


[EXTERNAL]Community Lodging Elbert Avenue Project

Anne LaFond <anne_lafond@jsi.com>

Mon 1/30/2023 9:26 PM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (44 KB)

LaFond Letter of Support.CLI Elbert Ave.docx;

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Please find attached my letter of support for the Community Lodgings Elbert Ave Project to provide affordable and transitional housing

Thank you.
Anne

Anne LaFond | Director, Center for Health Information, Monitoring and Evaluation

Preferred pronouns: she/her/hers

JOHN SNOW, INC.

2733 Crystal Drive, Arlington, VA 22202 | 703.310.5117 | mobile 703.401.5445

Skype:alafond1 | [LinkedIn](#) | [MeasureD.design](#)

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My weekly working hours are Monday through Thursday Eastern Standard/Daylight Time. I acknowledge that we may be working across different time zones. If you receive a message from me outside of your working hours, please do not feel the need to respond until you are back at work.

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31 January, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a community pillar in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing essential affordable housing and transitional housing for Alexandrians in need, after school services for Alexandria youth and educational opportunities for the community. Evidence of their excellent work is found on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old structure into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building which will improve our ability to serve the needs of the current Elbert Ave Apartment residents with modernized facilities. It will also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,




Anne K. LaFond, Board Member Community Lodgings
400 Cloverway Dr. Alexandria, VA 22314

[EXTERNAL]Community Lodgings

Leslie Turley <lesliej.turley@gmail.com>

Tue 1/31/2023 9:24 AM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (44 KB)

Letter of Support.CLI Elbert Ave.docx;

You don't often get email from lesliej.turley@gmail.com. [Learn why this is important](#)

31 January, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission

City of Alexandria

301 King Street

Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

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- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old structure into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building which will improve our ability to serve the needs of the current Elbert Ave Apartment residents with modernized facilities. It will also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.

- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,
Leslie Turley
6551 Chesterfield Ave.
McLean, VA 22101
Formerly at 720 S. Overlook Alexandria, VA

Sent from my iPhone

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31 January, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a community pillar in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing essential affordable housing and transitional housing for Alexandrians in need, after school services for Alexandria youth and educational opportunities for the community. Evidence of their excellent work is found on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old structure into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building which will improve our ability to serve the needs of the current Elbert Ave Apartment residents with modernized facilities. It will also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,



Anne K. LaFond, Board Member Community Lodgings
400 Cloverway Dr. Alexandria, VA 22314

[EXTERNAL]Letter of Support: CLI Elbert Redevelopment

Christy Zeitz <czeitz@fellowshipsquare.org>

Tue 1/31/2023 11:24 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: lynnthomas@community-lodgings.org <lynnthomas@community-lodgings.org>

You don't often get email from czeitz@fellowshipsquare.org. [Learn why this is important](#)

Hello – please see attached in support of an upcoming discussion item. Thanks!

Christy Zeitz

CEO

[571-349-0055](tel:571-349-0055) DIRECT | [703-981-1119](tel:703-981-1119) MOBILE

czeitz@fellowshipsquare.org

 [Image: Fellowship Square logo.](#)

Fellowship Square

11260 Roger Bacon Drive, Suite 20

Reston, VA 20190

[703-860-2536](tel:703-860-2536) MAIN | www.FellowshipSquare.org

 [Image: Catalogue for Philanthropy logo.](#)  [Image: Guidestar logo.](#)

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January 31, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

Community Lodgings has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community for more than 35 years, providing much needed affordable housing and transitional housing for Alexandrian's most vulnerable, including providing after school services for Alexandria youth and educational opportunities for the community. You can see the vast array of programs and activities on their website: <https://communitylodgings.org/>.

Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to **reinvest in this property** and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.

The project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to **expand affordable housing options** in the neighborhood so that Arlandria-Chirilagua remains accessible to all.

The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in the community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons **we encourage you to approve Community Lodging's Elbert Ave Project**.

Sincerely,



Christy Zeitz
3101 N. Hampton Drive #1018
Alexandria, VA 22302

RE: Docket Item No. 7, 3908 Elbert Ave.

PAUL STILP <pastilp@comcast.net>

Tue 1/31/2023 12:19 PM

To: PlanComm <PlanComm@alexandriava.gov>

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Please see the attached letter in support of February 7, 2023 docket item #7.

Paul Stilp

PAUL STILP

728 BLUEMONT AVENUE • ALEXANDRIA, VA 22301 • 703.622.5097 • PASTILP@COMCAST.NET

January 31, 2021

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

As a long-time Alexandria resident, I write to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing much needed affordable housing and transitional housing for Alexandrian's in need, including providing after school services for Alexandria youth and educational opportunities for the community. You can see all they are doing on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons I encourage you to approve Community Lodging's project.

Sincerely,



Paul Stilp


[EXTERNAL]Docket Item No. 7, Community Lodgings, Inc., 3908 Elbert Ave.

Mary Catherine Gibbs <mcgibbs@wiregill.com>

Wed 2/1/2023 1:13 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Karl Moritz <Karl.Moritz@alexandriava.gov>; Paul Browne <paul@joseph-browne.com>; lynnthomas@community-lodgings.org <lynnthomas@community-lodgings.org>; Nathan Randall <Nathan.Randall@alexandriava.gov>

 1 attachments (1 MB)

Letter to PC.CLI Elbert Ave.final.pdf;

Please see the attached letter from the Applicant, Community Lodgings, Inc., related to the above referenced docket item. We look forward to discussing this with you soon.

Thanks, Mary Catherine

Wire Gill, LLP

mcgibbs@wiregill.com

700 N. Fairfax St., Suite 600

Alexandria, VA 22314

(703) 836-5757 (office)

(703) 836-5758 (direct)

(703) 835-1922 (mobile)

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Mary Catherine Gibbs
mcgibbs@wiregill.com
703-836-5757

January 31, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
C/O Karl Moritz, Director, Department of Planning and Zoning
City of Alexandria
301 King Street, Room 2100
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I am writing in reference to the Community Lodgings, Inc., request for the redevelopment of 3908 Elbert Ave., Docket Item No. 7 on the February 7, 2023 Planning Commission docket. Community Lodgings, Inc. ("CLI") is the Applicant in the matters before you in Rezoning #2022-00008, Development Special Use Permit #2022-10022 and Transportation Management Plan Special Use Permit #2022-00111. CLI has been working with the City and its Staff for many months on this incredible affordable housing project in the Arlandria/Chirilagua neighborhood. CLI has been working in this community for over 35 years and is excited about expanding its affordable housing stock in this important part of Alexandria. CLI has agreed to all but one of the development conditions found in your Staff Report however, CLI cannot agree to Condition No. 101, the requested developer contribution:

Condition 101. The applicant shall provide a developer contribution consistent with applicable provisions of the Arlandria/Chirilagua developer contribution policy as adopted by City Council. The contribution shall be provided to the City prior to the release of the final site plan or within 30 days of final City Council adoption of the policy, whichever occurs last. (P&Z) *

As was acknowledged in the Staff Report, the Arlandria/Chirilagua developer contribution policy does not exist today. And as it is consistently recognized, development needs certainty as it proceeds. It is unreasonable to require any development to agree to make a contribution of an unknown amount at the time a project is approved. There is no limit to what number the City could include in that policy that this development would then have to bear. No policy implementing the goals of the Arlandria-Chirilagua Plan as outlined for funding public open space in the neighborhood has been presented to the community or any stakeholders in the area. No analysis of how

the City will determine the contribution (ie., the cost of acquiring property, designing and/or constructing/improving an indeterminate amount of open space) has been examined by those it would affect in this neighborhood. The Staff Report notes that it is anticipated that the contribution is going to be around \$5.00 per square foot, but no information has been provided as to how that number was determined or to what square footage in the project that would apply. As happened recently in the Eisenhower East neighborhood, a dispute as to what square footage counted for purposes of determining a developer contribution arose at the last minute. That provides an additional level of uncertainty here. No policy has been adopted and no contribution should be required of any development unless and until that policy has been full vetted and adopted by City Council. That is the standard operating procedure for requiring developer contributions.

The one example provided in the Staff Report where a development made a contribution to an implementation policy adopted after the project was approved is from approximately 15 years ago, and that development was approved after a significant amount of work had already gone into the Braddock Metro Neighborhood Plan (“the Plan”) including cost estimates for developer contributions. That project asked to proceed before that Plan was adopted and likely was given permission to do so recognizing that these costs would be added to that project. In re-reading the original Staff Report for that approval, much is described about how that project met the goals of the new Plan because it proceeded through development review at the same time and in fact at the same meetings that the amended Plan was discussed and developed. Such is not the case here. CLI is being asked to agree to an indeterminate amount of a contribution, in an affordable housing project, that has the potential to only increase the amount of subsidy it will request from the City.

In summary, no policy has been adopted yet by City Council at the time of this requested approval. And no contribution should be required of any development unless and until that policy has been full vetted and adopted by City Council. CLI asks that Condition 101 be deleted.

Sincerely,

A handwritten signature in cursive script, reading "Mary Catherine Gibbs".

Mary Catherine Gibbs

cc: Ms. Lynn Thomas, Community Lodgings, Inc.

[EXTERNAL]Community Lodgings Elbert Ave Project, Docket Item No. 7 3908 Elbert Ave

Kristen Moore <kristenhmoore@gmail.com>

Wed 2/1/2023 1:42 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from kristenhmoore@gmail.com. [Learn why this is important](#)

Dear Mr. Chairman and Members of the Planning Commission,

Please see the attached letter in support of Community Lodgings' Elbert Avenue project.

Sincerely,
Kristen Moore

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Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I have been a Board Member for Community Lodgings for 14 years and would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- For 35 years Community Lodgings has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community, providing much needed affordable housing and transitional housing for people in our community.
- In addition to housing, Community Lodgings provides much needed after school services for Alexandria youth as well as educational opportunities for the community. Their website is a testament to the important work being done: <https://communitylodgings.org/>.
- Elbert Ave Apartments have served low-income families Since 1993. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.
- The new building that this project provides will better serve the needs of the current residents with modernized facilities and expand affordable housing options in the neighborhood so that the Arlandria-Chirilagua neighborhood remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons I implore you to approve the Community Lodgings project.

Sincerely,

Kristen Moore
Secretary of the Board of Community Lodgings

[EXTERNAL]Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Susan Cloud <susanccloud@gmail.com>

Thu 2/2/2023 10:21 AM

To: PlanComm <PlanComm@alexandriava.gov>

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February 2, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission City of Alexandria
301 King Street Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a community pillar in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing essential affordable housing and transitional housing for Alexandrians in need, after school services for Alexandria youth and educational opportunities for the community. Evidence of their excellent work is found on their website: [https:// communitylodgings.org/](https://communitylodgings.org/).
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old structure into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building which will improve our ability to serve the needs of the current Elbert Ave Apartment residents with modernized facilities. It will also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose. For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Susan Cloud
4114 Fort Worth Place
Alexandria, VA 22314

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[EXTERNAL]Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Brake, Janet <JBRAKE@nixonpeabody.com>

Thu 2/2/2023 4:19 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Wallace, Stephen <SWALLACE@nixonpeabody.com>;lynnthomas@community-lodgings.org
<lynnthomas@community-lodgings.org>

 1 attachments (160 KB)

Community Lodgings - Letter to Alexandria Planning Commission (2-2-2023) 4866-5984-2894 v.1.pdf;

You don't often get email from jbrake@nixonpeabody.com. [Learn why this is important](#)

Good afternoon:

Attached please find a letter from Stephen J. Wallace in support of the redevelopment of Elbert Avenue Apartments.

Si

n

c


er **Janet Brake, CAP, MOS**

el **Practice Assistant**

y, jbrake@nixonpeabody.com

T/ 202.585.8767 F/ 202.585.8080

Nixon Peabody LLP

 799 9th Street NW, Suite 500, Washington, DC 20001-5327

Ni nixonpeabody.com [@NixonPeabodyLLP](https://twitter.com/NixonPeabodyLLP)

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Nixon Peabody LLP
799 9th Street NW
Suite 500
Washington, DC 20001-5327
Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

Stephen J. Wallace
Partner

T / 202.585.8714
F / 866.947.3844
swallace@nixonpeabody.com

February 2, 2023

VIA EMAIL - PlanComm@alexandriava.gov

Chairman Nathan M. Macek
Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

RE: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Chairman Macek and Members of the Planning Commission:

As a longtime member of the Board of Directors of Community Lodgings, Inc. and Chairman of the Elbert Avenue Redevelopment Committee, I am writing to express my strong support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing much needed affordable housing, transitional housing for Alexandrian's in need, after school services for the Alexandria youth, and educational opportunities for the community. Please visit their website to learn more about their community activities – <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to live and work in the City of Alexandria. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this 80-year-old property and transform Elbert Avenue Apartments into a modern, more dignified community for the hardworking people who live there.
- The redevelopment project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to expand affordable housing opportunities in the neighborhood so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirilagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

Chairman Nathan M. Macek
Members of the Alexandria Planning Commission
February 2, 2023
Page 2

Attorneys at Law
nixonpeabody.com
@NixonPeabodyLLP

Thank you for your consideration of this important project. I strongly encourage you to unanimously approve Community Lodging's Elbert Avenue redevelopment project.

Sincerely,



Stephen J. Wallace
Partner

SJW

[EXTERNAL]Community Lodgings Inc. Elbert Ave. Project, Docket Item No 7, 3908 Elbert Ave.

Donna Cramer <dcramer@mcenearney.com>

Thu 2/2/2023 4:30 PM

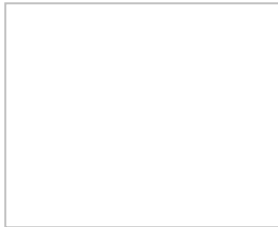
To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from dcramer@mcenearney.com. [Learn why this is important](#)

Attached is a letter in support of this redevelopment project.

Donna Cramer

--



DONNA CRAMER | REALTOR®

McEneaney Associates | Licensed in VA

c. 703.627.9578 | o. 703.549.9292 | dcramer@mcenearney.com

109 S Pitt St., Alexandria, VA 22314 | DonnaCramer.com

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February 2, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

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- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirlagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

A handwritten signature in cursive script that reads "Donna J. Cramer". The ink is dark and the signature is fluid, with a large, stylized 'D' and 'C'.

Donna J. Cramer

Community Lodgings Board Member

212 Wilkes Street

Alexandria, VA 22314

[EXTERNAL]Elbert Ave. Project

Hawkins, Dave <dhawkins@mcenearney.com>

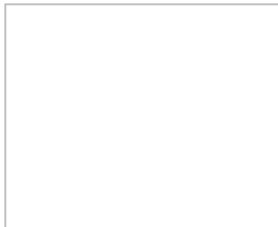
Thu 2/2/2023 6:20 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from dhawkins@mcenearney.com. [Learn why this is important](#)

Please see our attached letter in support of the Elbert Ave. Project

Dave Hawkins



DAVE HAWKINS | EXECUTIVE VICE PRESIDENT, COO

McEneaney Associates

tel. 703.549.9292 | fax. 703.717.5717 | dhawkins@mcenearney.com

109 S Pitt St., Alexandria, VA 22314 | McEneaney.com

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February 2, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

- Community Lodgings, Inc. has been a fixture in the Arlandria-Chirilagua neighborhood and the Alexandria community at large for over 35 years, providing much needed affordable housing and transitional housing for Alexandrian's in need, including providing after school services for Alexandria youth and educational opportunities for the community. You can see all they are doing on their website: <https://communitylodgings.org/>.
- Since 1993, the Elbert Ave Apartments have served low-income families. These 28 apartments have offered an affordable home for families who struggle to make ends meet. Originally built in the 1940s, the buildings have exceeded their useful life and are in dire need of replacement. The time has come to reinvest in this property and transform this 80-year-old property into a modern, more dignified community for the hardworking people who live there.
- The project provides an entirely new building to not only better serve the needs of the current Elbert Ave Apartments residents with modernized facilities, but also to expand affordable housing options in the neighborhood to so that Arlandria-Chirilagua remains accessible to all.
- The project fulfills the goals of the Arlandria-Chirlagua Small Area Plan by preserving and expanding the number of affordable housing units in this community through the use of the existing zoning tools that the City created for this exact purpose.

For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Dave and Amy Hawkins
926 Lindsay Place
Alexandria, VA 22304

[EXTERNAL]Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908
Elbert Ave.

sph5303@gmail.com <sph5303@gmail.com>

Fri 2/3/2023 2:29 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: lynnthomas@community-lodgings.org <lynnthomas@community-lodgings.org>

You don't often get email from sph5303@gmail.com. [Learn why this is important](#)

Dear Mr. Chairman and Members of the Planning Commission:

I would like to express my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

As a long-term unpaid/volunteer Board member at CLI and an advocate for affordable housing in my community,

I whole heartily support this project and encourage the Planning Commission to do the same.

Best Regards,

Selena Hutchinson

Executive Board Member

Community Lodgings

Office:(703) 549-4407

www.communitylodgings.org

[Facebook](#) | [Twitter](#) | [Instagram](#)



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February 3, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,


Selena Hutchinson; 5303 Cozy Glen Lane; Alexandria, VA 22312

[EXTERNAL]Letter of Support CLI Elbert Ave

Elizabeth Myllenbeck <emyllenbeck@gmail.com>

Sat 2/4/2023 7:32 PM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (17 KB)

Letter of Support CLI Elbert Ave.docx;

You don't often get email from emyllenbeck@gmail.com. [Learn why this is important](#)

Hello,

Attached please find a formal letter of support for the Community Lodgings Elbert Avenue. I look forward to your support for this important project and for our citizens of Alexandria.

Best,

Elizabeth Myllenbeck

Elizabeth A. Myllenbeck
925.953.3061

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February 4, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

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For all these reasons we encourage you to approve Community Lodging's project.
Sincerely,

Elizabeth Myllenbeck

Elizabeth A. Myllenbeck
Alexandria, VA 22310
925.953.3061

[EXTERNAL]Expressing my support for the Community Lodgings, Inc.'s Elbert Avenue Project.

Angela Welsh <carwel78@gmail.com>

Sun 2/5/2023 4:49 PM

To: lynnthomas@community-lodgings.org <lynnthomas@community-lodgings.org>; PlanComm <PlanComm@alexandriava.gov>

You don't often get email from carwel78@gmail.com. [Learn why this is important](#)

February 5th, 2023

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

Dear Mr. Chairman and Members of the Planning Commission:

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Angela C Welsh

Patrick Welsh

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[EXTERNAL]Letter of Support

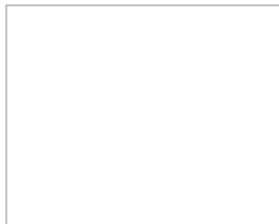
DeVries, Courtney <cdevries@mcenearney.com>

Mon 2/6/2023 9:20 AM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from cdevries@mcenearney.com. [Learn why this is important](#)

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February 6, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Community Lodgings Inc. Elbert Ave. Project, Docket Item No. 7, 3908 Elbert Ave.

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,

Courtney DeVries

1202 Portner Rd, Alexandria VA 22314

February 6, 2023

Sent Via Email to: PlanComm@alexandriava.gov

Chairman Nate Macek and Members of the Alexandria Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

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For all these reasons we encourage you to approve Community Lodging's project.

Sincerely,



Lisa Lettleri
CLI Board Member and City Resident
513 E. Nelson Ave, Alexandria, VA 22301