

Jackie Henderson

18
6-28-16

From: Heidi Ford via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Sunday, June 26, 2016 7:32 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #100013: Mayor, Vice Mayor, City Council Mayor Silberberg, Vice Mayor Wilson and

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 100013.

Request Details:

- Name: Heidi Ford
- Approximate Address: No Address Specified
- Phone Number: 703 283 8241
- Email: ha.ford123@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor Silberberg, Vice Mayor Wilson and City Council,

We understand the City Council-ARHA work group will make a recommendation on Tuesday, 28 June regarding which Ramsey Homes proposal should move forward. As you make this decision, public safety must be the primary consideration.

Within the past year alone, there have been three homicides within half a block of ARHA properties in the West Old Town neighborhood. These homicides have occurred near ARHA wholly public housing developments, as well as its newer mixed income development of Old Town Commons — debunking the notion that mixed income development is a panacea. The one commonality these homicides have is that they occurred in or near ARHA's larger projects in the neighborhood.

Ramsey Homes has never suffered from the types of crime activity that have plagued ARHA's larger developments. The current site is small and has excellent site lines from Pendleton, Patrick, and Wythe streets. By more than tripling the density of the site, City Council and ARHA are already asking the neighborhood and future residents to accept the related risk. The new project must be designed to mitigate this risk to the fullest extent possible, to include security-minded design and incorporation of security features like cameras.

The West Old Town Citizens Association most strongly opposes any design that includes a roof-top amenity or any portion thereof. This would be an entirely new concept for an ARHA, property, and one that would implicitly make the Police Department's job more difficult and require a level of management competence that ARHA has not demonstrated. For this reason, WOTCA finds the project proposal ARHA brought forward to Planning Commission in February unacceptable.

WOTCA advocates for a design that maximizes clear site lines into the development from multiple streets and one in which the underground parking garage is access-controlled. We understand the Police Department was asked to provide comment on ARHA's design as of June 2015. WOTCA would like to request that Council kindly provide the results of that analysis, as well as the results of any analyses of the alternative design. If the Police Department has not conducted any such formal analysis, WOTCA believes Council should defer any decision until such analyses are conducted and reviewed carefully by Council and stakeholders.

Let us be clear, WOTCA does not like either proposal. Both are too large, and a corruption of the intent of the Braddock and Braddock East Plans as well as the Parker Gray historic district. However, we find the alternative proposal - preserving one original building (which should be the southern structure on Pendleton) and constructing a new single four-story building - the more palatable option. It avoids the roof-top open space in favor of significantly more ground-level open space, and achieves a measure of preservation, although we think preservation could be met in more creative ways that would integrate aspects of the original northern and

southern structures into a new project. As noted above, the earlier design is untenable as it sacrifices either safety or open space. Therefore, should Council choose not to provide the funding necessary to preserve one of the original structures, WOTCA would find the alternative four-story building (as briefed to the community during the 26 May public meeting) the least objectionable of the current limited options under consideration.

West Old Town Citizens Association Executive Board

Leslie Zupan, President

Keil Gentry, Vice President

Peter Prahar, Vice President

Heidi Ford, Past President and Secretary

Donna Reuss , Treasurer

- Expected Response Date: Monday, July 4

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Jackie Henderson

From: Ann Marie Hay via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, June 27, 2016 8:52 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #100113: Mayor, Vice Mayor, City Council Dear Mayor Silberberg, Vicemayor Wilson

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 100113.

Request Details:

- Name: Ann Marie Hay
- Approximate Address: No Address Specified
- Phone Number: 703-548-8412
- Email: annmariehay@gmail.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Dear Mayor Silberberg, Vicemayor Wilson and Councilmembers,

I'm writing about the most recent Ramsey redevelopment proposals. I was not able to attend the last public session on this issue and appreciate the web postings from May and June. It is good to know that discussions have been going forward towards a creative resolution that will meet some, though not all, of all the neighbors' concerns.

I am strongly against any proposal that would use scarce and valuable housing trust fund dollars for historic preservation of one of the buildings. There is not enough money in the City's housing trust fund to do what little building of new or preservation of what little affordable housing is left in the city. As you are all aware, I'm sure, the Alexandria Gazette reported in its June 16th edition that once again, the City "hemorrhaged" 2,000 affordable units in the past year. The trust fund monies should only be used to create affordable units, not to preserve an old building with an unreasonable high rehab price tag. If using one of the buildings for housing is the final, chosen option, other funding should be found somewhere.

I have reservations too about continuing to use even one of the old buildings for public housing. What message is sent to low-income families, if African American, to know that they are living once again in what was meant to be segregated housing? even if it has been renovated. If one of the buildings is worth preserving, a use other than housing and source of funding other than trust fund monies should be found.

Thank you for your, the Office of Housing's and ARHA's hard work on this project and thank you for considering my views.

- Expected Response Date: Monday, July 4

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Jackie Henderson

From: Valerie Piper via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Monday, June 27, 2016 9:06 PM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #100114: Mayor, Vice Mayor, City Council I am writing to comment on the Ramsey Ho

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 100114.

Request Details:

- Name: Valerie Piper
- Approximate Address: No Address Specified
- Phone Number: 312-953-6699
- Email: pipervalerie@icloud.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: I am writing to comment on the Ramsey Homes alternative redevelopment proposal, which I understand estimates a cost of \$1.5 million for preservation of one of the original Ramsey Homes buildings, to include 2-4 units. This is too much to spend for up to 4 affordable housing units. The minimum cost per unit, if the above estimates are correct, would be \$375,000, which is far above the average subsidy provided for a typical affordable housing development that leverages other sources of funds. The aim of the alternate plan is preservation of a historic structure; funds used for this purpose should not be affordable housing funds. Affordable housing funds should benefit the whole community by securing permanent access to affordable units for low and moderate income Alexandrians, and the City could secure many more units with the money being proposed to prop up a small building deemed by federal examiners to be obsolete. Please do not dedicate affordable housing funds to this proposal.
- Expected Response Date: Monday, July 4

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Jackie Henderson

From: Michael Coughlin via Call.Click.Connect. <CallClickConnect@alexandriava.gov>
Sent: Thursday, June 30, 2016 7:39 AM
To: City Council; City Council Aides; Jackie Henderson; Call Click Connect; Gloria Sitton
Subject: Call.Click.Connect. #100299: Mayor, Vice Mayor, City Council Mayor Silberberg, Vice Mayor Wilson and

Dear *Call.Click.Connect.* User

A request was just created using *Call.Click.Connect.* The request ID is 100299.

Request Details:

- Name: Michael Coughlin
- Approximate Address: No Address Specified
- Phone Number: 202-494-2813
- Email: michaeljcoughlin68@yahoo.com
- Service Type: Mayor, Vice Mayor, City Council
- Request Description: Mayor Silberberg, Vice Mayor Wilson and Council Members,
I commend you on moving forward with a plan for the redevelopment of the Ramsey Homes that includes demolishing the existing structures and replacing all of them. This is not an application that merits further consideration of historic preservation as these homes are a reminder of our segregationist past, and there is nothing remarkable about their architecture. The faster this project moves forward, the sooner the City residents that desperately need safe, clean and affordable housing have a new home.

Additionally, staff and the Council should consider a way to either waive the requirement to underground utilities or find another source of revenue for it. ARHA is not a typical developer, and this is not a typical development. We need more market rate housing to help slow the pace of price appreciation for our existing housing stock, but we need much, much more affordable housing. Federal funding typically cannot be used to underground utilities, and when that is a priority for a locality many times it is the locality that contributes the additional funds. An example is the Route 1 project in Woodbridge, Virginia where Prince William County funds, not VDOT or federal funds, are being used to underground the utilities as a part of the widening of Route 1. If ARHA can in fact use its funds to help underground the utilities, you still need to balance that cost with the fact that it would deplete some of ARHA's financial resources which could be better spent serving the City's affordable housing needs. Ideally, private funds could be raised to help off-set this cost, but \$700,000 is a lot of money.

Thank you for your service and consideration of these thoughts.

Michael J. Coughlin

- Expected Response Date: Thursday, July 7

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