern for all New Yorkers, but seniors are an especially vulnerable population. For Older Adults living on fixed incomes the cost of skyrocketing rent can force them into poverty. Riverway apartments provides seniors with living spaces that are affordable, attractive

and have an on-site Innovative Senior Center to provide education, recreation, and nutrition services to the senior residents in the building and the community,” said Caryn Resnick, Deputy Commissioner, External Affairs at The NYC Department for the Aging.

“The Riverway Project represents more than just senior housing. It is a place our residents, senior center members, and after school children can affectionately call home. This safe haven also serves as an intergenerational platform where the community’s needs are discussed and addressed. With each program conducted within our community center, the participants will leave with empowering tools to effectively influence the trajectory of their lives and their neighborhood,” said Rev. Stephen Hutchinson, Calvary Church of God.

“With our Catholic Charities Riverway Innovative Senior Center, we are happy to be able to have a strong presence in the Brownsville community. We are delighted to have been able to work with such wonderful partners as Sydelle Knepper and SKA Marin, the New York City Department for the Aging, Pastor Hutchinson and the Calvary Church of God and our legislators. We are looking forward to reaching out further by expanding support and services to seniors and families in the Brownsville Community. I am very proud of our Catholic Charities staff who worked diligently in getting this project up and running,” Donna Corrado, Executive Director of Catholic Charities Neighborhood Services, Inc.

Income restrictions were set according to the 2012 calculations from the U.S. Department of Housing and Urban Renewal (HUD). Twenty-three units were made available to seniors earning up to 40% Area Median Income (AMI), or no more than \$24,080 annually for an individual. Ninety-one units were made available to seniors earning up to 50% AMI, or no more than \$30,100 annually for an individual. The remaining unit is reserved for an onsite superintendent. Tenants will pay no more than 30% of their adjusted gross monthly income towards rent with the remainder of the cost being subsidized by Project-based Section 8 vouchers provided by NYCHA. ADMS

*Present* SKA Marin worked closely with NYCHA and HUD to meet the needs of over-housed seniors living in public housing. A 20% preference was established for eligible seniors living in NYCHA housing. The development team met with NYCHA tenant associations in the Brownsville neighborhood to help tenants determine their eligibility for Riverway Apartments. The remaining units in this development were filled via HPD and HDC supervised housing lottery. There was a 10% preference for eligible seniors living in Brooklyn community board 16.

*Work* The City of New York requires that subsidized apartments be rented through an Open Lottery System to ensure fair and equitable distribution of housing to eligible applicants. Marketing of the apartments and the application process for the lottery typically begin when construction is approximately 70 percent complete. For more information regarding the lottery process or if you would like to receive an e-mail when HPD updates its available apartment and home website listings for City-subsidized housing in the five boroughs, please visit the Apartment Seekers and Homebuyers pages at [www.nyc.gov](http://www.nyc.gov) . Current housing lotteries are also available at [www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect) . Applicants may submit either a paper application or an electronic application. Duplicate applications will be disqualified.

The total development cost for Riverway Apartments is approximately \$36.1 million. HUD provided mortgage insurance for the project. HDC provided \$20.2 million in tax exempt bonds towards construction financing and \$7 million in tax exempt bonds toward permanent financing. HDC also pro-

TAX CREDIT

vided \$6.3 million in permanent financing from their corporate reserves and low-income housing tax credits that generated \$13.3 million in tax credit equity. HPD provided \$6.9 million in HOME funding. NYCHA provided the project-based Section 8 vouchers to subsidize rents and alleviate the rent burden on all of the residents of Riverway Apartments. Dormitory Authority of the State of New York (DASNY) provided \$1.5 million in financing. The development was constructed on formerly-HPD owned land that was conveyed to the developer for the cost of \$1. Mortgage insurance is provided by Federal Housing Administration (FHA) under the Section 221(d) (4) Program. Wells Fargo was the loan originator and FHA underwriter; Raymond James acted as tax credit syndicator.

“Raymond James Tax Credit Funds, Inc. is proud to be the equity capital partner in the recently completed Riverway Apartments project with SKA Marin. Riverway Apartments will provide high quality affordable housing opportunities to deserving senior members of the Brownsville community. Riverway Apartments is an extraordinarily well designed project that incorporates community space and supportive services that its residents and senior community members will enjoy for years to come. Raymond James would like to congratulate Sydelle, Stephanie and James Knepper and all of the project partners who made this project a reality, especially The New York City Housing Development Corporation, The New York City Department of Housing Preservation & Development, and Bank of New York, all of whom worked with Raymond James on project financing,” said Darryl Seavey, Managing Director Northeast Region, Raymond James Tax Credit Funds, Inc.

**About the NYC Housing Development Corporation (HDC):**

Since 2000, HDC has issued roughly 10% of all the multi-family housing revenue bonds in the U.S. and since 2003, when Mayor Bloomberg’s New Housing Marketplace Plan was launched, HDC has raised more than \$6.7 billion in financing for affordable housing developments, including providing in excess of \$1 billion in subsidy from corporate reserves. In Affordable Housing Finance magazine’s annual listing of the nation’s top ten funders of multifamily housing, HDC is the only municipal entity on the list. In 2013, HDC was the third largest affordable housing lender in the U.S. after Citi and Wells Fargo, beating out Bank of America, JPMorgan Chase and Capital One. To date, under the Mayor’s plan, HDC has financed the creation or preservation of more than 73,765 of the total 156,397 affordable units. Multifamily buildings financed by HDC contain more than 1.7 million square feet of commercial space. For additional information, visit: [www.nychdc.com](http://www.nychdc.com)

**About the NYC Department of Housing Preservation and Development (HPD):**

HPD is the nation’s largest municipal housing preservation and development agency. Its mission is to promote quality housing and viable neighborhoods for New Yorkers through education, outreach, loan and development programs, and enforcement of housing quality standards. It is responsible for implementing Mayor Bloomberg’s New Housing Marketplace Plan to finance the construction or preservation of 165,000 units of affordable housing by the end of fiscal year 2014. Since the plan’s inception, more than 156,769 affordable homes have been created or preserved. For regular updates on news and services, connect with us via [www.facebook.com/nychpd](http://www.facebook.com/nychpd) and [www.twitter.com/nychousing](http://www.twitter.com/nychousing) . For more information, visit our website at [www.nyc.gov/hpd](http://www.nyc.gov/hpd)

**About the New York City Housing Authority (NYCHA):**

NYCHA is committed to increasing opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services. More than 400,000 New Yorkers reside in NYCHA’s 334 public housing developments around the five boroughs, and another 235,000 receive subsidized rental assistance in private homes through the NYCHA-administered Section 8 Leased Housing Program. To fulfill its vital mission and even better

serve residents while facing dramatic reductions in traditional government funding, NYCHA is developing new financing options and building innovative partnerships across the public, private, and non-profit sectors. These strategies are helping NYCHA to address many key challenges, from preserving aging housing stock through timely maintenance and modernization of developments, to increasing resident access to a multitude of community, educational and recreational programs, as well as job readiness and training initiatives.

**About SKA Marin:**

SKA Marin is a real estate firm specializing in affordable housing and community development projects. As developer, owner and manager, SKA Marin has built thousands of affordable units in the Metropolitan New York area. SKA Marin is widely respected in the affordable housing industry for its innovative approaches to aging in place and ease in using creative finance.

Sydelle Knepper is the founder and owner of SKA Marin. Ms. Knepper has more than thirty years of experience in community and real estate development in both the private and public sectors. Her past positions in government include Assistant Commissioner for Development and Policy at the New York State Division of Housing and Community Renewal, Director of Project Finance at the New York State Housing Finance Agency, Special Assistant at the U.S. Department of Housing and Urban Development and Director of Local Legislation for Mayor Ed Koch. In 2005, she was honored by the National and New York Housing Conferences for her contributions to housing development in New York. Ms. Knepper's project experience aggregates in excess of over one billion in total constructed value. She is co-Chair of the New York Housing Conference and co-Chair of a transition committee for the incoming Brooklyn Borough President.

**Contact:**

Juliet Morris (HPD), morrisj (at) hpd.nyc (dot) gov

Christina Sanchez (HDC), csanchez (at) nychdc (dot) com

Sheila Stainback (NYCHA), sheila.stainback (at) nycha.nyc (dot) gov

**PA -- LOCAL HOUSING AUTHORITY OFFICIALS ARE CONCERNED ABOUT ANOTHER POSSIBLE ROUND OF FEDERAL SEQUESTRATION CUTS**

Delaware County Daily Times -- 12/4/2013 -- by Danielle Lynch

Public housing advocates and regional housing authority officials expressed concerns about another possible round of federal automatic spending cuts known as sequestration during meetings with legislators in Washington, D.C., Tuesday.

The group was led by members of the Housing Alliance of Pennsylvania. The advocates wanted to get their message across to legislators before the Dec. 13 deadline for the U.S. House-Senate Budget Conference Committee to come up with a deal to avoid another round of funding cuts.

The first round of sequestration cut local housing authority budgets, which resulted in staff cuts and affected housing programs across the country. Some of the programs, such as the one for public housing, faced cuts as high as 18 percent, according to **Dale Gravett, executive director of the Chester County Housing Authority.**

In addition, the U.S. Department of Housing and Urban Development has reported a decline in the issuance of vouchers, according to Gravett. As a result, vouchers under lease have declined by 20,868 since March and continue to drop at a rate of more than 6,000 vouchers per month nationwide, he said.

**Housing Alliance Director of Operations Joyce Sacco** said the group included 17 people from nine different counties across Pennsylvania. Sacco said the group met with the staff of U.S. Sen. Pat Toomey, R-Pa., and U.S. Sen. Bob Casey, D-Pa. They also met with five Republican U.S. House members, including U.S. Rep. Pat Meehan, R-7, of Upper Darby.

“All were very sympathetic and understanding of the plight of sequestration and this absolutely devastating policy for Pennsylvania and throughout the country,” said Gravett.

Sacco said the group members urged legislators to repeal sequestration and come up with a rational approach for managing the federal budget. She said the legislators seemed receptive of the advocates’ concerns.

“Rep. Meehan has long said that he believed the sequester’s across-the-board cuts are the wrong way to address our spending crisis, and he’s voted in favor of measures that would have averted them,” said John Elizandro, a spokesman for Meehan, in an email. “He’s hopeful Congress is able to replace the sequester’s cuts with targeted, responsible spending reductions that protect vital programs and reduce waste and inefficiency in Washington.”

**There are two public housing authorities in Delaware County, including the Delaware County Housing Authority and the Chester Housing Authority.** Though representatives from the two Delco agencies were unable to attend the trip to Washington, D.C., Tuesday, **Chester Housing Authority Executive Director Steve Fischer** said he was concerned about another possible round of funding cuts.

“Every time there is another round of sequestration, it compounds the losses we’ve already taken,” said Fischer.

While there have not been any furloughs or layoffs at the Chester Housing Authority, Fischer said his agency has reduced its staff through attrition. He said a common complaint his staff hears from families it serves is that maintenance problems don’t get fixed quick enough these days. Fischer said that is because the agency has less staff to tend to these problems.

Attachment

**SILICON VALLEY LEADERSHIP GROUP**  
Housing in Silicon Valley

**Suburban Land Use**

**Silicon Valley Leadership Group**

- 385 members
- 1 out of 3 private sector jobs

**Overview**

1. What is Silicon Valley?
2. Why is the business community engaged in housing?
3. What have we done?
4. What's on the horizon?

**Innovation Center**

- Robust job growth— added 42,000 jobs in 2012.
- 1/3 of venture capital in US
- Not everyone shares in this growth
  - 18% decline in incomes for African Americans
  - 5% decline for Latinos

"Our job, as CEOs, is not to sit on the sidelines, to cheer or jeer. Our job is to get into the game and move the ball forward."

David Packard  
 Hewlett-Packard CEO and  
 Silicon Valley Leadership Group Founder

**Silicon Valley**

- 4 million people

**Shortage of Homes**

- Housing growth 7,526, job growth 42,000
- \$1.05 million single family home
- \$2,128 average rent

**2013 CEO Business Climate Survey**  
What are the top 5 business challenges in Silicon Valley?

**Home Prices in Other Tech Centers**

- Austin: Rents - \$933  
Purchase - \$184,000
- Seattle: Rents - \$1,438  
Purchase - \$430,000
- Silicon Valley: Rents - \$2,128  
Purchase - \$1.05 million



**Facebook – Anton Menlo Apartments**

- \$120 million, 394-apartment community within walking distance of headquarters



**Contact Information**

Bena Chang  
[bchang@svlg.org](mailto:bchang@svlg.org)

[www.svlg.org](http://www.svlg.org)



**Engaging Business Community on Housing**

- Housing advocacy
- 229 developments, representing 65,000 homes
- Education on housing issues



**Google – Fair Oaks Senior Housing**

- \$19 million investment
- 123 low-income senior apts
- Next door to county clinic



**Housing Trust of Silicon Valley**

- Raised \$76 million – public and private
- Leverages \$1.88 billion
- Created 9,988 housing opportunities
- 3 programs
  - First-time homebuyer loans
  - Multifamily loans
  - Finally Home loans for recently homeless



**Conclusion**

- Silicon Valley housing challenging
- Leadership Group focused on solutions
  - Create political will for homes
  - Raise local funds
- Strongest when we work together



ATTACHMENT 2

ryone wants access to good jobs and excellent schools, she said. People want to live in communities that are safe, she said.

“Where you live in this country matters,” she said. “It matters to your quality of life. It matters to your sense of well-being. It matters to your health and your mortality rate.”

## **UNITEDHEALTH INVESTS \$50 MILLION IN LOW-INCOME RENTAL HOUSING**

Star Tribune (Minneapolis/St. Paul) – 11/14/2013 – by Jackie Crosby

UnitedHealth Group is spending millions to finance low-income rental units for families in Minnesota and the Upper Midwest.

UnitedHealth Group Inc. said Thursday that it is putting \$50 million into a fund to construct hundreds of low-income housing units in Minnesota and the Upper Midwest.

While the investment brings financial benefits, officials at the nation’s largest insurance company said it also aligns with a corporate belief that stable housing is a key component of better health.

“It’s a way to build healthier communities and healthier lives,” UnitedHealth spokeswoman Lynne High said. “It fits with our mission perfectly.”

The insurance giant is working with the Greater Minnesota Housing Fund, a 17-year-old nonprofit that recently created a new program to attract “socially motivated” Minnesota companies as investors.

The businesses provide the equity capital to finance low-income housing projects, and, in return, are awarded federal tax credits for 15 years.

Minnetonka-based UnitedHealth is the first and largest investor in the program, known as the Minnesota Equity Fund, and the insurer’s participation is expected to draw other businesses. Discussions are underway with half a dozen other companies in Minnesota interested in “mission-related investing,” said Warren Hanson, CEO of the Greater Minnesota Housing Fund.

“They get an economic return ... and the community gets housing for the homeless and families, at a time when there’s a dire shortage of affordable rental housing,” he said.

Four projects worth \$18.5 million are complete or nearing completion, adding 118 rental housing units. Three of the projects are in Minnesota and one is in Illinois. A number of other projects in Minnesota will be announced in coming months, officials said.

Kris Thul, recently on her own with her sons, 17 and 13, watched as the Seasons Townhomes went up in her north suburban neighborhood in Ramsey, and became one of the first to move in this fall.

The 50-unit, \$8.9 million development was built with the Minnesota Equity Fund, and offers rental space for low-income and formerly homeless families and individuals.

Thul has worked at a medical device company for nearly six years, and had been living in a cramped space with her growing boys and dog. After hitting "difficult times," the 43-year-old Thul sees a more stable future for her family, at a rent she can afford.

"It's just beyond beautiful," she said. "It's a dream come true. I'm so blessed."

National studies show that those without stable homes are sick more often, have more undiagnosed illnesses and are more likely to wind up seeking expensive care in emergency departments. Health insurers and their foundations are increasingly playing a role in addressing homelessness, often centering around helping pay for services in transitional or supportive housing.

Minnetonka-based insurer Medica is in the early stages of a partnership with the Hearth Connection, in which it offers rental assistance, health care services and case management to Medica members with histories of homelessness. The program now serves 47 people in the Twin Cities and two in Duluth, with a goal of reaching 90 people.

UnitedHealth's partnership with the Minnesota Equity Fund offers a different approach because it offers an investment in bricks and mortar.

Until 2008, banks were the main investors in affordable housing developments financed with tax credits. But the foreclosure crisis and recession dried up bank profits and sapped plans for capital investment.

As the economy improved, unlikely partners stepped in. Google invested \$86 million in low-income housing tax credits in the West and Midwest in 2011.

UnitedHealth likewise saw an opportunity with fairly low risk and an opportunity for decent returns. It launched a program in December 2011 with three affordable housing projects in New Mexico, and has since invested \$150 million in a dozen states.

The funds come out of the corporate coffers, but are meant to complement the work of the company's charitable foundation, said Tom McGlinch, UnitedHealth Group vice president of investment management.

The insurer seeks housing projects in which 20 to 25 percent of the units offer supportive services, including those aimed at giving stable housing to homeless people and onsite care for those with mental and physical disabilities.

"UnitedHealth is a dream partner because they share the same civic agenda we do," said the Housing Fund's Hanson, who initially pitched a \$10 million investment to the insurer. "They came to the project with those priorities and commitments, not because we sold them on it."

McGlinch said that United-Health has the "room to do more" projects.

"We're looking to find more opportunities to be involved in these types of projects in places where UnitedHealth has a significant number of employees and is doing business," McGlinch said.

Attachment 2

The Greater Minnesota Housing Fund was formed in 1996 by the McKnight and Blandin foundations to address an urgent need for decent affordable housing in outstate Minnesota.

## **GOVERNMENTS OF CANADA AND SASKATCHEWAN INVEST IN LOW-INCOME HOUSING IN MOOSE JAW**

Press Release

Government of Canada

Government of Saskatchewan

November 15, 2013 16:00 ET

MOOSE JAW, SASKATCHEWAN

<http://www.marketwired.com/press-release/governments-of-canada-and-saskatchewan-invest-in-low-income-housing-in-moose-jaw-1853221.htm>

Lower-income people in Moose Jaw will enjoy improved housing quality as a result of renovations to 11 suites located at 36 and 40 Manitoba Street East. The renovations were made possible by a joint investment from the Governments of Canada and Saskatchewan. The project was undertaken by the Riverside Mission.

Ray Boughen, Member of Parliament for Palliser, on behalf of the Honourable Candice Bergen, Minister of State (Social Development), along with the Honourable June Draude, Minister of Social Services and Minister responsible for Saskatchewan Housing Corporation, made the announcement today.

"Repairing rental properties not only helps to build strong and healthy communities but most importantly, it improves the quality of life for residents," said MP Boughen. "Our Government is committed to helping those in need by providing safe, affordable housing that meets their needs. We remain focused on four priorities, as outlined by the Prime Minister, that Canadians care about most: their families, the safety of our streets and communities, their pride in being a citizen of this country, and of course, their personal financial security."

"The Government of Saskatchewan, through Saskatchewan Housing Corporation, is proud to work with the federal government and Riverside Mission to ensure that Moose Jaw's low-income citizens live in a safe and comfortable environment," said Minister of Social Services June Draude. "Today's announcement is an example of the Saskatchewan Growth Plan in action, where the public and private sectors work as a team to improve the quality of life of all Saskatchewan people."

"Our organization is pleased to fill a community need within the City of Moose Jaw," said Scott Elger, Director of the Riverside Mission. "Through the efforts of our volunteers, as well as assistance from both levels of government, this project will ensure good quality housing for residents for years to come."

The approximate cost of the renovations is \$478,000. The Government of Canada, through Canada Mortgage and Housing Corporation (CMHC), and the Province of Saskatchewan, through Saskatchewan Housing Corporation (SHC) contributed a combined total of about \$330,000. Riverside Mission Inc. provided \$148,000 for the funding balance through cash equity.

**To: Members of the Alexandria City Council**

**Re: Draft Housing Master Plan – Priorities and Recommendations**

**Date: September, 2013**

We applaud City Council for recognizing the critical importance of housing affordability through this housing master plan process. The draft plan includes a well-documented analysis of gaps in the continuum of housing for low and moderate income residents of Alexandria. However, to realize the Plan's objectives, significant additional investments will be needed for affordable housing production and preservation, as well as affordable homeownership. The City should also consider all the design, land use and regulatory tools at its disposal to advance these housing objectives.

As you discuss the draft Housing Master Plan (HMP), we ask that you consider the priorities and recommendations listed below. These recommendations were developed through a collaborative process involving nonprofit housing developers, human service providers and members of City advisory bodies, and they seek to address the unmet housing needs of low and moderate income families served by these organizations.

We recommend the following overarching goals for the HMP:

- Adopt an annual goal of a minimum of 100 newly committed, affordable homes and conduct an annual review to monitor progress, make adjustments, note gaps and determine best practices. This number should not include affordable housing that has been proffered prior to the adoption of the HMP;
- Appropriate a minimum of \$3 million of new, local revenue annually. This allocation is essential to leveraging private dollars and achieving the goals and objectives of the Housing Master Plan;
- Accelerate the timeline to implement recommendations where a substantial amount of progress has been made to accomplish the task identified. Recommendations for specific items are described below and summarized in a chart at the end of this memorandum;
- Improve coordination and collaboration among city agencies at the onset of a proposed development involving housing, specifically with the Department of Planning and Zoning, the Office of Housing, Department of Community and Human Services and Alexandria Redevelopment and Housing Authority to ensure the maximum opportunity to secure affordable units;
- Consider the housing needs of our workforce engaged in occupations earning between 40 – 60 percent of area median income who provide critical services to all who live in Alexandria;
- Continue the commitment contained in Resolution 830 – we support this long-standing commitment to maintaining a minimum of 1,150 units of publicly assisted housing which generally serve a lower income level than most private/non-profit affordable housing are able to without deep subsidy programs. Since it is unlikely that there will be a future

increase in funding for deep subsidy programs (like vouchers) and more likely to be a decline, the City's commitment to public housing is critical to serving families at less than 30% of AMI.

The following are recommendations identified in the HMP which we believe deserve higher priority, and for which an expedited implementation schedule should be considered.

### **Programmatic Tools**

- Public Land for Affordable Housing. We support this recommendation and ask that within the first year, an updated inventory of City-owned land be published and a task force created to propose criteria and create preferences for development. We urge criteria that give preference to development that supports affordable housing versus a sale of land to maximize profits. In addition, we urge the City to adopt a policy that gives consideration to the development of affordable housing units in conjunction with new capital projects where appropriate.
- Predevelopment Funds. We endorse the recommendation for administrative approval for predevelopment funding to be increased to the greater of \$50,000 per project or \$5,000 per unit, and ask that acquisition be included as an eligible use. Predevelopment funding for projects that do not go beyond the feasibility phase should be forgiven. For projects that move forward, pre-development funding should be repaid at closing. We ask that this recommendation be adopted without further delay.
- Voluntary Developer Contribution. We endorse this recommendation that proposes updated formulas and the provision to index fees to inflation, and ask that it be adopted without further delay.

### **Zoning Tools**

- Additional Density in Exchange for Affordable Housing. We support the recommendation to amend Section 7-700 of the Zoning Ordinance, and urge the City to establish guidelines for contributions that are commensurate with the substantial costs of developing affordable units. Since it is usually preferable to secure affordable units onsite, we ask that further analysis formulate guidelines that provide greater specificity for any housing requirements to include:
  - minimum of 33 percent of affordable units included with bonus density;
  - minimum of 40 year committed affordability period for units.
- Parking Requirements for Substantial Rehabilitation Projects. We support the recommended policy to exclude the rehabilitation cost of affordable multifamily units serving households at or below 60% of area median income for a period of not less than 30 years, from the rehabilitation cost used in the calculation that determines whether compliance with the current parking standards is triggered. This action would provide a significant reduction in development costs and shorten the development review process for City staff.

Additionally, all site plan review for preservation projects should be examined with the goal of expediting processes and minimizing red tape. This could reduce both time and expense for City staff and the developer and result in the delivery of affordable units for families sooner.

If implemented in a timely fashion, the tools listed in the HMP, paired with meaningful financial investments, will make significant progress in addressing the deficit of affordable housing units in Alexandria. Although other tools mentioned in the plan, including tax increment financing, loan consortiums and land trusts are good ideas worth exploring, we respectfully urge that staff priority should be given to the recommendations identified in this memorandum.

Safe, decent affordable housing is the foundation upon which families build stability and prosperity and communities thrive. Housing creates an environment where children can excel in school and adults possess the security and stability to reach their potential. Housing opportunities within our community for all segments of our workforce support the economic development and vitality of our City. We thank City Council and City staff for their considerable investment of time and resources to develop the Housing Master Plan, and we pledge our support as community based organizations to the realization of its housing goals.

Sincerely,

Northern Virginia Affordable Housing Alliance, Michelle Krockner, Executive Director  
Wesley Housing Development Corporation, Shelley Murphy, President and CEO  
Habitat for Humanity of Northern Virginia, Rev. Jon Smoot, Executive Director and Mr. Scott Fredericks, Chairman of the Board  
Arlington-Alexandria Coalition for the Homeless, Michael J. O'Rourke, Executive Director  
Rebuilding Together Alexandria, Katherine Dixon, Executive Director  
Governing Board of the Partnership to Prevent and End Homelessness, Pam Michell and Lissette Bishins, co-chairs  
AHC, Inc., Walter Webdale, President and CEO  
ALIVE!, Ken Naser, Executive Director and Ellen Brown, President  
Community Lodgings, Bonnie Baxley, Executive Director  
K.I. Services, Inc., Yvonne Williams, Executive Director  
Friends of Guest House, Kari Galloway, Executive Director  
Alexandria Housing Development Corporation, Carol Jackson, Executive Director  
Alexandria NAACP, LaDonna Sanders, President  
New Hope Housing, Pam Michell, Executive Director  
Carpenter's Shelter, Lissette Bishins, Executive Director  
Economic Opportunities Commission, Dipti Pidikiti-Smith, Chair

## Summary Chart of Recommendations

Programmatic Tools	Less than 1 Year	1-3 Years	Required Action
Maximum Public Land for Affordable Housing	X		Publish city-owned inventory, form task force to review and establish criteria for development
Predevelopment Funds	X		Include acquisition as an eligible use, repayment of all funds at closing
Voluntary Developer Contribution	X		Adopt recommendation as stated in HMP
Zoning Tools			
Additional Density in Exchange for Affordable Housing		X	Adopt recommendation to amend ordinance, establish meaningful cash contributions, require a min of 33% affordable units with bonus density, and require a min 40 yr committed affordable time period.
Parking Requirement for Substantial Rehabilitation	X		Adopt recommendation to amend ordinance

**Jackie Henderson**

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11/12  
12-14-13

**From:** erica.m.rossi1@gmail.com  
**Sent:** Friday, December 13, 2013 7:49 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Community Relations  
**Subject:** Call.Click.Connect. #43601: Mayor, Vice Mayor City Council On behalf of the Alexandria Commission f

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 43601.

**Request Details:**

- Name: Erica Rossi
- Approximate Address: No Address Specified
- Phone Number: 202-270-8861
- Email: [erica.m.rossi1@gmail.com](mailto:erica.m.rossi1@gmail.com)
- Service Type: Mayor, Vice Mayor City Council
- Request Description: On behalf of the Alexandria Commission for Women, please find attached a letter encouraging the City Council to approve the revised draft Housing Master Plan (HMP) and to adopt the proposed "Base + Option 2" target identified by the Department of Housing.
- Attachment: <http://request.alexandriava.gov/GeoReport/UploadedFile.ashx/pdf/17298be2-1b88-4555-aa66-2371817108ca>
- Expected Response Date: Friday, December 20

Please take the necessary actions in responding, handling and/or updating this request at the *Call.Click.Connect.* staff interface.

If you need assistance with handling this request, please contact [CommunityRelations@alexandriava.gov](mailto:CommunityRelations@alexandriava.gov) or call 703.746.HELP.

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# ALEXANDRIA COMMISSION FOR WOMEN

2525 Mt. Vernon Ave.  
Alexandria, Virginia 22301

Website [www.alexwomen.com](http://www.alexwomen.com)  
Email [alexandriawomen@gmail.com](mailto:alexandriawomen@gmail.com)

Phone 571.882.1368  
Fax 703.746.5974

Camille Leverett  
Chair  
Jacinta Greene  
1st Vice Chair  
William Smith  
2nd Vice Chair

December 13, 2013

Alexandria City Council  
301 King Street  
Alexandria, VA 22314

Dear Honorable Mayor and Members of the Alexandria City Council:

The Alexandria Commission for Women is chartered to advise City Council and staff on issues of importance to women in the city, including housing. The Commission for Women is deeply concerned about the lack of affordable housing in the city, particularly for women and children fleeing domestic violence. As such, the Commission for Women encourages the City Council to approve the revised draft Housing Master Plan (HMP) and to adopt the proposed "Base + Option 2" target identified by the Department of Housing.

Nationally, approximately one out of every four women will experience domestic violence in her lifetime and 1.3 million women are victims of domestic violence each year.<sup>1</sup> When a woman makes the decision to leave an abusive relationship, she often has nowhere to go – particularly if she has few resources.

Lack of affordable housing and long waiting lists for assisted housing mean that many women and their children are forced to choose between abuse at home and life on the streets. It is no surprise, therefore, that a majority of homeless women are victims of domestic violence.<sup>2</sup> In fact, approximately 63% of homeless women have experienced domestic violence in their adult lives<sup>3</sup> and 39% of cities cited domestic violence as the primary cause of family homelessness.<sup>4</sup>

The aforementioned trends hold true in Alexandria as well – the revised Draft Housing Master Plan notes that "most homeless families were victims of domestic violence or had language barriers."<sup>5</sup> Base + Option 2 will provide a net increase in the number of dedicated affordable rental and ownership units in the City by 2015 and will provide increased housing choices for low- and moderate-income households – many of them women with families.

Thank you for your consideration of the particular needs of women seeking safe and secure homes within Alexandria.

Sincerely,



Camille Leverett  
Chair, Alexandria Commission for Women

<sup>1</sup> National Coalition for the Homeless, July 2009.

<sup>2</sup> Ibid.

<sup>3</sup> "Domestic Violence Counts: A 24-hour census of domestic violence shelters and services across the United States." Washington, DC: National Network to End Domestic Violence, 2007.

<sup>4</sup> U.S. Conference of Mayors. A Status Report on Hunger and Homelessness in America's Cities, 2008.

<sup>5</sup> Revised Housing Master Plan, November 2013, page 43.

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Upon completion of a 1974 study on the status of women, the Alexandria City Council established the Commission for Women in order to eliminate gender discrimination and to encourage equal opportunity for women in all aspects of their lives. Today, the Commission's members continue to provide advice and consultation to City Council on issues concerning women.

11/12  
12-14-13

**Jackie Henderson**

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**From:** dianedjohnston@aol.com  
**Sent:** Tuesday, December 10, 2013 4:56 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Community Relations  
**Subject:** Call.Click.Connect. #43418: Mayor, Vice Mayor City Council I am writing to express my hope that the

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 43418.

**Request Details:**

- Name: Diane Johnston
- Approximate Address: No Address Specified
- Phone Number: 703-768-4686
- Email: [dianedjohnston@aol.com](mailto:dianedjohnston@aol.com)
- Service Type: Mayor, Vice Mayor City Council
- Request Description: I am writing to express my hope that the City Council supports efforts to increase the availability of affordable housing in the City of Alexandria. Although I don't live in the city limits, I do work with a charity through my church, St. Mary's, which helps needy Alexandrians. I visit people in their homes, and I hear about their struggles to pay high rents for small apartments, and I wonder why a thriving city like Alexandria can't come up with a plan to help the working poor afford to live in the city, not to mention writers and artists and graduate students!  
I used to live in Westchester County, New York, and I know what it's like when teachers and firemen and policemen can no longer afford to live in the places where they work. I hope Alexandria does not go down that road.  
Please develop a strategy for development that will include affordable housing. It is a basic human need, and it is a 21st century goal that a dynamic, multi-cultural, sophisticated city like Alexandria should embrace.
- Expected Response Date: Tuesday, December 17

Please take the necessary actions in responding, handling and/or updating this request at [the \*Call.Click.Connect.\* staff interface.](#)

If you need assistance with handling this request, please contact [CommunityRelations@alexandriava.gov](mailto:CommunityRelations@alexandriava.gov) or call 703.746.HELP.

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## Jackie Henderson

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11/12  
12-14-13

**From:** ccthomps@aol.com  
**Sent:** Tuesday, December 10, 2013 2:58 PM  
**To:** City Council; City Council Aides; Jackie Henderson; Community Relations  
**Subject:** Call.Click.Connect. #43413: Mayor, Vice Mayor City Council I am sending this email to request that

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 43413.

### Request Details:

- Name: Catherine Thompson
- Approximate Address: No Address Specified
- Phone Number: 703-836-2636
- Email: [ccthomps@aol.com](mailto:ccthomps@aol.com)
- Service Type: Mayor, Vice Mayor City Council
- Request Description: I am sending this email to request that you support more affordable housing for our City as you consider the Housing Master Plan. One option would be to dedicate \$3 million annually to the City Housing Trust Fund from City revenue sources. Your vote in favor of an affordable housing program is critical if we are to remain a caring community.

Thank you in advance for your serious consideration.

Catherine Thompson  
Alexandria Resident

- Expected Response Date: Tuesday, December 17

Please take the necessary actions in responding, handling and/or updating this request at the [Call.Click.Connect. staff interface](#).

If you need assistance with handling this request, please contact [CommunityRelations@alexandriava.gov](mailto:CommunityRelations@alexandriava.gov) or call 703.746.HELP.

This is an automated email notification of a *Call.Click.Connect.* request. Please do not reply to this email.

11/12  
12-14-13

**Jackie Henderson**

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**From:** Monika Jones <monika.l.jones@gmail.com>  
**Sent:** Thursday, December 12, 2013 2:14 AM  
**To:** Jackie Henderson  
**Cc:** Jenny Wade; Jean Kelleher  
**Subject:** Re: December 14 public hearing  
**Attachments:** AHRC Statement on Housing Master Plan (Docket#11).pdf

Jackie,

Please see our statement for council.

Thanks!  
Monika

On Wed, Dec 11, 2013 at 10:52 PM, Jenny <jennyrwade@yahoo.com> wrote:  
11 please. Thanks.

Sent from my iPhone

On Dec 10, 2013, at 9:42 AM, Jackie Henderson <Jackie.Henderson@alexandriava.gov> wrote:

Good morning Jenny—

I should have asked you this before – we actually have three Housing Master Plan items on Saturday's docket – which of these three did you wish to speak on? And are you speaking for, against, or other?

Item #11 – master plan amendment for the Housing Master Plan

Item #12 – text amendment for the Housing Master Plan

Item #15 – increase in the amount of affordable housing predevelopment funding subject to administrative approval (non planning/zoning item)

Below is the link to the docket if you need more info.

Thanks so much!

Jackie



## HUMAN RIGHTS COMMISSION

421 King Street, Suite 400  
Alexandria, Virginia 22314

alexandriava.gov

Phone 703.746.3140

December 14, 2013

Dear Honorable Members of the Alexandria City Council:

The Alexandria Human Rights Commission (AHRC) commends the Alexandria City Council and the Department of Housing for realizing the need to develop a strategic plan that addresses affordable housing within our City. Recognizing the lasting negative impacts the decrease in affordable housing options has on our community, the AHRC encourages City Council to support the preservation and creation of affordable housing by establishing policies and targets that ensure affordable housing goals are obtainable. The Commission believes this can best be done by approving the revised draft Housing Master Plan (HMP) and by adopting the proposed "Base + Option 2" target identified by the Department of Housing and presented during the October 8<sup>th</sup> City Council joint work session. As outlined by the revised draft HMP, "housing for all," will not occur without government intervention<sup>1</sup>.

For several months, the AHRC focused its efforts on learning more about the state of affordable housing in the City and its impacts. In January, the Commission met with the Alexandria Police Department (APD) to receive their annual report. Annually, the Commission meets with several City departments to address efforts each department has made to eliminate discrimination based on race, color, sex, religion, ancestry, national origin, marital status, familial status, age, disability or sexual orientation. Following our discussion with the APD, we became aware of the dilemma Alexandria is facing in providing housing choices across all income levels and the impact on our service providers and local businesses. The AHRC received presentations from Ms. Mildrilyn Davis, Director of the Office of Housing, Ms. Carrie Beach, Principal Planner from Planning and Zoning, and representatives from the Carpenter's Shelter, Rebuilding Together Alexandria, the Wesley Housing Development Corporation and the Northern Virginia Affordable Housing Alliance. To continue our research and expand our knowledge of this critical issue, members of the AHRC also attended City Council meetings, joint work sessions, and various City commission meetings at which affordable housing was discussed.

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<sup>1</sup> Revised Housing Master Plan, November 2013, page 54

### Affordable Housing in Alexandria

As outlined by the 2010 Alexandria City Council Strategic Plan, affordable housing has been identified as a key priority for our community<sup>2</sup>. Although achieving the City's outlined goals may be difficult, approving the revised draft HMP and targets, with Base + Option 2, will employ a framework for achieving some of these goals:

- Achieving a net increase in the number of dedicated affordable rental and ownership units in the City by 2015, through the development and implementation of sustainable and adequately funded development;
- Identifying zoning, land-use tools, and strategies to incorporate affordable housing in development and redevelopment;
- Providing increased housing choices for low- and moderate-income households; and
- Increasing opportunities (funding and/or units) for City and Alexandria City Public School employees to live affordably in Alexandria.

Affordable housing programs have been known to contribute significantly to neighborhood stability. Mixed-income communities are the optimal way of maintaining social and cultural diversity through increased opportunities for interaction rather than isolation or polarization. As a result of the City's growth during the previous decade, market pressures have drastically impacted the affordability of existing housing units in our community. Minority neighborhoods, aging populations, young professionals and those that earn 80% AMI or less continue to be pushed to the City's perimeter and neighboring jurisdictions. This trends among low- and moderate-income households and has implications for Alexandria's long-term sustainability. Continuing on this track will position Alexandria to become a less diverse city and one where only the affluent can choose to live. This will result in a diminishment of the social and economic diversity, a long-standing core community value. Although statistics on race and ethnicity from the Decennial Census reports do not reveal it, because the macro percentages have remained essentially the same, there has been a significant shift in the demographics of our neighborhoods since 1980. Without courageous intervention by elected officials and City government professionals in the planning and development processes of the City, by-right property development and redevelopment will result in increasing gentrification of City neighborhoods and a concomitant loss of history, culture and engagement of many families that have contributed to the diversity and vibrancy of the City.

### Economic Benefits of Affordable Housing

There are several economic benefits inherent with providing adequate affordable housing options in Alexandria, some of which include:

- *Affordable housing attracts and retains new employers and a skilled workforce. More than 55% of companies with 100 or more employees acknowledge an insufficient level of affordable housing.* Local affordable housing allows city workers such as teachers, firemen, police officers and medical personnel to live closer to work. Employers struggle to retain employees as workers are forced to live further away from their jobs. The increased competition for labor can lead to greater employee turnover and higher wage requirements. This trend has added to challenges in recruitment and retention, specifically within our City's Police Department.

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<sup>2</sup> Alexandria City Council Strategic Plan, Revised June 2010, page 27

- When housing and associated costs are affordable, families have more income to spend on local goods and services. Low- and moderate-income households spend disposable income within their community to fulfill basic needs (food, clothing, healthcare, transportation). *The Victoria Transport Policy Institute's recent analysis of the economic impact of travel time revealed that each mile of personal car travel during peak hours in the U.S. urban environment carried an economic cost (financial and social) of 50% of the driver's hourly wage rate. Lost wages and increased costs for the individual translate into decreased expenditures for goods and services, reduced sales tax revenue, and increased business costs/risks.*
- Local studies of both urban and suburban housing markets demonstrate that affordable housing can increase the value of surrounding real estate.
- Economic integration, which can occur when communities like Alexandria provide an adequate amount of affordable housing, is associated with healthier metropolitan areas.

### Persons with Physical, Intellectual, and Mental Disabilities

The AHRC, along with the Alexandria Commission on Persons with Disabilities, wants to ensure adaptable housing needs are met. Alexandria is facing an unmet need of 795 affordable housing units for persons with disabilities. City Council and the Department of Housing must work together closely to ensure goals are identified and targets are met. Adaptable housing also accomplishes other housing goals, such as enabling homeowners to remain in their homes as they age, with less cost than extensive renovation. If basic accessibility features are included during initial construction, this would provide substantial savings in renovation costs and ensure programs such as the Home Rehabilitation Loan Program, Rebuilding Together Alexandria, and real estate tax and rent relief programs for the elderly and disabled would be more effectively used in the future. The City must set feasible goals and action plans to address the lack of accessible affordable housing options to enable this constituency to remain in Alexandria.

### Inclusionary Zoning

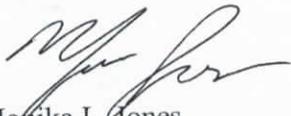
The AHRC supports the proposed amendment to the current bonus density provision under 7-700 of the City's Zoning Ordinance. Providing the option for newly created units under the bonus density program to be located on- or off-site and the option to accept cash contributions in lieu of units offers more flexibility in addressing affordable housing needs throughout the City. As identified by the City's staff analysis, "the recommended changes to allow alternative forms of housing contributions provide useful flexibility for situations in which the City's affordable housing needs might be better served by units in another location due to costs, preservation opportunities, or other factors<sup>3</sup>." The AHRC strongly supports that amendment to Section 8-200(F)(4) – General Parking Regulations to exclude projects that have a deed restriction for affordable housing exempt from this regulation. Currently this regulation requires that any infrastructure that is significantly altered due to renovations / reconstruction / remodeling / rehabilitation / etc. must be reviewed to ensure it meets the current parking code requirements. The time period and expense associated with this review can have an adverse impact on the affordable housing units that may be gained as a result of the renovations. The City staff will still be afforded an opportunity to review the parking

<sup>3</sup> Master Plan Amendment #2013-0005, Test Amendment #2013-0013 Housing Master Plan, Docket Item #10-11, Planning Commission Public Hearing, December 3, 2013.

during the building permit process. Approving the revisions to the provisions will have a positive impact on affordable housing preservation and will leverage limited city resources.

As City Council faces numerous important matters and priorities, especially those that require on-going funding decisions, it is imperative to recognize that providing affordable housing options in our city not only enhances the cultural and economic diversity of our neighborhoods, but also provides stability for youth in our community, and increases housing options for our City staff, including police officers, fire fighters, school teachers, and medical professionals. The Commission acknowledges the need to leverage resources, which are outlined in the revised draft HMP, to tackle an issue of this magnitude. The Commission recommends that City Council continue working closely with the Department of Housing to clearly identify paths for new and continued partnerships with local and regional non-profits and create a strategic plan to address the benefits and outcomes of those collaborations. The Commission also encourages creativity in identifying ways to leverage support and funding in the pursuit of preservation of the cultural diversity we all want to preserve. Approving amendments to Section 7-700 and Section 8-200(F)(4) of the City's Zoning Ordinance is the first step. But until appropriate funding is allocated to achieve goals to meet the need for affordable housing, other areas will suffer, such as the preservation of diversity in the city, and the attraction of small businesses, service-based employees, and young professionals just beginning their careers. The community has weighed in heavily on the revised draft HMP and has identified the need to address the reduction of affordable housing stock and the lack of adequate and accessible housing options, identifying this as a priority that needs to be fully addressed now, with measurable and obtainable targets that are continuously examined by our City's leadership. The AHRC urges the City Council to approve the revised draft HMP and fully fund the plan at Base + Option 2 to ensure successful outcomes. Maintaining funding at the current base level will only maintain the status quo in our City, where gentrification will thrive. Ultimately, you have the opportunity and the responsibility to make a lasting impact on the type of community we are developing for our future.

Sincerely,



Monika L. Jones  
Chair, Alexandria Human Rights Commission

<https://alexandria.legistar.com/DepartmentDetail.aspx?ID=18400&GUID=6961B2AF-947D-482C-B0CD-5D145FADD678&Mode=MainBody>

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**From:** Jenny Wade [mailto:jennyrwade@yahoo.com]  
**Sent:** Tuesday, December 03, 2013 12:16 PM  
**To:** Jackie Henderson  
**Cc:** Monika L. Jones; Jean Kelleher  
**Subject:** December 14 public hearing

Greetings, Jackie!

On behalf of the Alexandria Human Rights Commission, I would like to speak at the public hearing scheduled before the Mayor and City Council Saturday, December 14th on the Master Housing Plan. I respectfully acknowledge the three-minute allotment and anticipate submitting remarks in advance of the hearing. Thank you for your assistance and for this opportunity.

Best regards,

Jenny

Jenny Wade

cell 703-304-3271

Commissioner, Alexandria HRC

Happy Holidays!

Monika L. Jones, Chair  
Annual Nu Xi Zeta Spring Luncheon  
Save the Date: Saturday, April 12, 2014  
*"Upholding Tradition, Investing in Our Youth"*