

Dear Mayor Silberberg, Vice Mayor Wilson and Members of City Council:

6  
11-18-17

This is Bob Eiffert writing as the Chair of the Alexandria Commission on Aging (COA). On Saturday, November 18, you will consider Sunrise's proposal to redevelop 400 North Washington Street as a 92-unit assisted living facility. The COA voted to request a greater contribution to affordable housing than that which is included in the Staff Report. The COA believes Sunrise should provide two (2) Auxiliary Grant units for the life of the project to allow very low-income individuals to access care there.

As part of the planning process, Sunrise met with several representatives of the COA, the Commission on Persons with Disabilities (ACPD), and the Housing Affordability Advisory Committee. They described the project and we discussed generally what we would like to see as an affordable housing contribution.

One of the conditions that is most important to the COA is the provision of space for the lowest income persons. The State of Virginia funds an Auxiliary Grant program (AG) that supplements an individual with very low income to live in assisted living. The City provides a 20% match to the State's subsidy. The full payment to a facility is \$1,404 per month (the current Northern Virginia rate) to cover the full cost of care. That is well below the facility's cost to provide care.

At the October 5 meeting of the Alexandria Housing Affordability Advisory Committee (AHAAC), Sunrise presented an affordable housing contribution plan that included no units for very low-income individuals. The COA representative on AHAAC requested two units. Sunrise countered with one AG unit for 20 years, which AHAAC ultimately accepted. Sunrise subsequently increased the affordability period to 40 years in advance of the Planning Commission meeting.

The COA has learned that in Fairfax, their Health Care Advisory Board (HCAB) considers applications for any land use that involves a health component, including assisted living facilities. For assisted living, the HCAB requests that 4% of residents be AG recipients, and recent applicants have agreed. The Sunrise facility at Fair Oaks accepts 4 individuals with the AG for care in a facility licensed for 92 residents. Two Arden Court facilities and two Brightwood facilities – one of which is a specialty care facility for dementia – also contribute 4% of their capacity for AG recipients.

In the 1990's, Sunrise developed its current assisted living facility on Duke Street. As part of their development plan, they proffered to dedicate one unit for the life of the project to the Division of Aging and Adult Services (DAAS) for the City to use with the Auxiliary Grant for a very low-income client of DAAS. That proffer is still in effect today and Alexandria uses it. In fact, Sunrise on Duke has a second AG recipient in the facility, and in the past year had as many as three. The COA recognizes that Alexandria is a very high land cost jurisdiction, but we still believe that two (2) units for AG recipients for the life of the proposed project is not an unreasonable request.

The need for affordable assisted living units is great. The AG units at Sunrise on Duke are the only affordable units in the City of Alexandria. The City co-owns and supports 10 AG units at Willow Oaks in Manassas, nearly an hour's drive away on a good day. There is a waiting list for that facility. The Alexandria Redevelopment and Housing Authority owns the 170-unit

Ladrey public housing building a few blocks from the Sunrise Washington Street site. ARHA staff report that there are as many as 20 residents there who need assisted living. The same proportion is true for the 90-unit Annie B. Rose house, a rent subsidized building next to Ladrey.

At the Planning Commission meeting on November 9, Commissioner Brown noted that since this application includes a rezoning for part of the land, the Planning Commission's action to approve the project will significantly increase the value of the land, if you agree with their recommendation. Commissioner Brown encouraged us to continue to advocate for the 2 units for the life of the project, which we will do on November 18.

For these reasons, we propose substitute language for conditions 29 and 30 in the staff report. Our additions appear in red, and deletions appear in ~~striketrough~~. The language in conditions 31 and 32 is unchanged.

#### G. HOUSING:

29. The applicant will provide ~~one~~ two senior studio auxiliary grant-funded units ~~or an affordable unit of equivalent discounted value~~ and associated assistive services in the facility for ~~40 (forty) years~~ the life of the project.

30. The applicant shall develop a Memorandum of Understanding (MOU) with the City of Alexandria to be approved prior to the release of the Final Site Plan. The MOU will require the applicant to apply the same rules and regulations applicable to all market rate units to the affordable units. ~~and may include, but not be limited to the following: the criteria used to qualify such individuals, including criteria for prioritizing eligible Alexandria residents; the period within which a person will be admitted to the affordable unit; the terms regarding discharge; and the means of marketing the program to reach individuals with limited financial resources who will benefit from the auxiliary grant unit.~~ Applicants for the affordable units shall be Alexandria residents who have been determined eligible for the auxiliary grant by the Alexandria Department of Community and Human Services. Referrals for the affordable units will be made by the Alexandria Division of Aging and Adult Services. The MOU will specify the terms regarding discharge of all residents.

The changes to condition 29 stipulate the two units we request, and deletes the ambiguous language about a substitute "equivalent" unit. While we are not certain what that means, it could allow Sunrise to put two residents in the same room, which is not an acceptable situation. The changes to condition 30 better explain the process by which Auxiliary Grants are approved.

We know that you are all dedicated to increasing the stock of affordable housing in the City. We ask you to join us in this request for a more equitable affordable housing provision for our most vulnerable residents. Thank you.



## Memo to City Council on Sat 11/18/17

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11-18-17

Honorable Mayor and Council Members:

I'm a member of both the Commission on Aging Housing Committee and AHAAC, but I speak today for myself as a long-time advocate for affordable housing for frail, low-income seniors. There is not nearly enough affordable housing in Alexandria, but if you are poor and frail and old there is only option in our City, one Auxiliary Grant bed at the Sunrise on Duke Street.

Bob Eiffert, speaking for the Commission on Aging, has asked Council to approve two Auxiliary Grant units in the new Sunrise facility. I won't take time to repeat what Bob said, only to say I give his request my full support.

I do have one thought to add. I've heard it said Alexandria can't expect for-profit businesses to meet the City's affordable assisted living needs. Based on 53 years of experience I strongly agree.

For 37 years I managed and developed faith-based retirement housing with assisted living and nursing care. During my career I've given leadership to planning and developing five new facilities, and counsel to planning and developing two others. During 16 years in retirement I've strongly advocated for the old, the frail and the poor.

This month the mixed income Chesterbrook Residences in Falls Church celebrated 10 years of successful operation – *with no outside operational subsidies*. All 97 units are one- and two-bedroom apartments with full kitchens. Forty nine are heavily subsidized, including five Auxiliary Grant units.

√ This is the model envisioned in the Strategic Plan for Aging.

√ This is the model envisioned in the Housing Master Plan.

√ This is the model envisioned in the "FY 2019 Long Range Interdepartmental Planning Work Program" which lists "Mixed Income Assisted Living Development" as Alexandria's top housing priority.

\* One new facility won't be enough, but it will be a start.

\* Two new Auxiliary Grant units won't be enough, but it will be a start.

In conclusion I respectfully urge Council's support for two Auxiliary Grant units along with changes in conditions 29 and 30.

Bill Harris  
1106 Tuckahoe Lane  
Alexandria, VA 22302-3815





## SPEAKER'S FORM

DOCKET ITEM NO. 6

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Ronald W. Wre
2. ADDRESS: 1750 Tysons Blvd, Tysons VA  
TELEPHONE NO. 703-712-5362 E-MAIL ADDRESS: RWre@jagoworld.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Applicant
4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR: X AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES X NO \_\_\_\_\_

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

## Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
- (e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

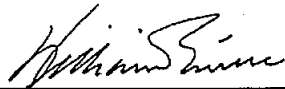
# CITY OF ALEXANDRIA, VIRGINIA

## Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



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William D. Euille, Mayor