

Dear Planning Commission,

I'm writing in support of two items on tonight's meeting agenda, both as a longtime homeowner in the city, and as a member of the community group Grassroots Alexandria.

Given the growing housing crisis in our city (which was a strain on many renters even before the pandemic), we believe the AHDC affordable housing project at Glebe and Mt Vernon would be an effective tool for increasing units in a neighborhood that sorely needs them.

At the same time, Grassroots Alexandria and many other housing advocates are urging the Planning Commission and City Council to have **stronger inclusionary zoning** in the Chirilagua Small Area Plan. Currently, the plan requires 10% of bonus density be affordable housing; instead, it should either be a larger percentage, or it should be 10% of *all* new multi-family construction. This change would ensure that lower-income residents would actually be able to stay in their current neighborhood, and not be pushed outward, as has been the case throughout the city in recent years. Unless we have a much larger supply of affordable units at 40% AMI, many folks currently in the area will be forced to relocate.

Thank you for your efforts at building more affordable units in our great city, and I look forward to the meeting this evening.

Thanks again,

**Kevin Brady**

Homeowner in Del Ray, resident for +10 years

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