

Docket Item #13
SPECIAL USE PERMIT #2007-0002

Planning Commission Meeting
March 6, 2007

ISSUE: Consideration of a special use permit for a congregate housing facility for the Safe Haven program and to allow parking within 300 feet of the facility.

LOCATION: 115 North Patrick Street

APPLICANT: Alexandria Community Services Board, by Michael Gilmore, Ph.D, Executive Director and Mary Catharine Gibbs, attorney

ZONE: CD/Commercial Downtown

PLANNING COMMISSION ACTION, MARCH 6, 2007: On a motion by Mr. Jennings, seconded by Mr. Komoroske, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations. The motion carried on a vote of 6 to 0. Ms. Lyman was absent.

Reason: The Planning Commission agreed with the staff analysis and found that the use and the location were appropriate and consistent with the health, safety and welfare of the City.

Speakers

Michael Gilmore, Executive Director Community Services Board (CSB);
Mary Riley, Chair of the CSB;
Carol Layer, Division Director of Extended Care Services;
Mary Catherine Gibbs, Attorney for the CSB, spoke representing the applicant.

Pamela Michell, Director of New Hope Housing Inc, spoke in support of Safe Haven and the success of Max's Place in Fairfax County and said that a second safe haven is being planned for the County. She pointed out that Max's Place is located near bus routes and directly across the street from an elementary school and that there have not been problems because of the location by the school. She added that the majority of the residents of the safe haven have stayed for years.

Craig Miller, 915 Cameron St., spoke in opposition, saying that the Safe Haven model is experimental, that there is a need for an economic impact study, and that this is an unsafe location for the proposed use.

George Chiplock, 920 C Street, SE, Washington DC, Principal Corpus Christi Elementary School at St Anthony's Parish, on Carlin Springs Rd in Falls Church, spoke in support and of the positive experience that the school has had with Max's Place. He said that the school supported Max's Place but that initially some parents were concerned and that an open house and monthly meetings were held with various peoples and groups including members of the PTA, County officials and others. The Safe Haven did not adversely affect property values and that the operators cleaned up the property and there have been no reported problems or incidents.

Robert Woods, 307 S. Fillmore St Arlington, minister, spoke in support. As program manager of Susan's Place community residence safe haven program, Mr. Woods spoke of the importance to meet the basic needs of the homeless, to improve individual lives and the community. He said that he was formerly homeless and was helped by services like those offered by Safe Haven to improve his life and return to school.

Victor Glasberg, 121 S. Columbus Street, spoke in support, and of the need to base the decision on housing homeless on facts, analysis, information and strong evidence not innuendo. He said that the homeless are here and that it is an appropriate goal for the city to house this population. He said that he had an office by the former Second Genesis and could not have had better neighbors.

Donald Mela, 501 Slaters Lane #722, spoke in support, and said that the use would not be a high risk to safety and property values. Mr. Mela delivered food and furniture for years for ALIVE and never felt any danger delivering to other mental health housing.

Elmer Lee King, 716 Four Mile Rd., spoke in support, saying that he is a life-long resident of Alexandria who has been diagnosed with a mental illness, formerly homeless, and has been helped by substance abuse and mental health services to successfully get and stay clean.

Lisa Alferink, 3305 Commonwealth Ave. Apt B-2, spoke in support, saying that as a teenager she was diagnosed with mental illness, had been homeless and a drug user, but was able to turn her life around after visiting the Club House five years ago and now has a good job, takes her medication and sees a therapist.

Lynn Fritts, 720 N. St Asaph St, spoke in support, saying that she has worked for the Community Services Board (CSB) since 1992 and has been the Homeless Service Coordinator for the CSB since 1996. She said that she works with the individuals who will stay at the Safe Haven and will be the one to refer individuals to Safe Haven, and after dealing with 1200 individuals has never felt threatened and is confident that these residents will make good neighbors.

Herb Cooper-Levy, 1527 Oronoco, spoke in support, saying that as a 31 year resident of the neighborhood, he has seen other shelters close and thinks that the program is well thought out and that these 12 beds are very needed and welcome.

Andrew Hall, 420 E. Windsor Ave, spoke in support, for himself and his wife Michelle, saying that he submitted a letter of support and supports the city's decentralized approach to sheltering

and residents program and said that the program and services at N. Patrick Street would be acceptable and the best value to taxpayers. He spoke of the success of the CSB site located near his residence on Windsor Ave.

Gregory Vogt, 3920 Colonel Ellis Ave, spoke in support, as a resident since 1981 and has volunteered to support shelter and hypothermia programs in the City, and hope that the Safe Haven can help this population get the help they need.

Rev. Shirley Smith Graham, 465 E. Taylor Run Pkwy, spoke in support, and said that as a minister at Christ Church, the church works to help these people and that there is a need for such a facility, and that the church's outreach community wants the Safe Haven housing in their community with the structured support services needed.

Catherine Lynch, 412 E. Windsor Ave, spoke in support, saying that she has lived for 5 years in Del Ray one block away from the Windsor Ave. facility and did not know for 4 years that there was a group home on her street and has not seen any negative issue.

Jessica Miller, 5341 Essex Ct Apt 251, spoke in support, and of tolerance and of addressing the plight of this population.

Vi Kargbo, 4506 Venable Ave, spoke in support, saying that her family has lived in the area for years and that she is a member of Meade Episcopal Church which provides lunch for many of these people and wanted to speak for those who would be served.

Michael Thompson, 39 Pace Lane, spoke in support, and of the dignity of individuals and the need for such services.

Darryl X. Franks, 2141 Nelson St, spoke in support, and as a former resident in a Safe Haven from April 2006 to January 2007 and who now has his own home and cars.

Alia Elnahas, spoke in support, representing Collective Action Uniting Student Energy (C.A.U.S.E.), a student activist group from TC Williams High School, saying that homelessness affects all and that there is a need to help the homeless and a duty of the community to be compassionate.

Johnathan Freeman, 1021 Madison St, spoke in support, and the importance of meeting basic needs of homeless people.

Carol Supplee, 1124 King St, spoke in support, as retail business owner of Imagine Artwear of King Street since 1992 has never had concern regarding the people associated with Clubhouse and Second Genesis in the neighborhood, saying she has dealt with them first hand and spoke of unfounded fears.

Andy Kunz, Patrick Street, spoke in opposition, and of the negative effect on residents and businesses and that this use would have a negative effect on the important King Street retail and

restaurant corridor that have become a world class tourist destination, and requested that another location be found for the use.

Tary, no fixed address, spoke in support, and of the need for this and additional facilities and of the many people stuck in a bad situation who need assistance.

Dr. Walter Grace, 908 Cameron St, spoke in opposition, saying that the 115 N. Patrick location is inappropriate and that safeguards need to be in place before any such use can occur. He said that this use would move this population from isolated locations to the site and the City must plan for the worst case scenario.

Jim Canavan, 908 Cameron St, spoke in opposition, and said that he was told that the population could include people subject to retraining orders. He said that he works for a large faith-based charity and volunteers at senior centers and for working poor, but said that the N. Patrick Street location was not appropriate for the use. He spoke of the effect on property values and the number of properties for sale within a block, vacant businesses on the 900 block of King Street, and that the needs of 12 people with mental illness is being put ahead of the mental anguish of existing local residents.

Jean Antone, 704 S. Fairfax St, spoke in opposition, and her concern with the location near the tourist area, the lack of mandatory drug testing, and the cost to taxpayers.

Tom Hinely, owner 113 N. Patrick, spoke in opposition, and his concerns regarding the roofdeck and safety concerns with cigarettes that may be thrown from the deck, and the need for larger green space.

Mr. Chamowitz, 118 N. Alfred St, spoke in support, saying that he and his wife have owned the building at the east end of the alley since 1982, they have been a neighbor of the Clubhouse, and that he and the rest of the seven business workers in his building support the proposed use.

Lisa Brook, 915 Cameron St, spoke in opposition, saying that she also owns 403 S. Washington St, that she understands the need for the facility, but has concerns regarding the usage, the clientele and the economics at this location, saying that there should be an independent medical study to assess the appropriateness of this location for the safety and welfare of the future tenants, saying that this location is too stimulating and that she is concerned about the roofdeck, and that there should be an economic study.

Kim Peele, 917 Cameron St., spoke in opposition, questioning the downtown location of Safe Haven, saying that she supported the former Clubhouse and Second Genesis, but that this is not the best location and requested that there be an independent study to determine the most cost effective location for the use.

Julie Crenshaw-Van Fleet, 26 Wolfe St, spoke saying that she initially opposed the use because there was not adequate information provided, but now that the CSB has provided detailed information, she thinks that the program will work well as long as it is strictly administered. She

expressed concern and advised the Commission to continue to support the King Street retail strategy and tourism.

Oakleigh Thorne, Real Estate Appraiser for the CSB, spoke in support, and explained that he has submitted a report of a study that analyzed the location of the Safe Haven and reported that the study showed that there would not be negative impact on local real estate property values.

STAFF RECOMMENDATION: Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



SUP #2007-0002

03/06/07



I. BACKGROUND

REQUEST

The applicant, the Alexandria Community Services Board (ACSB), requests special use permit approval for the operation of a congregate housing facility to be located at 115 North Patrick Street. The facility will be operated as a Safe Haven residence, housing 12 homeless Alexandrians.

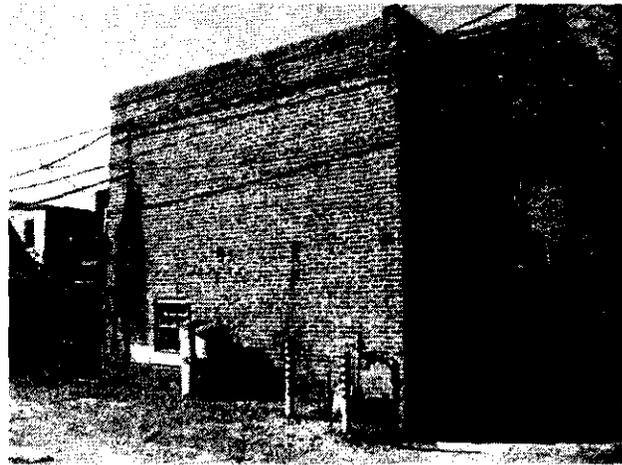
SITE AND BUILDING DESCRIPTION

The subject property is one lot of record with 36 feet of frontage on North Patrick Street, 107 feet of depth and a total lot area of 3,852 square feet. The site is developed with an historic building owned by the City. The building is two stories tall with a prominent front door on Patrick Street, and extends to fill most of the lot. There is an alley along the north of the building providing access to the rear of the property.

The building was originally built between 1896 and 1902 as a fire engine house, and later used for a series of public uses, including the Juvenile and Domestic Relations Court for the City. Most recently, the building was used for the City's Clubhouse, a day program for mentally ill people, run by the City's Department of Mental Health, Mental Retardation and Substance Abuse (MHMRSA). The Club House was established in the early 1980s and remained at this location until 2004 when it moved to a larger facility at 4480 King Street.



The site is in the heart of the mixed use Old Town area and is surrounded by a mix of residential and office uses. Residential, and office and other commercial uses are located in the immediate vicinity on Patrick and Cameron Streets, including a hair salon, gift shop, coffee shop and yoga studio. Commercial uses of all types, including restaurants, art galleries and furniture stores are located on King Street which is half a block away to the south. The site is also only a half block away from the predominantly residential blocks on North Patrick, Cameron and North Alfred Streets. Located with frontage on Route 1, a major arterial, the site is the location of significant vehicle traffic, especially during rush hours.



APPLICANT'S PROPOSAL¹

The Community Services Board seeks to establish and operate a Safe Haven program at 115 North Patrick Street. The program includes supervised permanent housing and supportive services in three separate apartment units for 12 formerly homeless men and women with a mental illness and/or other disabling conditions. The Safe Haven program embraces a "housing first" approach to treating individuals, offering a permanent home as a first priority, and a means to engage residents and assist them organize their lives in order to make additional mental health treatment services available and accessible.

Safe Haven Residents

The people to be served by the Safe Haven program proposed for 115 North Patrick Street are all Alexandrians, and many have lived in Alexandria most of their lives. They are people who are homeless, but are known to the trained MHMRSA outreach personnel now working throughout the City. The target population to be served is unaccompanied adults, 18 years or older, homeless individuals who also have a serious mental illness and/or substance use disorder. Over the past seven months, the ACSB outreach team has identified approximately 35 individuals, who could benefit from a Safe Haven type of housing program.

¹ Much information has been written and disseminated by ACSB and MHMRSA regarding the proposed Safe Haven program. All information regarding the proposal in this report was derived from the SUP application, as well as from additional materials on the MHMRSA website and disseminated by ACSB at community meetings. Readers who are interested in further detail about the program should consult the MHMRSA website. A key descriptive document with Frequently Asked Questions (FAQs) about the Safe Haven program is attached to this report.

The homeless population that Safe Haven is designed to serve is unable to avail itself of the other services offered in the community, such as the Carpenters Shelter, or other ACSB residential facilities, in part because the entrance and program requirements at those facilities are beyond what the mentally ill can manage. Barriers to services include requirements that residents find jobs, pay rent, agree to treatment for their illnesses and abstain from drugs and alcohol. The Safe Haven approach includes rules for residents, but candidates may be accepted even if they do not agree at the outset to treatment, take their medications or abstain from substances. (See FAQ #19.) The Safe Haven program promotes the “housing first” and “low demand” philosophy so that residents can initially enjoy the benefits of shelter in a controlled, supportive environment, with the goal that, in that setting, treatment for both mental illness and substance use disorder becomes attractive and meaningful.

Potential Safe Haven residents will be screened by trained mental health professionals, and the screening will include personal interviews, and review of background information presented as well as from collateral sources, such as hospital, health and psychiatric records. Screening and evaluation will continue over time, including after residents are admitted to the program.

Individuals will not be accepted into the program if they present an unmanageable risk to themselves, other residents or the community, are not compatible with other residents of the program, and do not agree to abide by health and safety rules and community laws. Further, ACSB acceptance rules will not allow pedophiles or other sex offenders, persons with a history of fire setting or other dangerous behavior, or those diagnosed with or demonstrating sociopathic personalities. Residents must also be able to exit the facility in an emergency and manage any health conditions independently. (See FAQ #10)

Services Provided to Residents

The goal of the Safe Haven program is to provide permanent supportive housing so that residents achieve and maintain greater stability and avail themselves of mainstream resources. The facility will be staffed with trained mental health personnel 24 hours a day, seven days a week, with no fewer than two staff persons on duty at all times. Around-the-clock residential counselors will provide training, counseling and support to all residents. Staff will include a full time, licensed therapist for intensive case management for residents, on an individualized basis, and clinical consultation to the on site residential counselors. The focus of the treatment plan will be on achieving residential stability, improving self-esteem, employment and the ability to live more independently in the community. It is anticipated that approximately six employees will be in the building during normal business hours (8:30 a.m. – 5:00 p.m. M-F), with two staff persons on the premises during evening, overnight and on weekend hours. (See FAQ #16)

Design of the Facility

The ACSB proposes to convert an existing City owned 4,000 sq. ft. building into residential facility to serve 12 individuals living in three apartments. ACSB’s recently updated plans include three apartment units; two units will have four bedrooms each and the third will include three bedrooms. Ten residents will have a private bedroom; one bedroom will be shared by two

residents. Each apartment unit will have a full kitchen, with dining and living room space, as well as two full bathrooms with showers. One bedroom will be handicapped accessible, but as to physical disabilities, only persons who are able to exit the building on their own will be allowed as residents. In addition to the residential apartments, there will be room on the first floor for staff offices and meeting areas.

A roof deck will provide access to the outside for socialization and smoking. Access to the roof deck will be from an interior stairway within the building, which is available to all residents during the day and allowed only with supervision after dusk. The roof deck is depressed from the top of the main roof and the surrounding parapet walls, so the residents and activity on the roof will not be visible from the street, alley or neighboring sidewalks. In addition, a ground level patio, surrounded by a six foot tall wood fence, is located at the rear of the building at the southeast corner of the property, and is accessible to the residents of the first floor apartment.

LITIGATION AND ZONING ISSUES

The selection of the North Patrick Street site for the Safe Haven facility occurred in 2004, when City Council approved ACSB's application for HUD funding (June 2004) and authorized acceptance of the HUD grant (March 2005) for the Safe Haven program there.

The conversion of the property for residential use involved a zoning determination that the use proposed constituted four apartments without congregate cooking or kitchen facilities. However, that determination was successfully challenged by neighborhood residents in court, because the zoning ordinance also includes another use, *congregate housing*, which neighbors as well as the court believed to be a more suitable use category. Congregate housing facility is a broadly defined zoning use:

A structure other than a single-family dwelling where unrelated persons reside under supervision or 24 hour on site management and may receive special care, treatment or training, on a temporary or permanent basis.

One difference between the two uses is that SUP approval and public hearings are required to establish congregate housing. Although extensive notice was given to neighbors regarding the proposed facility, and community meetings held between June 2004 and December 2005, including public hearings at the Board of Architectural Review for the Old and Historic Alexandria District, there was no SUP required and no public hearings before the Planning Commission and City Council as are now scheduled for approval of the Safe Haven as a congregate housing facility.

Although the City has used the "congregate housing" designation in two instances in the past to approve private residential assisted living facilities with extensive communal operations, neither of those operations was ever established. (SUP 98-0168 and SUP 98-0073).

BAR APPROVAL

Small changes to the building are part of the plans for Safe Haven, including the creation of a roof deck so that the residential building meets open space requirements. In addition, there will be minor alterations to doors and openings, and a small enclosure of space for the interior stairway to the roof and laundry room technically adds 108 sq ft to the building. No expansion of the footprint of the building is proposed. All changes meet zoning requirements and those within the BAR jurisdiction were approved by the BAR in December 2005, and by Council on appeal in January 2006. (BAR CASE #2005-0273, #2005-0274)

PARKING

The zoning ordinance does not include a parking requirement for a congregate housing facility. Therefore, staff assessed the parking in this case in two ways. First, according to Section 8-200(A)(2) of the zoning ordinance, a three apartment multifamily building, with the number of bedrooms proposed here, requires seven parking spaces. (Three or more bedrooms @ 2.2 parking spaces each x 3 apartments = 7 spaces.) Second, per Section 8-200(A)(18) of the zoning ordinance, office space within the building will require two parking spaces. (One parking space for each 500 square feet of office located in Parking District 1, with an office area of approximately 750 square feet.) A 19 space parking lot owned by the City is located across the street from the proposed facility, and at least nine spaces there are currently allocated for this use, fully meeting the technical parking requirements. Off site parking is permitted if located within 300 feet and approved by SUP.

In addition, because the facility will have residents who are unlikely to own cars, but will include staff who may drive, planning staff reviewed the staffing levels and determined that seven parking spaces are more than adequate for the staff requirements of the building. According to MHMRS staff, it is unlikely that there will be more than six staff people on the premises at any one time, and additional spaces in the City lot are available if necessary. Therefore, the parking should be sufficient for the facility and staff supports the convenient location of the parking lot across Patrick Street.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the CD zone. Section 4-503(F) of the zoning ordinance allows a congregate housing facility in the CD zone only with a special use permit.

The proposed use is also consistent with the Braddock Road Small Area Plan chapter of the Master Plan which designates the property for Commercial Downtown uses, to include a mix of retail, office, service, hotel and residential activities in the central business area at high densities and limited heights.

II. STAFF ANALYSIS

The proposed Safe Haven program at 115 North Patrick Street has generated controversy, including litigation, and some citizens who live or work nearby have expressed their concerns about placing mentally ill individuals in their neighborhood. The proposed facility also has significant support in the community. Planning staff is recommending approval of the facility because, as a land use matter, the program is consistent with City goals, the location is appropriate and there should be minimal if any impacts on the neighborhood.

PROGRAM MEETS CITY'S GOALS

The proposed Safe Haven program complements the wide range of housing and mental health services the City provides, and implements long term goals of the City. Since 1997, when Safe Haven was first identified as a high-level priority by Alexandria's Homeless Services Coordinating Committee, the program has been part of the City's approach to homeless issues. In 2000 Safe Haven was first incorporated as a priority objective in the City's Consolidated Plan for Housing and Community Development. In 2003 Council approved the creation of a Safe Haven program, and identified it as its highest priority in ACSB's own Housing Plan, which was incorporated into the City's 2005 Consolidated Housing Plan.

In 2004, with the adoption of City Council's Strategic Plan, the City formally incorporated the Safe Haven Program for the Homeless as a top priority policy action in order to meet Goal 5 of the Plan: providing a caring community that is diverse and affordable. This application becomes an opportunity for the City to realize its vision and to provide effective treatment for people with mental illness who have no other treatment available.

APPROPRIATE LOCATION

The City has already determined that the Safe Haven program is a worthwhile undertaking and a necessary and effective means of addressing its homeless population. Therefore, the key question for SUP approval, is whether the proposed location at 115 North Patrick Street is appropriate for the use and consistent with the public health, safety and welfare.

The proposed Safe Haven building is located on a major thoroughfare through downtown Alexandria and has been owned by the City for over 100 years. It is located in Alexandria's central business district, which is a mixed commercial and residential neighborhood, and the area also includes a multitude of retail and personal service businesses, churches, fraternal and other organizations, health clinics, funeral homes and cultural institutions. The 100 block of North Patrick Street is fairly evenly mixed between commercial and residential uses, with a hair salon, gift shop and offices, as well as both small apartment buildings and townhouses. The proposed use is permanent residential housing, similar to many nearby uses. For over 20 years, the City's Clubhouse, a structured day program for seriously mentally ill individuals, with substance use disorders, operated in the 115 North Patrick building, and provided an appropriate balance for the street. A national survey of Safe Haven facilities cited by ACSB, the Family Ward

Foundation Study, found that 62% of the facilities were located in mixed use neighborhoods. Planning staff finds it appropriate to place a residential facility for the mentally ill homeless within the area's broad mix of uses.

The site is conveniently located with access to transportation and services for residents of the Safe Haven. It is within a block of major Dash and Metro bus routes, and within an easy walking distance of the Metro subway system. All City services for residents, including mental health and substance abuse services, entitlement programs and job training, are within a short walk or bus ride. Inova Alexandria Hospital, the Queen Street Clinic, Alexandria Health Department's Casey Clinic, and the Arlandria Neighborhood Health Clinic are all a short bus ride from the proposed site. Old Town Alexandria offers many shops and eating establishments within walking distance. The identified site is also approximately seven blocks from Carpenters Shelter and David's Place, a primary referral site for the Safe Haven.

Finally, ACSB Policy #13 directs that locations for its facilities be chosen according to two principles. First, Board housing must be affordable, reasonably and conveniently located for residents and participants, structurally suitable, reasonably safe and a good fit for the intended use and users. In addition, Board policy requires that special needs housing programs be dispersed throughout the City, so that no area is overly saturated with such facilities. For purposes of planning, the Board has divided the City into eight geographical areas; the Patrick Street location is half a block from Area IV (Old Town) which has the lowest density of special needs housing, and is therefore the Board's highest priority for siting, and within Area V (Braddock Road, Old Town North, Potomac Yard), which is the second lowest density and the second highest priority area. ACSB has explained that before choosing the proposed location, it looked extensively throughout the City, and especially in Old Town, but the availability and suitability of housing and the price of real estate have been frequent and recognized obstacles.

For each and all of the above reasons, planning staff finds the proposed location suitable and appropriate for the Safe Haven facility.

ZONING IMPACTS

From planning staff's perspective, the proposed facility should generate very little in the way of negative impacts for the community. In fact, because the project will provide housing to a formerly homeless population and will provide services to a formerly unsupervised group of people, it could contribute to an enhanced neighborhood by lessening nuisance behaviors of homeless individuals in Old Town.

The typical zoning impacts that attend difficult land use choices for neighborhoods, such as noise, traffic, and parking, will not be part of the proposed use. Potential residents of the Safe Haven facility will undergo comprehensive screening and evaluation by ACSB's trained mental health professionals prior to being accepted into the program. The screening is designed to identify individuals with behaviors that could be a problem for themselves, for other residents and for the community and to exclude them from this housing. The facility appears to be sufficiently staffed with a thorough supervision plan. ACSB has a long history in the City of

operating residential programs. It currently has 63 other residential facilities throughout the City in a variety of neighborhood settings where, according to its history over the last 10 years, with 706 individuals in its residential programs, the other locations operate without incident.

Letters are attached from two other Safe Haven facilities in Arlington and Fairfax Counties both of which recite the fact that the experience at each of these operations takes place without problems for the surrounding neighborhood.

Perhaps the best indication of the type of impact the proposed residential facility will create for the neighborhood comes from the City's experience with the Clubhouse which occupied the same building with individuals with some of the same disabilities as those who will live at Safe Haven. The Clubhouse served 60 individuals, who each had different schedules and were not required to be at the facility at specific times. There were 30 staff persons serving the Clubhouse, 18 of which were full time. The Clubhouse operated during the week but there were occasional weekend and evening activities for members. Despite the fact that these mentally ill people were allowed to come and go freely to and from the building, city records show no reported incidents of problem behavior involving Clubhouse members. The Safe Haven facility will have only 12 residents and anticipates up to six staff people on the premises at any one time. The proposed Safe Haven use will be less intense, with less activity and people, than the Clubhouse. Therefore, there should be minimal if any impacts from the Safe Haven program in the neighborhood.

Finally, ACSB is proposing that a Neighborhood Advisory Committee be created to deal with any neighborhood issues that arise and desires to have an ongoing dialogue with neighbors to address any issues.

COMMUNITY CONCERNS

Since ACSB first notified neighbors of the proposed Safe Haven of its intent to house 12 mentally ill individuals there, it has heard criticism and fears about the proposal. Specifically, citizens who live and work near the 115 North Patrick location have expressed concerns about potential harm to their safety, to the market value of their properties, and to their neighborhood in general.

Crime and Nuisance Behavior

As to security issues, some neighbors have stated that they feel threatened by the potential for nuisance and even criminal behavior by Safe Haven residents or by those who might prey on those residents. Neighbors express fears related to the fact that residents will be mentally ill, that some will also have substance abuse disorders and that the program includes no mandatory curfew. However, the Safe Haven program, with its "housing first" and "low demand" approach, is a national model, with a relatively long, well documented history. Potential Safe Haven residents are homeless because they suffer from mental illness, often accompanied by substance abuse, and are therefore unable to avail themselves of appropriate treatment. MHM RSA staff estimate that 1/3 to 1/2 of the residents may also suffer from substance use disorder. Individuals

with the same disorders were members of the Clubhouse and came and went in the neighborhood for many years without problems. The lack of any history with problem behavior at the existing location when the Clubhouse was there suggests that there is no basis for fear at the proposed location.

ACSB has a long track record serving mentally ill and substance use disorders in the City, including with residential facilities that are located in a number of different neighborhoods. The ACSB now operates 63 other residential facilities (172 beds) in the City and has done so for many years without complaints from neighbors. Its experience in its other locations demonstrates its ability to manage this facility so that there will be no problems for the neighborhood. In addition, the exclusionary criteria, and extensive screening, staffing and supervision plan proposed for the Safe Haven program should result in the ability to identify problem residents before they are admitted to the program. (See FAQs #3, #20)

Should individual residents in the program demonstrate problem behavior, they will be supervised and asked to leave if the behavior is not modified. ACSB staff has stated its intent to prohibit Safe Haven residents from loitering or lingering outside near the property and to police the grounds and nearby areas for litter daily. Noise from residents will not be tolerated within or outside the facility. ACSB staff has also emphasized that it will not tolerate disruptive behavior by residents in the neighborhood at any time. Staff will be monitoring the immediate neighborhood and will report any suspicious activity to the police. ACSB staff intends to engage the neighborhood so that any issues residents perceive can be aired, addressed and resolved. This high level of engagement and concern for the neighborhood should resolve problems if any arise.

Neighbors have specifically objected to the fact that, under the "low demand" approach, a cornerstone of the Safe Haven program, residents who meet the entrance criteria are allowed to occupy the facility without a commitment to treatment or abstinence as a prerequisite. An agreement for treatment for mental illness, substance abuse and other disorders may be delayed until the individuals become accustomed to an organized, sheltered life. Although rules and regulations at the facility will be kept to a minimum, there are rules for residents (See FAQ #19, #20), including that residents behave in an acceptable manner and work with program staff.

Neighbors have also expressed specific concern regarding the potential for drug dealers to be attracted to the neighborhood because Safe Haven residents may have a drug or alcohol problem when they enter the program. However, staff fails to find convincing the market created by, at most, six new residents of the Safe Haven projected to possibly have drug or alcohol use disorders. Furthermore, ACPD reports that overall crime including drug activity has been significantly reduced in the Inner City neighborhood over the last decade.

The low demand approach is well documented in the Ward Family Foundation Study which analyzes the operations of the 118 Safe Haven programs across the country. While there may be isolated examples of Safe Haven programs elsewhere with some requirements not proposed here, the vast majority of programs cited in the Study have rules and requirements similar to what is proposed for Alexandria. For example, drug testing will be available, and will be used when

appropriate by trained staff, but it is not a precondition and is not mandatory where staff does not find it to be necessary or appropriate. Residents will be encouraged to take their medication, but will not be expelled if they failed to adhere to their prescriptions. Residents are expected to be in the building in the evenings by 11:00 p.m, but will not be expelled from the program is they are late.

Finally, the individuals who will live in the Safe Haven facility are in the City now, and living on the street, including in Old Town. They are not being treated. The potential for crime and problem behavior, if there is any, exists now and puts the community at risk. If the Safe Haven facility is approved, and the program succeeds, these people will achieve stability and engage in treatment. The result is not only better for the individuals in the program and their families, but better for the neighborhood and the City as a whole.

Property Values

Citizens concerned about the program have expressed their fears that property values will be lowered by the establishment of the Safe Haven facility in their neighborhood.² Staff has found no evidence that special needs housing has a negative impact on property values, and that has not been the City's experience, given the actual rise in values for residential property throughout the City, including in Del Ray, where there are several supportive housing facilities, and in the Inner City/Old Town neighborhood where 115 North Patrick Street building is located. The proposed use is permanent housing, and is similar to other uses on the block and on blocks near the subject property. The building will be improved significantly as part of the Safe Haven proposal. These facts lead to the conclusion that the building will share in the rise and fall of property values along with other neighborhood properties but will not affect those values.

Furthermore, according to information cited on the MHMRSA website, a large number of studies have found that including affordable housing, including residential care facilities and supportive housing, in a neighborhood does not negatively affect the value of neighborhood properties. Finally, and most significantly, the City asked a certified real estate appraiser to determine the effect that locating the Safe Haven facility at 115 North Patrick Street would have on property values in the neighborhood. After reviewing the impact of various supported housing programs on nearby and neighborhood housing prices, the appraiser determined that the conversion of the Patrick Street building to a Safe Haven supported housing program facility will have no negative economic impact on housing in the neighborhood. These facts should alleviate the neighbors' concerns about property values. (See FAQ #22)

Rooftop Deck for Residents

One of the specific concerns expressed by neighbors is the alleged opportunity for mischief

² The issue of property values was raised in the recent lawsuit as a matter of standing, and the court allowed the case to proceed, finding that the neighbors made a showing with regard to a potential value issue sufficient to warrant a finding of standing. The court made no determination of fact with regard to value.

created by a new rooftop patio area being built at the 115 North Patrick Street building. Neighbors have voiced concerns that residents will either throw things over the side of the patio walls or jump themselves. The Safe Haven program rules allow residents to use the rooftop deck during the day, but require that residents be supervised on visits to the roof deck between dusk and dawn. This rule was created by ACSB out of a concern for the potential for noise from the rooftop possibly disturbing the neighborhood in the evening. The rooftop is the only location on the site that all residents can use for smoking, and the only opportunity available to all of them to be outdoors on site.

In response to citizens' concerns expressed at the BAR hearings about the rooftop deck, the BAR required and ACSB agreed to lower the height of the roof patio deck. As currently proposed and approved, the deck is depressed from the main roof, and further concealed by parapet walls surrounding the main roof. Staff believes that the physical arrangement and the nighttime supervision should address neighbors' concerns with the rooftop deck and notes that rooftop and upper level decks and balconies are common on nearby buildings in the immediate neighborhood.

RECOMMENDED CONDITIONS

Staff is recommending a series of conditions to ensure that the program remains as described, and that if any issues of concern to the neighborhoods should arise, there is a forum for resolution. For example, staff is requiring that the rooftop deck be recessed and depressed as approved by the BAR, that the grounds be policed for litter, that building waste be arranged and screened appropriately, and that the patio be appropriately landscaped. Staff is also recommending that the ACSB maintain essential program operations, including the number of residents, the screening, supervision and rules as proposed to ensure that the facility and its residents are not disruptive or otherwise negatively impact the neighborhood. Based on concerns expressed by neighbors at recent community meetings and plan operations by ACSB, staff has included a condition requiring that the facility maintain quiet hours between 11:00 p.m. and 7:00 a.m.

In addition, ACSB's proposal to create a Neighborhood Advisory Committee has been included as a condition so that the neighborhood and the facility have a forum to address and resolve any issues that arise. Finally, because of the neighborhood concerns, staff has extended its typical review condition, requiring a review not only after one year, but also after the second year of operation. In this way, neighbors have procedural recourse in the unlikely event that issues remain unresolved and that the facility requires additional conditions or to have its SUP reassessed.

CONCLUSION

Mixed use areas like this one are one of the land use arrangements which many believe makes Alexandria a desirable place. While the City needs to be cautious regarding uses it permits close to residential areas, it is also important to maintain a balance of uses and to provide housing for all citizens. Area zoning permits office, retail, personal services and residential uses at the

subject location without a special use permit. The special use permit mechanism expands those options allowing a closer look at individual uses to ensure they can coexist with surrounding uses. In this case, for all the reasons outlined above, staff finds that the use is appropriate, that impacts on the neighborhood will be minimal and that the Safe Haven fulfills a long held City goal for alleviating homelessness in the City. Staff therefore recommends approval, with the recommended conditions.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The applicant shall encourage its employees to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
3. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
4. The Safe Haven facility shall be limited to a maximum of 12 residential members plus staff. (P&Z)
5. Operation of the Safe Haven facility shall include adequate screening of residents, staffing levels, rules and regulations for residents, ongoing monitoring and evaluation and trained supervision to ensure that any disruption, criminal behavior, noise, litter, or other negative impacts for the neighborhood shall be prevented or promptly remediated such that they do not rise to the level of a nuisance to the neighborhood. (P&Z)
6. The applicant shall ensure that residents maintain quiet hours between 11:00 PM and 7:00 AM daily. (P&Z)
7. **CONDITION AMENDED BY THE PLANNING COMMISSION:** The applicant shall provide an open rooftop deck for residents, with the size, design and construction consistent with the plans approved by the BAR, including a recessed deck surrounded by a wall as generally depicted on the plans approved by the Old and Historic District Board of Architectural Review. Smoking materials are prohibited from being thrown from or dropped off the rooftop deck at any time. Use of the rooftop deck by residents shall be limited and supervised between dusk and dawn in order to minimize disruption for neighbors. (P&Z)(PC)

8. **CONDITION AMENDED BY THE PLANNING COMMISSION:** A minimum of ~~seven~~ nine parking spaces shall be provided in the City parking lot across the street from 115 North Patrick Street, or at a comparably convenient alternative location within 300 feet of the facility. (P&Z) (PC)
9. ACSB shall establish and maintain a Neighborhood Advisory Committee, which shall include Safe Haven staff members, and residents and workers in the vicinity of the facility and shall continue as long as desirable by neighbors. The Committee shall meet with affected neighbors on a regular basis to discuss and seek solutions and mutual understanding as to neighborhood issues regarding the operation of the Safe Haven facility. (P&Z)
10. The applicant shall provide storage space for solid waste and recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines," or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132. (T&ES)
11. The applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation. (T&ES)
12. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up once a day to prevent an unsightly or unsanitary accumulation. (T&ES)
13. The applicant shall provide landscape improvements within the patio and at the rear of the building to the satisfaction of the Director of Recreation, Parks and Cultural Activities. A plan shall be submitted for review by RP&CA. (RP&CA)
14. Trash bins for this facility shall be stored and screened from public view to the maximum extent possible. The method of storage and screening shall be provided to the satisfaction of the Directors of RP&CA, T&ES and P&Z. (RP&CA)(P&Z)
15. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and again after it has been operational for two years, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed.

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;
Stephen Milone, Chief, Land Use Services; Peter Leiberg, Zoning Manager,
James Hunt, Urban Planner.

ATTACHMENTS: 1) Frequently Asked Questions (FAQs) for Safe Haven
(February 2007)
2) Alexandria Community Services Board Policy #13

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT COMMENTS

Legend: C – code requirement R – recommendation S – suggestion F - finding

Transportation and Environmental Services

- R-1 The applicant shall provide storage space for solid waste and recyclable materials recyclable materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines," or to the satisfaction of the Director of Transportation & Environmental Services. The City's storage space guidelines and required Recycling Implementation Plan forms are available at: www.alexandriava.gov or contact the City's Solid Waste Division at 703-519-3486 ext.132.
- R-2 Applicant shall provide the City \$1000.00 for one Model SD-42 Bethesda Series litter receptacle for installation on the adjacent public right-of-way (monetary contribution to be submitted to the Department of T&ES, Engineering Division, Room 4130, 301 King Street within 60-days of approval). Contact T&ES Solid Waste Division (703/751-5130) regarding information on ordering and installation.
- R-3 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up once a day to prevent an unsightly or unsanitary accumulation.
- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-2 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99).

Recreation, Parks and Cultural Activities

- R-1 Provide landscape improvements within the patio and at the rear of the building to the satisfaction of the Director of Recreation, Parks and Cultural Activities. A plan shall be submitted for review by RP&CA.
- R-2 Trash bins for this facility shall be stored and screened from public view. The method of storage and screening shall be reviewed by RP&CA.

Department of Human Services

- F-1 DHS has maintained a close working relationship with the Community Services Board for the past 17 years, providing outreach and services to the homeless in the community. Our Office of Community services is a primary service provider for the homeless and I also serve as co-chair of the Homeless Services Coordinating Committee (HSCC) in the City. The HSCC has focused effort on reducing and ending chronic homelessness for the last several years. In fact, the HSCC recommended Ten Year Plan to End Chronic Homelessness was adopted in 2005 by the City Council. The plan addresses services for the chronic population and developing a specific safe haven project in Alexandria to combine housing with services.

The chronic homeless population in the community is extremely hard to serve and often resistant. Chronic homelessness is defined as: several years of, or repetitive episodes of homelessness, suffering from mental illness or substance abuse or both. The population does not mix well or benefit from traditional emergency shelter programs.

Each year the HSCC enumerates the homeless population in the community. The numbers vary slightly from year to year, but over the preceding three years, we have found between 75 and 100 individuals in the community that fit the chronic profile and a similar number of unsheltered individuals that could benefit from "safe haven" style programming and housing services. In January 2006, 68 persons in the City were found to be unsheltered and chronically homeless.

The Department and the HSCC support the development of the safe haven project since it does fill a serious and unmet need in the community, offering housing first to a vulnerable population.

Code Enforcement

- F-1 The applicant has stated in the narrative portion of the SUP application that the address will house twelve adults with mental illness and/or other disabling conditions. Applicant shall provide the types of disabilities and if the occupants are capable of responding to an emergency situation without physical assistance from staff. **[The applicant has stated that only residents who are able to physically exit the building on their own in an emergency will be admitted to the program.]**
- F-2 The applicant must confirm the intended use of the structure.
- C-1 The current use is classified as R-2, Residential. Change of use, in whole or in part, will require a certificate of use and occupancy (USBC 116.2) and compliance with USBC 116.1 including but not limited to: limitations of exit travel distance, emergency and exit lighting, a manual fire alarm system, and accessibility for persons with disabilities.

- C-2 Prior to the application for a new Certificate of Occupancy, the applicant shall submit a building permit for a change of use. Drawings prepared by a licensed architect or professional engineer shall accompany the permit application. These plans shall show provide existing conditions, construction type data, and a plot plan. In addition, these plans shall show proposed conditions and provide data by the design professional which details how the proposed use will comply with the current edition of the Virginia Uniform Statewide Building Code for the new use in the area of structural strength, means of egress, passive and active fire protection, heating and ventilating systems, handicapped accessibility and plumbing facilities.
- C-3 A fire prevention code permit is required for the proposed operation. An egress plan showing fixture location, aisles and exit doors shall be submitted for review with the permit application.
- C-4 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 When a change of use requires a greater degree of structural strength, fire protection, exit facilities or sanitary provisions, a construction permit is required.
- C-7 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Police Department

- R-1 The applicant is to contact the Community Relations Unit of the Alexandria Police Department at 703 838 4520 regarding a security survey for the facility.

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**Frequently Asked Questions (FAQs) for Safe Haven
February 2007**

1. What is a Safe Haven?

- The Safe Haven provides permanent housing and supportive services for homeless people with mental illness and/or other disabling conditions, who are on the streets and who cannot or do not use existing shelters.
- The Safe Haven is designed to fill a gap in Alexandria's services because the needs of many of these homeless people frequently cannot be met with existing shelter services that serve the general homeless population.
- The Safe Haven is a nationally recognized program model that incorporates several effective strategies to serve its intended population, including outreach, a low demand structure, a housing first approach, and support services. The Ward Family Foundation study in July 2005 identified 118 Safe Havens in 43 states nationwide, the oldest one having been started in 1984. The U.S. Department of Housing and Urban Development (HUD) has been funding Safe Haven projects for over 10 years.
- The Safe Haven on Patrick Street would provide permanent housing and services in three separate apartment units for up to twelve men and women.

2. Who will operate the Safe Haven?

- The Alexandria Community Services Board (CSB), along with the City Manager, oversee the operations of the City Department of Mental Health, Mental Retardation and Substance Abuse (MH/MR/SA).

3. What experience does the CSB have in operating programs like the Safe Haven?

- The CSB has been operating residential programs in Alexandria for over 25 years.
- Currently, the Board operates 10 group homes and 53 single, double, and triple bedroom apartments with a total of 172 beds serving persons with mental health, mental retardation, and substance use disorders.
- The CSB currently serves 39 individuals in 21 homes and condominiums that are reserved for homeless consumers. This represents one third of all CSB residential properties. These programs are staffed with residential counselors who provide on-site supervision, support, and training. While the CSB's existing residential programs do not operate as Safe Havens, many of them do serve consumers who have been homeless and who have mental illness and substance abuse disorders and who may or may not be on medication and/or abstinent from drugs or alcohol while enrolled in the program.

- Since January 1998, when data collection was automated, the CSB has served a total of 706 clients in our residential programs with no significant community incidents and a high degree of success as measured, in part, by consumers' movement to more independent living.
- The types of problems that we encounter in operation of our residential programs tend to be nuisance behaviors like noise, smoking related issues, loitering, or unusual behaviors that have been swiftly addressed and residents have been removed when necessary.
- In addition to successfully expanding and operating a large residential program for over 25 years, since 2002, CSB staff members have been gathering information about the Safe Haven program model and operations. Staff has visited local Safe Havens and interviewed program managers about all aspects of operations; attended national trainings and conferences; read available literature on supportive housing models, homelessness, case management models, risk assessment; outcome measures, and best practice models of substance abuse service and Safe Haven programs; and consulted with other professionals and experts regarding fair housing, risk assessment, and property values.

4. Where will the Safe Haven be located and why was that site selected?

- The City's 115 North Patrick Street building will be renovated into a three-unit apartment facility to house the Safe Haven program.
- With each housing placement, the CSB conducts an analysis of the dispersal of special needs housing throughout the City based on eight Board Housing Planning Areas. Board Policy requires that every attempt be made to place new housing in those areas with the lowest proportion of existing special needs housing.
- City staff analysis indicates that use of this site for a Safe Haven is consistent with the CSB's FY 2004-2008 Housing Plan (approved by Council June 24, 2003). 115 N. Patrick Street lies within the Board Planning Area that is the second priority for siting special needs apartments and is within one-half block of the Planning Area that is the first priority. The CSB's Housing Policy #13 can be found on the City website at http://alexandriava.gov/mhmrsa/safe_haven.html.
- The Patrick Street site is well-located for a Safe Haven because of its proximity to other community resources such as employment, social services and CSB services and its accessibility to public transportation.
- 115 North Patrick Street was formerly the location of the Board's Patrick Street

Clubhouse program which, since 1980, provided day support to approximately 60 individuals with serious mental illness and substance use disorders. The Clubhouse program relocated to a larger facility at 4480 King Street in August 2004.

- The Mixed-use Commercial Downtown (CD) zoning use designation allows for congregate housing with a Special Use Permit. The Ward Family Foundation Study of July 2005 reports that over 62% of study respondents said that their Safe Haven was located within a mixed use, commercial/residential location.

4a. What other sites were considered for Safe Haven?

- In the late 1990's, Alexandria's *Homeless Services Coordinating Committee* (HSCC), a coalition of 40 public and private agencies serving the homeless) began the search for a property to use for Safe Haven. (The HSCC had identified Safe Haven as a high priority need in 1997.) Several nonprofit organizations were contacted to determine their interest in opening a Safe Haven in Alexandria and there was a multi-year search for a property in a very tight housing market. Some sale properties identified turned over within a matter of days; furthermore, acquisition costs on most properties were prohibitive. (All would have also required significant renovation for use as a Safe Haven.)
- Some of the properties considered for a Safe Haven included: residential properties throughout the City; a wing of the Alexandria Community Shelter and the Detox Center at Mill Road; a former facility for youth on Seminary Road; property at Prince and West; a property on Wheeler Avenue; a CSB duplex on Four Mile Road; 1001 Duke Street; 200 block of South Patrick Street; the former ARCH property on North Columbus Street; property on Mt. Vernon Avenue; and the former Jefferson Hospital.
- Some of these locations were deemed undesirable because they were not in an integrated community setting close to services. Most were not consistent with the CSB's Housing Policy for placement of the next special needs residence. In some cases, particularly in Area VI, it was determined that there was already a concentration of social services or special needs housing nearby. In one case (ARCH), the City Council chose to use the property for another purpose. As noted above, in some cases, acquisition costs were prohibitive on many properties and some of the properties did not lend themselves to appropriate renovation for a Safe Haven. Furthermore, for many years, properties were moving so fast that there was insufficient time to secure financing.
- The 115 N. Patrick Street location is one of the few properties examined over the past ten years that lends itself well to serving as many as 12 individuals in private apartments. The HSCC's and CSB's experience in looking for property in

Alexandria indicates that to find another location for this program, consistent with the CSB's Housing Policy, purchase land and/or a building, and renovate it to serve 12 individuals, would cost as much as, if not more than, placing the program at the 115 N. Patrick Street site. The CSB also analyzed the possibility of renting versus purchase and found that approach not to be cost-effective.

5. What renovations will be completed at 115 North Patrick Street? What about parking?

- Changing the building footprint is not anticipated in the renovations necessary to convert the facility to three separate apartment units and a property management office.
- The outside of the building will be modified to include a new doorway and a roof deck to meet the open space requirements. All modifications were approved by the City Board of Architectural Review (B.A.R.) in January 2006 with input from the neighbors.
- The parking requirement for the proposed building use is 2.2 parking spaces per apartment unit either on the property, adjacent to it, or directly across the street. Four units would require nine spaces. The CSB is currently allocated nine of the 19 parking spaces in the City-owned lot directly across the street from 115 North Patrick Street. We expect that these will more than adequately provide for staff parking. It is not anticipated that residents will have cars.

6. With all of the existing residential services in the city, why do we need a Safe Haven in Alexandria?

- Despite an array of housing programs for Alexandria citizens, the City has recognized that there is a gap in services for homeless people, as evidenced by annual point-in-time counts of sheltered and unsheltered homeless individuals and an inventory of existing housing resources for the homeless.
- A January 2006 survey (the most recent available data) in Alexandria identified 409 homeless people in the City. Of that group, 35 individuals were identified as having a mental health disability and being unable to avail themselves of existing traditional emergency shelter or residential program options and needing a Safe Haven that night. A total of 104 persons were identified as unsheltered and 65 individuals utilized winter/hypothermia shelter and thus are unsheltered the remainder of the year. All of these individuals could potentially benefit from a Safe Haven.
- Existing homeless shelters often are not able to serve individuals with mental illness effectively due to a variety of factors. Shelters have requirements that

residents promptly obtain jobs, save money, stay out of the building all day, etc. in order to rapidly gain self sufficiency. Many people with mental illness are not able to meet these expectations in the required time frames. In addition, shelter environments (lack of privacy, noisiness, rigid schedules, etc) are not hospitable to individuals with mental health problems.

- In response to the needs of Alexandria's homeless population, the City's Homeless Services Coordinating Committee (HSCC) has had a Safe Haven identified as a priority objective since 1997. The City incorporated the HSCC's recommended priority into its FY 2005-2010 Consolidated Plan for Housing and Community Development; the CSB's FY 2004-2008 Housing Plan; and the City's Strategic Plan.

7. How do you know that this type of program is effective?

- A variety of studies find that the key components of a Safe Haven model (low demand structure, housing first approach with support services, and outreach) are effective in getting people to agree to receive services and in keeping formerly homeless people housed.
- The National Alliance to End Homelessness states in the *Toolkit for Ending Homelessness* that supportive housing programs have proven to have powerful impacts, ending homelessness for the most chronically homeless people with severe disabilities, such as schizophrenia, addiction and HIV/AIDS. These programs relieve taxpayers of the expensive round of emergency services currently required. For homeless people with disabilities in their first year in permanent supportive housing:
 - ▶ Emergency room use in Baltimore dropped by over 75%
 - ▶ Emergency detoxification days in Minnesota dropped by 84%
 - ▶ Mental health hospitalizations in Seattle dropped by 89%, and arrests and incarcerations dropped by 93%.

In addition, state prison use in a New York City study dropped by 85%.

- According to University of Pennsylvania researcher Dennis P. Culhane, nationally recognized as the premier researcher on homeless issues, "Permanent supportive housing has emerged as a good investment because it is shown to substantially reduce the use of other publicly funded services. For those placed in the permanent supportive housing program, the reduced use of acute care services nearly offset the costs of the supportive housing."

8. Are there any other Safe Havens in our region?

- Arlington County has operated a Safe Haven called Susan's Place since 1997. Max's Place, which has been operating in Fairfax County since 1999, is similar to a Safe Haven, but does not charge rent. Each provides permanent supportive housing for homeless men and women with mental illness and co-occurring substance abuse problems. Each facility accepts only residents of their respective jurisdictions.

9. What can you tell me about the people who will live at the Safe Haven?

- Prospective Safe Haven residents now live in the community, including Old Town, essentially with no supervision or regular support. All Safe Haven consumers will be residents of the City of Alexandria and many will have spent all or most of their lives in the City. The Safe Haven program will allow for far greater supervision and support of these individuals than is currently provided.
- Prospective Safe Haven residents will be known to the CSB. The CSB has two full-time outreach workers who go out to streets and the shelters to establish relationships with homeless individuals in need of services.
- Some of the approximately 60 people who used to attend the Patrick Street Clubhouse when it was located at 115 N. Patrick St. are people whom the Safe Haven would serve. And some of the current Clubhouse attendees also are prospective Safe Haven residents.
- Of the 35 men and women identified in the 2006 Point-In-Time Count as needing a Safe Haven:
 - ▶ Most have been in the City for years and some grew up here.
 - ▶ Most lived productive lives prior to the onset of their psychiatric disorders
 - ▶ All have a mental illness such as schizophrenia or depression and more than half also have a substance abuse disability. Other primary psychiatric diagnoses of consumers who may be served in the program include delusional disorder and bi-polar disorder.
 - ▶ Many have chronic medical conditions.
 - ▶ All have been unable to use existing homeless shelters or permanent housing services due to the requirements of those programs.

10. What are the admission and eligibility criteria for the Safe Haven?

- Specific admission criteria require an applicant to be:
 - ▶ At least 18 years old
 - ▶ Alexandria resident
 - ▶ Homeless

- ▶ Have a serious mental illness (and may also have a co-occurring mental illness and substance use disorder)
 - ▶ Unaccompanied adult.
- Applicants will not be admitted to the program if they:
 - ▶ Present an unmanageable risk to self or others;
 - ▶ Have sociopathic behavior;
 - ▶ Are required to wear a home electronic monitoring device;
 - ▶ Are not compatible with the current mix of residents;
 - ▶ Have a history of a sex offense, including pedophilia or fire setting;
 - ▶ Cannot agree to abide by health and safety rules and community laws;
 - ▶ Are not willing to work with ACSB staff;
 - ▶ Are not able to exit the facility independently in an emergency;
 - ▶ Are not able to manage any health conditions, chronic or otherwise, independently.
 - Although applicants will not be required to agree to treatment as a condition of admission, residents must be agreeable to meeting with program staff on a regular basis to monitor their well being and offer/ provide services. Based on clinical presentation and needs, specific conditions may be required of a resident at time of admission to address safety or health issues. For example, a consumer with severe diabetes may be required to share the results of daily blood sugar monitoring with Safe Haven staff. Or, a consumer who might be paranoid and suspicious of others and have difficulty tolerating interactions with roommates might be asked to agree to accept medication.
 - All prospective residents will be required to visit the program prior to accepting admission in order to ensure a good fit.

11. Where do potential Safe Haven residents live now?

- These men and women have lived either in winter hypothermia shelters, outdoors, in parking garages, abandoned buildings, storefronts, parks, the river front, parked cars or other places not meant for human habitation.
- Most have used the winter “Hypothermia” Overflow shelter, which is strictly a shelter of overnight beds available to the homeless during the winter months.

12. What type of legal histories will Safe Haven residents have?

- The backgrounds of the Safe Haven residents will be similar to those of the consumers who attended the Patrick Street Clubhouse at 115 North Patrick Street for the roughly 20 years that the Clubhouse was located at that site. The Clubhouse moved to a larger facility in the West End in August 2004.

13. **How many people will be coming to Safe Haven and how will they get to their daily activities such as service providers, doctors' appointments, employment, etc.?**
- Up to twelve residents will reside at the Safe Haven at any given time.
 - The majority of residents will use public transportation (bus, subway), bicycles, and City vehicles driven by City staff as their primary mode of transportation. As part of the supportive services offered, counselors will provide travel training to residents, if needed to enable them to use public transportation.
14. **What kinds of activities and services will be offered at the Safe Haven?**
- Staff will provide monitoring and observation of consumers and will have at least daily face-to-face interaction with all residents.
 - All consumers will participate in development of their individualized service plan. Staff will be able to assist consumers in: linkage to entitlements; teaching and training in activities of daily living and self-care; interpersonal skill-building; symptom reduction; obtaining medical attention; re-connecting with family; maintaining abstinence from drugs or alcohol; building social supports in the community; engaging in a satisfying daily activity such as psychosocial rehabilitation or employment; or other things that the resident may identify as a treatment goal.
 - Once these individuals are provided a stable and safe living arrangement, staff expects and regularly will encourage residents to develop a plan of care with their case manager which will address the need for a daily activity. This may include employment training, employment, day support, or volunteer work.
 - The Safe Haven will remain open and staffed during the day for those residents who are not ready for a regular daily activity.
15. **How long do residents receive housing services in the Safe Haven?**
- The Patrick Street Safe Haven is a permanent supportive housing program which incorporates the expectation that participants will achieve and maintain greater stability and avail themselves of mainstream resources. Some may choose to move on to more independent housing. Residents may stay in the program as long as they choose.

16. How will the Safe Haven be staffed?

- A minimum of two direct service staff will be scheduled to provide supervision and supportive services 24 hours per day as well as facility management and security monitoring, seven days per week, including awake overnight coverage.
- In total, there will be 10 full-time equivalent positions providing around the clock supervision seven days a week; building and grounds maintenance; clinical supervision and program management; and administrative support.

17. What are the qualifications of staff?

- On-site staff will have the knowledge, skills, and abilities to assess behaviors, determine appropriate interventions, and provide crisis intervention.
- As in all of the CSB residential programs, all of the Department's professional resources can be accessed in support of consumers in the Safe Haven, including: Emergency Services; psychiatrists and psychologists; psychiatric nurses; behavioral consultants; clinical supervisors; and administrative support.
- Staff will complete the extensive training required by the Virginia Department of Mental Health, Mental Retardation and Substance Abuse Services for licensed facilities, and mandatory trainings for all Community Services Board staff.
- Supervision of the provision of mental health and substance abuse services will be provided by a clinician licensed by the Commonwealth of Virginia.

18. Will the Safe Haven be open all the time? Will it be disruptive to the neighborhood?

- The Safe Haven will be home to the consumers and, as such, will be open to its residents at all times. As a residential facility of the City, it will be staffed 24 hours a day, 7 days a week. State human rights regulations state that "each individual is entitled to enjoy all of the freedoms of everyday life that are consistent with his need for services, his protection and the protection of others, and that do not interfere with his services or the services of others." This includes the freedom to "move within the service setting, its grounds and the community."
- Residents and visitors will not be permitted to disturb the neighbors in any way as they enter and exit the Safe Haven and there will be no loitering allowed.
- The population that the Safe Haven will serve includes individuals served in Alexandria's winter hypothermia program. During the five month winter shelter season of 2005 - 2006, 380 individuals and family members were served in the

hypothermia shelter system. The winter shelter coordinator reported that there were no problems with shelter users' behaviors and that there were no reports of disruptive activity in the neighborhood related to the shelter users.

- Rules will address that residents respect quiet hours between 11:00 PM- 7:00 AM and that they may at no time be disruptive in the neighborhood.
- A change in use of 115 North Patrick Street from the Clubhouse Day Support Program to a Safe Haven will result in a reduction in pedestrian and vehicle traffic at the facility as approximately 60 consumers and 30 staff members previously used the facility on a daily basis.
- Staff will respond swiftly to any question or concern from neighbors.

19. **What are the rules and the consequences of rule infractions?**

- The Safe Haven proposes the following rules and consequences for the residents:
 - ▶ Participate in the development of your service plan and comply with that plan.
 - ▶ Treat others with respect and dignity which includes preserving the confidentiality of other consumers.
 - ▶ Participate in all program activities and communicate appropriately with staff regarding situations that affect your program participation/attendance.
 - ▶ Refrain from behavior that causes or can contribute to physical harm, or the threat of physical harm.
 - ▶ Comply with all laws and posted regulations when in any CSB building and when on any CSB property. In residential sites, staff may search personal possessions if rule violations or illegal behavior is suspected. You may choose whether or not to be present during a search of your personal belongings.
 - ▶ Ensure that your own behavior and interpersonal relationships remain non-disruptive to any treatment program or setting.
 - ▶ Cooperate with any safety procedures or emergency preparation procedures initiated by staff to protect or promote your well-being or that of other consumers.
 - ▶ Behave in a socially appropriate manner when in or around CSB programs.
 - ▶ Provide treating staff all information that might be relevant to giving you treatment or services (this includes financial information, information about other services or treatment received, information pertaining to personal health, such as pregnancy, etc.).
 - ▶ Make the agreed upon payments on time.
 - ▶ No weapons are allowed in the building or on the property. Certain items may be required to be secured by staff.

- ▶ No loitering around the outside of the premises at any time.
 - ▶ All visitors must be approved 24 hours in advance and must sign-in. No overnight visitors allowed.
 - ▶ No illegal or non-prescribed drugs or alcohol are allowed on the premises.
 - ▶ Smoking is allowed on the roof deck between sunrise and dusk. Smoking is allowed with staff supervision on the roof deck between dusk and dawn. Smoking is allowed on the back patio. There is no smoking inside of the building.
 - ▶ Respect quiet hours between 11 p.m. and 7 a.m.
 - ▶ Notify staff in advance if returning to the facility after 11:00 PM
- Rule infractions have different consequences depending on the circumstances. Rule infractions are addressed, whenever possible, through appropriate modifications to the individualized service plan or other reasonable interventions. (For example, if a resident is playing music that his roommates find disruptive, staff might problem solve with the consumer to find ways to address this, such as the individual's use of headphones. Or if there are disruptive disagreements between apartment roommates, something might be added to the service plans of the involved residents to address their development of conflict resolution skills). A single serious rule violation, or a pattern of less serious rule violations may result in application of a more serious consequence. Seriousness is determined by consideration of the all following: the impact or potential impact of the rule infraction; the number of others who were affected or might have been affected by the rule violation; the frequency and recency of any other rule infraction(s); other contributing circumstances. Possible consequences include:
 - ▶ Assignment of a special task such as a presentation to a group or counselor or a meeting with a supervisor;
 - ▶ A verbal or written warning;
 - ▶ Temporary suspension of services until there is reasonable assurance that the behavior in question is resolved and will not re-occur;
 - ▶ Termination of services.
 - Some situations or actions by residents will always result in discharge from the program. These include: any acts of physical aggression within the program; any acts of fire setting or commission of any sex offense; any illegal activities on the Safe Haven premises; abandonment of the placement for more than seven days without notification to staff; or having a need that cannot be met with available resources.

20. How do we keep the program and surrounding community safe?

- We will not admit or serve any individual who presents a risk to themselves, the safety of other residents, staff, or neighbors. We will not admit any pedophiles or

other sex offenders, fire setters, individuals under Home Electronic Monitoring; or anyone who is not compatible with the current mix of residents.

- Referrals to the program will be screened in a face-to-face interview by a licensed clinician who thoroughly understands the Safe Haven program and its operations. Screenings will include a comprehensive clinical risk assessment. The referral information also will be reviewed by a clinical team and Program Director and/or other manager(s).
- Every resident must agree to and abide by the health and safety rules of the Safe Haven; exit the facility independently in an emergency; and manage his own health conditions independently.
- The Safe Haven will be staffed by mental health and substance abuse professionals who are experienced and specially trained to identify, assess and manage any safety or security concerns in our client population.
- Prior to accepting someone into the program, licensed clinical staff review all referrals and perform an admission screening, which addresses the risk of harm to self and/or others. In addition, staff review written records about the consumer and speak with referral sources for additional information. Criminal/legal history is included as part of this assessment.
- All referrals to the Safe Haven will be of consumers known to the CSB through prior outreach, treatment or service delivery. The residents of the Safe Haven will not be transients about whom we do not have reliable history.
- The direct-service staff to consumer ratio is at least 1:6, which allows for close and frequent observation.
- At least two program staff are always scheduled (24/7 awake coverage) and will monitor a single point of entry at all times. Staff monitor the building, including all entry and exit points and surrounding area to promote security.
- As in all current CSB services, if a problem arises, staff will have immediate access to the CSB crisis intervention services including additional clinical support and consultation and emergency mental health and substance abuse intervention. In addition, Alexandria Emergency Medical Services, and/or the Alexandria police will be utilized if needed.
- We respond immediately to any communication from the community about observations that are cause for concern.

- Among other rules, consumers and visitors will not be permitted to possess or use drugs or alcohol while in the Safe Haven or to possess any weapons.
- Safe Haven staff communicate closely with other Department staff and staff of City agencies to monitor each resident's progress and evaluate risk on an ongoing basis.
- The program is not a "drop-in" center. Only program residents, staff and expected visitors will be permitted in the building, so there are no people unknown to us in the facility. All requests for visitors will need to be made 24 hours in advance.
- While there is no way to predict anyone's future behavior with 100% accuracy, program staff are trained to evaluate a variety of factors in order to determine potential risk. Prior to admission, a licensed clinical staff member will administer a risk assessment to the potential resident. The clinician examines such things as current thought content and process, current behaviors, diagnoses, insight, judgment, orientation, cognitive ability, extent and type of substance use, history of legal involvement, history of harm to self or others or threats of harm, and treatment history, efficacy, and compliance. The risk assessment is based on interviews with and observation of the client, referral information, records review, and information from others who know the client. A criminal record check may be requested if information learned during the screening indicates that further details about criminal history are needed.
- Once admitted, risk assessment is achieved through daily observation and communication with the resident, other service providers, and others with whom the resident might have contact.

21. **What outcome measures will the CSB use to assess the effectiveness of the Safe Haven?**

- Prior to opening the Safe Haven, the CSB will develop specific outcome measures that incorporate requirements for State reporting, HUD reporting, and reporting for any accreditation bodies. Outcome measures may include such things as: reducing days of homelessness for individuals; residents movement to permanent housing upon discharge; achievement of individual treatment goals; establishment of a stable source of income; engagement of residents in other Department services; increasing residents' periods of abstinence from substance use; and resident satisfaction with services.

22. **What effect will the Safe Haven have on the property values in my neighborhood?**

- In November 2006, the City commissioned a study by a certified real estate appraiser to determine if there was a negative impact on adjacent housing prices and marketing trends near supported housing programs like the Safe Haven. The study concluded that the conversion of the building at 115 N. Patrick Street to a Safe Haven facility would have no discernable or measurable impact on housing prices in the neighborhood.
- The Alexandria CSB values its reputation as a good neighbor and takes seriously the careful upkeep of our residential facilities and responsible management of our programs.
- Real estate records show an increase in the assessments of properties adjacent to the Patrick Street building, which had been used as a day program for a population very similar to that of the Safe Haven.
- The Patrick Street site will be renovated with exterior improvements approved by the City's Board of Architectural Review (BAR) with input from the neighbors.

23. What happens if a neighbor has questions or concerns?

- We very much want to hear from neighbors about any and all concerns both in the planning of the Safe Haven and once the program is operational.
- Consistent with its customary practice when implementing new residential programs, the CSB has committed to develop and participate in a Neighborhood Advisory Committee to coordinate information about the Safe Haven's start-up and ongoing operation to ensure a successful program for the residents and the community.
- As in our existing residential and other programs, staff will respond swiftly to any neighbor's questions and will immediately address any concerns about the property or its occupants.

24. How much will the Safe Haven cost?

- The total budgeted FY 2007 cost to the City to serve 12 Safe Haven residents is \$146,759.
- The total ongoing operating budget for the Safe Haven, once fully operational, is \$574,042 annually. This includes \$520,640 for personnel costs and \$53,402 for non-personnel.
- The City was awarded a grant from the U. S. Department of Housing and Urban Development to partially finance the operating costs of the Safe Haven for

\$54,608 per year for a three-year period (a total of \$163,824). Like all of our other HUD grants, funding is renewable and ongoing. All revenue sources that fund the project are as follows:

U.S. Department of Housing and Urban Development	\$ 54,608
Consumer fees	16,201
Medicaid	189,012
State	167,462
City	146,759
Total	\$ 574,072

- The City has budgeted \$795,000 in Capital Improvement Program funds for renovation of 115 North Patrick into another City use.
- The total FY 2007 budget for the Safe Haven is comparable to that of existing CSB residential programs that provide a similar level of staffing. Assuming that CSB programs run at capacity, the annual per-resident cost of the Safe Haven would be less than similarly staffed programs.

25. Why should we spend that much money to serve only 12 people?

- According to a report by the U.S. Department of Health and Human Services, *Blueprint for Change: Ending Chronic Homelessness for Persons with Serious Mental Illness and/or Co-Occurring Substance Use Disorders*, "...recent studies reveal that the cost of providing permanent supportive housing for people with serious mental illnesses is more than offset by savings incurred by the public hospital, prison, and shelter systems. When nothing is done, people with serious mental illnesses and/or co-occurring substance use disorders who are homeless often cycle between the streets, jails, and high-cost care, including emergency rooms and psychiatric hospitals."
- While it costs the community money to serve homeless people with mental illness, it also costs the community money *not* to serve them. A 2001 report, *The Impact of Supportive Housing for Homeless People with Severe Mental Illness on the Utilization of the Public Health, Corrections and Emergency Shelter Systems: The New York-New York Initiative*, found that "...homeless people placed in supportive housing experience marked reductions in shelter use, hospitalizations (regardless of type), length of stay per hospitalization and time incarcerated. Prior to placement in housing, homeless people with severe mental illness used an average of \$40,449 per person per year in such services (in 1999 dollars)." (\$44,655 in 2003 dollars). The cost per person of providing housing is \$43,932.

26. What is the time line for starting operations?

- Once the Board has the green light to proceed, the program could be open for operations within 18 months.

27. **Whom may I contact if I have questions?**

You may contact Carol Layer, Director, Extended Care Services Division or Judy Carter, Assistant Director, Extended Care Services Division, at 703-838-5011 or email, respectively carol.layer@alexandriava.gov or judy.carter@alexandriava.gov. Additional information can also be found on http://alexandriava.gov/safe_haven.html.

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2/2/07

ALEXANDRIA COMMUNITY SERVICES BOARD**BOARD POLICY #13**

- I. SUBJECT:** Alexandria Community Services Board Housing Policy
- II. PURPOSE:** To define the intention of the Board with regard to housing support for persons with mental illness, mental retardation and who are recovering from substance abuse.
- III. STATEMENT OF POLICY:** The Alexandria Community Services Board seeks to provide housing opportunities for its residents with mental illness, mental retardation and those who are recovering from substance abuse in order that they may live successfully in the community and share in the benefits of the community. The board seeks to obtain and offer a variety of forms of supported housing which may be required for persons with mental illness, mental retardation and who are recovering from substance abuse in a manner which enhances the person's ability to function effectively in the community. The policy seeks to balance the value of openness and public awareness of Board actions with the protection of the rights of persons with disabilities to live and work without discrimination. Board owned or controlled housing should be located throughout the City.

The Board will administer its housing programs in a manner which contributes to the well being and safety of the residents and the greater community. The Board seeks community acceptance of its efforts.

IV. PROCEDURES:**A. Ongoing Activities:**

1. **Housing Plan:** The Board shall periodically develop a housing plan which identifies the highest priority housing needs and offers a proposed means by which these housing needs can be met. This plan shall identify the type of housing and preferred general locations in a manner consistent with the intent and requirements of the Fair Housing Act. This plan shall be part of the Board's plan of services. Prior to the presentation of the plan to City Council, the Board shall circulate its plan to the major civic associations within the City and provide an opportunity to receive input to the plan.
2. **Community Education Plan:** When the Board circulates its Housing Plan to the major civic associations within the City (See IV.A.1), it will offer to conduct a presentation on Board programs and services, as well as the Housing Plan, to any civic group making such a request. The Board will also offer such a presentation annually when distributing the Board Plan of Services (see IV.A.4). Representatives of the Board, as well as Department staff, will be available to respond to any civic group or interested party making a request for a presentation.

3. **Annual Public Hearing:** The Board will solicit input into its plan of services at least annually. The request shall solicit comment on the Board's Housing Plan.
4. **Plan of Services:** The Board shall distribute the Council approved plan of service annually to Civic Associations, City libraries and other interested parties.
5. **Funding:** The Board will seek funding and commence direct planning for housing upon approval of the housing plan by City Council.

B. Siting Policy: The Board's Siting Policy includes two aspects of the siting process: (1) financial and physical criteria that must be met by the intended housing, and (2) the basis for location of the housing within the City.

1. **Financial and Physical Criteria for Board Housing:**

Housing to be owned by or controlled by the Board shall meet the following criteria:

- a. Affordability
- b. Reasonably convenient to transportation, employment, food, pharmacy, shopping and recreation
- c. Suitable size for intended use
- d. Adequate ceiling heights, windows, room sizes to meet regulatory requirements and normal standards of comfort
- e. Reasonably modified for handicapped accessibility where required
- f. Permits practical installation for sprinklers (for group homes only)
- g. Purchase price shall be confirmed by independent appraisal
- h. Readily conforms to applicable building codes
- i. Resultant building changes improve or do not detract from community appearance
- j. Location reasonably safe or does not present exceptional risk
- k. Best "fit" of properties currently available

2. **Basis for Locating Board Housing:**

Housing to be owned or controlled by the Board must be located in accordance with the following:

- a. The Board uses eight Board Housing Planning Areas which are based on a combination of the Small Area Plans used by the City's Department of Planning and Community Development.
- b. Board policy requires that Board owned and operated housing be located throughout the City. Every attempt is made to place new Board owned and operated housing in Areas with the lowest proportion of existing special needs housing.
- c. Condominium purchases shall be limited to the number of units

shown in the table below in non-CSB-owned developments.

Number of Units in Development	Number of CSB Units Limited To:
Less than 50	2
51-100	3
101-150	4
151-200	5
201-250	6
251-300	7
301-350	8
351-400	9
401-450	10
451-500	11
More than 500	2.5%

- d. If appropriate housing is not available in an Area that is designated as having the lowest proportion of special needs housing, the Board may search other Areas, beginning with the Area having the next lowest proportion of special needs housing and so on.
- e. If affordable housing is not available in an Area with the lowest proportion of special needs housing, the Board may either: (i) request additional funds from City Council to purchase or lease appropriate housing in that area, or (ii) seek housing in the Area with the next lowest proportion of special needs housing.

C. Community Notification and Communication Procedures for Group Homes:

Once a site is selected and a binding contract negotiated, the Board will notify by mail City Council, the affected Civic Association and the immediate neighbors within two working days. The notification shall consist of a statement of the intended use, notice of an opportunity for community meeting to be held within two weeks of notification and identification of who to call for additional information.

When requested by Civic Associations or others groups, the Board will respond to questions relating to the project in an open way. Information which may relate to pending negotiations, legal matters, client identities and other related matters shall not be disclosed.

The Board will have assembled, prior to the contract, the following packet of information which shall be available upon request:

1. List of all Board controlled or owned group homes
2. List of all houses considered
3. List of criteria used to select home
4. Proposed house rules
5. Staffing plan
6. Resident eligibility criteria
7. Plan for Neighborhood Advisory Committee
8. Summary of literature on impact of group homes
9. Fair Housing Act information

The Board will also identify a group of Board members responsible for communication with the community.

D. Neighborhood Advisory Committee:

The Board will participate in a neighborhood advisory committee consisting of Board members, program staff and interested community members to coordinate information about the start up and operation of the group home to ensure a successful program for the residents and community.

Adopted: 11/7/96
Revised: 09/10/98
04/06/00
09/14/00
11/06/03
3/3/05

Mary Riley, Chair



January 11, 2006

The Honorable William D. Euile
Mayor
City of Alexandria

Dear Mayor Euile,

I am writing to offer New Hope Housing's strong support for the Safe Haven project to be developed on Patrick Street in Alexandria. This support is based on 7 years of operating a safe haven called Max's Place in Fairfax County.

*Founded as
Route One Corridor
Housing in 1977,
New Hope Housing
provides homeless families
and individuals shelter
and tools to build
a better life.*

Safe havens meet a very special and unique need in the housing continuum for people who are chronically homeless, have disabilities, and are resistant to treatment. They provide an environment in which persons who have been alienated from "the system" can be accepted, kept safe, learn trust, and can begin to access the services they want and need at their own pace.

When Max's Place opened in 1999, we had significant opposition, including picketing at our open house. Today, those same neighbors bring food to the house. Our program is directly across the street from an elementary school, and in 7 years there has not been one problem incident. This year the students provided a gingerbread house during the holidays.

When we opened, we hoped that residents would stay 6 months. Instead, we have been able to create an environment that chronically homeless, "street" persons, who had failed in all other programs, feel that they had a home. In our 8-bed house we have six original residents and the most recent resident has been in the program for more than a year. Only two residents have left the program unsuccessfully, and both decided to leave voluntarily. We have linked residents to much needed services and benefits. While we expected to work on psychiatric issues, we have found that health issues are an even more serious concern for residents. One resident died of lung cancer and another is now in a nursing home.

The persons the Alexandria Safe Haven will serve already live in the community -- on our streets. Isn't it better for them and for the community at large that they live in a safe place with supports where they can thrive and be healthy?

I urge you to support the Safe Haven project.

Sincerely,

Pamela L. Michell
Executive Director

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8407-E Richmond Highway
Alexandria, VA 22309

703-799-2293
Fax 703-799-6503
www.newhopehousing.org
admin@newhopehousing.org

Eleanor U. Kennedy Shelter
703-799-0200

Mondloch House
703-768-3400

CFC/United Way #8179

**Letter from Executive Director, Community Residences, Inc.,
Operator of Susan's Place, a Safe Haven in Arlington, Virginia**

----- Original Message -----

From: Brigl, James J.

Sent: Wednesday, January 11, 2006 4:02 PM

Subject: Safe Haven

+++++

This letter is in support of the efforts by the Alexandria Community Services Board, and others to establish a Safe Haven program at the Patrick Street location.

Community Residences has been fortunate to own and operate a Safe Haven for Arlington County residents for approximately 8 years. A Safe Haven is unique among programs that partner with those who have disabilities associated with mental illness and/or substance use issues. Participants in a Safe Haven program are most often those for whom traditional approaches simply haven't worked. As a result, many of stayed on the streets of our communities just getting by and, unfortunately, engaging in inappropriate behaviors. A Safe Haven invites individuals off of the street and expects them to form a partnership with care givers to not only keep them from becoming homeless, but to recover.

It has been our repeated experience that a Safe Haven contributes greatly to the safety of the community by provided much needed supervision and support to a population that, without such support becomes involved in disability-driven behaviors that are inappropriate and upsetting to the community. Thus, a Safe Haven not only offers increased safety to the participants, but to the community as a whole.

Residents in the area in which our Safe Haven is located have found that we are good neighbors. Consumers are carefully assessed and those that present as a danger to others or to themselves receive appropriate services elsewhere. The home is staffed with professionals around the clock. We keep the property clean and in good condition. To my knowledge, there has never been a call to the police for anything disorderly. We are immediately responsive to any concerns of the neighbors. There have not been any serious incidents involving neighbors. I have every reason to believe that the Patrick Street Safe Haven would be a good neighbor in the same ways.

It is my sincere hope that the City of Alexandria will support this creative and valuable initiative.

I am very truly yours,

Jim Brigl
Executive Director
Community Residences
14160 Newbrook Drive
Chantilly, VA 20151

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APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0002

PROPERTY LOCATION: 115 North Patrick Street

TAX MAP REFERENCE: 64.03-06.18 ZONE: CD

APPLICANT

Name: Alexandria Community Services Board

Address: 730 N. St. Asaph St Alexandria, VA 22314

PROPERTY OWNER

Name: Alexandria Fire House City Council

Address: P.O. Box 178 Alexandria, VA 22313 1500

PROPOSED USE:

4 unit apartment building with services: Congregate and parking within 300 feet. (See Attachments) Housing

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

*mcb
2/20/07*

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

L. Michael Gilmore, Ph.D.
Print Name of Applicant or Agent

L. Michael Gilmore (JC)
Signature

720 N. St. Asaph Street
Mailing/Street Address

(703) 838-4455 (703) 838-5070
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

acsb@alexandriava.gov
Email address

12/27/06
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY	
Application Received: _____	Date & Fee Paid: \$ _____
ACTION - PLANNING COMMISSION: _____	
ACTION - CITY COUNCIL: _____	

SUP # 2007-0002



APPLICATION

SPECIAL USE PERMIT

All applicants must complete this form. Supplemental signs are required for child care facilities, restaurants, automobile-oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):
- Owner
 - Contract Purchaser
 - Lessee or
 - Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

The City of Alexandria owns the building.

P.O. Box 178 Alexandria, Virginia 22313 1500

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license
- No.** The agent shall obtain a business license prior to filing application, if required by the City Code.

2. Submit a floor plan and a plot plan with parking layout of the proposed use. One copy of the plan is required for plans that are 11" x 17" or smaller. Twenty-four copies are required for plans larger than 11" x 17" if the plans cannot be easily reproduced. The planning director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver. This requirement does not apply if a Site Plan Package is required.

SUP 2007-0002

3. NARRATIVE DESCRIPTION

The Alexandria Community Services Board proposes to operate a four unit supervised apartment program or "Safe Haven" at 115 North Patrick Street. The Safe Haven will provide permanent housing and supportive services in three separate apartment units for up to twelve formerly homeless men and women with a mental illness and/or other disabling conditions. Ten of the residents will have his or her own room. The fourth apartment unit will be for staff. Each of the residents' apartment units will have three or four bedrooms, a separate kitchen, dining room and living room as well as two full baths. Residents will participate in maintaining their apartments, learning independent living activities, and will be expected to live peacefully with other residents, neighbors and the community. The 100 year old building is owned by the City of Alexandria and was originally constructed as a fire house. Architectural analysis has demonstrated that the building will lend itself well to this adaptive reuse of the property. A change in use of 115 North Patrick Street from the Clubhouse Day Support Program to a Safe Haven will result in a reduction in pedestrian and vehicle traffic at the facility as approximately 60 consumers and 30 staff members used the facility on a daily basis.

The proposed Safe Haven is a nationally recognized model with the goal of moving homeless individuals into permanent housing. The program will have around-the-clock coverage seven days per week with two direct-service staff per shift. Safe Haven staff will include a program director who is responsible for overall program operations and management and staff supervision; a half-time account clerk responsible for purchasing, billing, processing resident entitlements, and monitoring required documentation and reporting; a licensed clinical therapist responsible for clinical assessment, planning, and treatment for residents and clinical consultation with staff; a half-time custodian responsible for daily cleaning and light building and grounds maintenance; and 7 residential counselor positions to provide supervision, support, engagement, and training in activities of daily living to the residents. It is anticipated that no more than approximately six employees may be on site at any given time during day time or early evening hours. The majority of activity is expected to be during the day.

During evening and overnight hours, the direct service staff at Safe Haven will comprise two residential counselors or one residential counselor and one clinical therapist. The overnight hours will be staffed by one residential counselor and a clinical staff member from the Department's existing Emergency Services program. Since the CSB is required to provide 24 hour availability of Emergency Mental Health services, locating the overnight Emergency Services staff at 115 North Patrick Street will allow for coverage of both Emergency Services and the Safe Haven.

There are nine parking spaces available directly across the street from 115 N. Patrick Street in a lot owned by the City of Alexandria. These spaces will be available for staff and residents. Because residents have very limited resources and income, it is anticipated that very few, if any, will have vehicles that will require parking spaces.

No mechanical or other noise is expected to emanate from the building.

USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- a development special use permit,
- an expansion or change to an existing use without a special use permit,
- expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

12 residents will reside in the building.

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Approximately 6 staff may be in building during normal business hours (8³⁰am - 5pm M-F)
Two staff in evening, overnight and weekends.

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

Hours:

Monday - Friday

8³⁰ - 5 p.m.

Because the program is a residential facility, services may be provided at any time necessary.

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

No mechanical or other noise is expected to emanate from the building.

B. How will the noise from patrons be controlled?

Staff will be on duty to intervene if necessary.

8. Describe any potential odors emanating from the proposed use and plans to control them:

It is not anticipated that any odors will emanate from the building.

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use?

It is anticipated that 4-6 trash containers will be filled with typical residential trash.

B. How much trash and garbage will be generated by the use?

4-6 containers

C. How often will trash be collected?

weekly

D. How will you prevent littering on the property, streets and nearby properties?

Custodial staff will pick up any litter on or near property.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

[] Yes. [X] No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Three horizontal lines for providing details if hazardous materials are present.

SUP # 2007-0002

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

[] Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of residents, employees and patrons?

Required lighting over entrance ways. Sprinkler system in apartment units.

ALCOHOL SALES

13. Will the proposed use include the sale of beer, wine, or mixed drinks?

[] Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

14. Please provide information regarding the availability of off-street parking.

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

8.8

B. How many parking spaces of each type are provided for the proposed use:

- 9 Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

C. Where is required parking located? (check one)

- on-site
- off-site

If the required parking will be located off-site, where will it be located?

Directly across Patrick Street from 115.

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance?

 0

B. How many loading spaces are available for the use? N/A

C. Where are off-street loading facilities located? N/A

D. During what hours of the day do you expect loading/unloading operations to occur?

 N/A

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

 N/A

16. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate.

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? 108 square feet.

18. What will the total area occupied by the proposed use be?

5,503 sq. ft. (existing) + 108 sq. ft. (addition if any) = 5,611 sq. ft. (total)

19. The proposed use is located in: (check one)

a stand alone building a house located in a residential zone a warehouse

a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

other. Please describe: _____



James T. Esselman
1350 I Street, N.W.
Suite 700
Washington, D.C. 20005-3311
Direct: 202.789.6051
Fax: 202.789.6190

November 17, 2006

VIA U.S. FIRST CLASS MAIL

Ms. Carol Layer
Director, Extended Care Services
Alexandria Community Services Board
4480 King Street, 5th Floor
Alexandria, VA 22302

Re: *Miller v. City of Alexandria, et al.*

Dear Carol:

Please find enclosed a copy of a report setting forth the opinion of Mr. Oakleigh Thorne regarding the expected effect of the proposed Safe Haven facility on property values in the surrounding neighborhood. A copy of the report is being sent to Plaintiff Miller. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "James T. Esselman".

James T. Esselman

Enclosure

574169v1 Washington 012718

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**ATTORNEY WORK PRODUCT
PREPARED IN ANTICIPATION OF LITIGATION**

A PROPOSED

SUPPORTED HOUSING PROGRAM'S

**IMPACT ON
HOMES NEAR**

**115 NORTH PATRICK STREET
ALEXANDRIA, VIRGINIA 22314**

REPORT DATE:
November 16, 2006

PREPARED FOR:
Mr. Ignacio Pessoa, Esq.
City Attorney
City of Alexandria
301 King Street
Alexandria, Virginia 22314

PREPARED BY:
THORNE CONSULTANTS, INC.
10605 Concord Street, Suite 420
Kensington, MD 20895
TEL: (301) 231-4700 FAX: (301) 231-4704
thorneconsultants@eurekaimail.net

THORNE CONSULTANTS, INC.
REAL ESTATE COUNSELING

**ATTORNEY WORK PRODUCT
PREPARED IN ANTICIPATION OF LITIGATION**

November 16, 2006

Mr. Ignacio Pessoa, Esq.
City Attorney
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Re: 115 North Patrick Street
Alexandria, Virginia 22314
Proposed Conversion to a Safe Haven Program Facility
Neighborhood Housing Price Impact Study

Mr. Pessoa:

Our assignment was to determine whether there is any negative impact on adjacent housing prices and marketing trends near supported housing programs that offer a range of social services.

Enclosed is our report studying the impact of various supported housing programs on nearby and neighborhood housing prices. The report outlines our approach to the study, specifically identifies existing supported housing programs in Alexandria and the District of Columbia as analogues, and reports house price activity and trends near these existing buildings.

After inspecting and studying home sale activity near five existing program facilities in the District of Columbia and Alexandria, we concluded that the conversion of the building at 115 North Patrick Street to a Safe Haven supported housing program facility will not have a negative economic impact on housing in the neighborhood.

We found nothing unique about the neighborhood of the proposed Safe Haven facility. As a result, based on extrapolation from our analogue study of housing prices near supported housing programs operated by the public sector or not-for-profit entities, we concluded that conversion of the building at 115 North Patrick Street to a Safe Haven facility will have no discernable or measurable impact on housing prices in the neighborhood.

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Mr. Ignacio Pessoa
November 16, 2006

Page 2.

We appreciate the opportunity to participate in this matter.

Sincerely,
THORNE CONSULTANTS, INC.



Oakleigh J. Thorne, MAI, CRE
Certified General Real Estate Appraiser
Commonwealth of Virginia #1708

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THORNE CONSULTANTS, INC.
REAL ESTATE COUNSELING

**ATTORNEY WORK PRODUCT
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THE PROPERTY

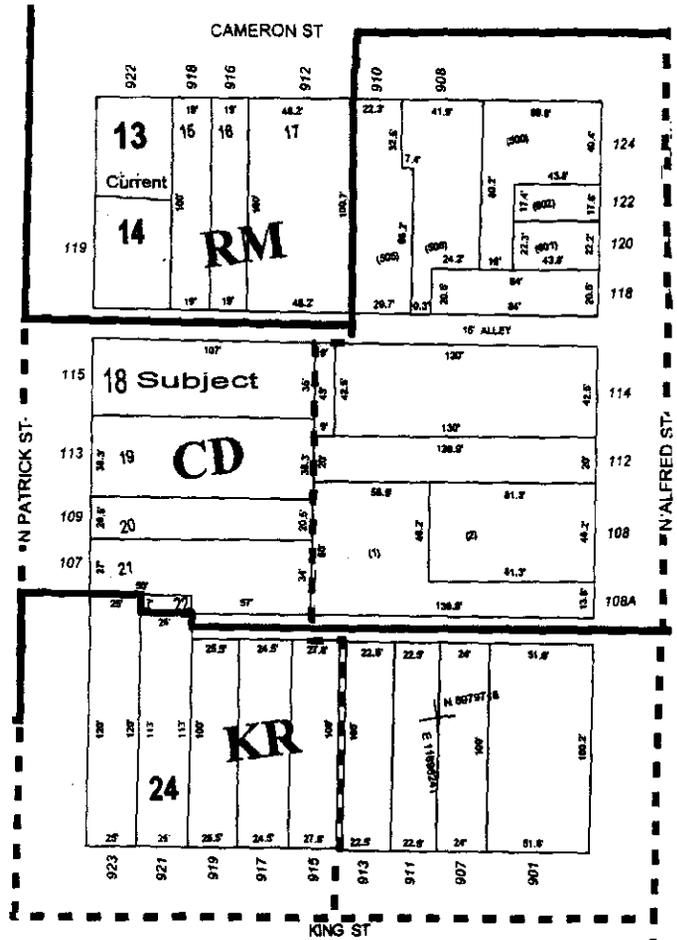
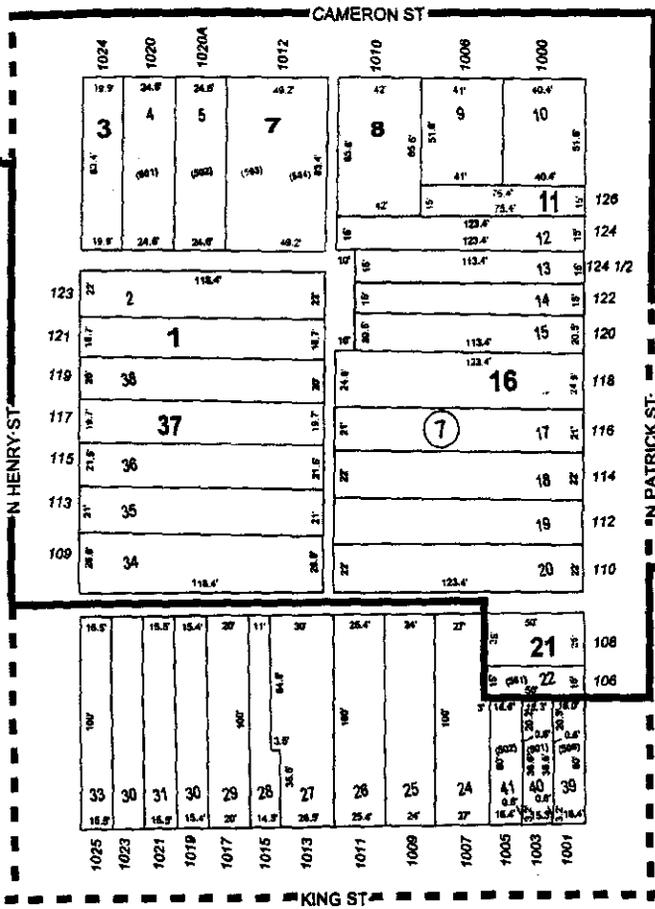
The subject real estate is presently owned by Alexandria Fire House City Council and is located at 115 North Patrick Street in the City of Alexandria. The property is a mid-block site located on the east side of North Patrick Street (four lanes northbound) just south of its intersection with Cameron Street (two lanes westbound). The brick 2.5-story building is located on a small lot of 3,852 square feet. A single-lane public alley, 15 feet wide and connecting North Patrick and North Alfred Streets, is adjacent to the north side of the lot. The rear of the lot has a small surface-level, open, gravel parking lot for a limited number of cars parked in a tandem arrangement. At the time of inspection, the building was secure and empty. The exterior is in good condition; however the first floor windows should be painted and caulked.

The Alexandria Community Services Board ("CSB") proposes to use the subject property for a Safe Haven facility to provide permanent housing and supportive services for homeless individuals with mental illness and/or other disabling conditions. The building will be renovated into a three-unit apartment facility to house up to 12 persons for the Safe Haven program.

SURROUNDING PROPERTIES

A two-block square review of land uses revealed that residential row homes are the predominant land uses in the market area. The only home for sale in the market area is directly north of the subject property at 922 Cameron Street. The row house is a 2.5-story, semi-detached brick structure built in 1890. The property was listed on July 21, 2006, for \$1.2 million and has a finished living area of 2,018 square feet on three levels above grade. Christine Garner, the listing agent, reported that neither the price nor the listing were influenced by the proposed conversion of the building at 115 North Patrick Street to a Safe Haven supported housing program facility. The home is located in the southeast corner of the intersection of North Patrick and Cameron Streets north of the common alley separating the proposed Safe Haven building from the listing. The listing price equates to about \$595 per foot.

South of the subject property, the building stock is comprised of row houses, some of which include the full spectrum of uses including residences, retail stores and small professional offices. Properties to the north of the subject property are predominantly devoted to residential row homes. The condition of the housing stock varies from fair to good. Due to the urban nature of the market area, there are no vacant sites available for new construction. Renovation activity is evident at random homes throughout the market. Patrick Street (northbound) and Henry Street (southbound) carry Route 1 traffic through the City. Both streets are heavily traveled thoroughfares through Alexandria. King and Duke Streets, both south of the subject property, are primarily east-west routes connecting Old Town's core at the Potomac River to suburban locations to the west.



LEGEND					
Date	Lot #	Address	Sale \$	SF	\$/SF
12/06/05	3	1024 Cameron St	1,250,000	2,821	443.11
10/18/05	21	108 N. patrick St	810,000	1,848	438.31
05/16/05	7	1012 Cameron St	2,525,000	8,186	308.45
12/08/04	16	118 N. Patrick St	595,000	1,102	539.93
08/31/04	8	1010 Cameron St	890,000	2,782	319.91
06/29/04	11	126 N. Patrick St	365,000	1,122	325.31
06/04/04	1	121 N. Henry St	382,407	2,464	155.20
04/22/04	37	117 N. Henry St	399,136	2,640	151.19
12/08/03	24	921 King St	1,275,000	5,098	250.10
08/27/03	14	119 N. Patrick St	400,000	2,027	197.34
Current	13	922 Cameron St	1,200,000	2,018	594.65
Subject	18	115 N. Patrick St			

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FIRM'S RECORDED HISTORY

Thorne Consultants, Inc. (TCI) has participated in a wide variety of market and land use impact studies since 1969. Activity over the last ten years relating to the discipline of home and land price impact analysis included the construction of cellular tower communication structures, dog kennels, fast service food drive-through restaurants, parkland buffers, and the presence of schools.

Mr. Thorne has testified throughout the Washington-Baltimore region at Special Exception and other hearings about the impacts of various proposed and existing land uses on adjacent property values. A chart of TCI's practice areas and Mr. Thorne's qualifications are found in the addenda to this report.

RELATED STUDIES

Studies have been conducted regarding the impact, if any, that affordable housing (including residential care facilities and supportive housing) has on neighboring property values. These studies have been performed by the academic community, independent researchers and governmental agencies, e.g., the U.S. General Accounting Office, Coopers and Lybrand, California's Department of Housing and Community Development and Princeton University's Woodrow Wilson School of Public and International Affairs. Any assumption that property values will decline with the addition of affordable housing in the neighborhood results from a perception, which the conducted studies revealed was incorrect, that such facilities will be conspicuous, unattractive, poorly maintained and poorly managed. Information about the studies is available at <http://ci.alexandria.va.us/mhmrsa/propertyvalues.pdf>, and the study results are summarized below.

With the exception of one, all of the studies, utilizing various methodologies, determined that property values are not affected by the types of housing analyzed, including affordable rental housing, affordable owner-occupied housing and housing for the physically and developmentally disabled, mentally ill, the elderly and homeless women and children. Structures varied from single-family houses to high-rise apartment buildings, from prosperous suburbs to rural areas to densely populated urban areas all over the United States. The one study which suggested that affordable housing might have a negative effect on neighboring property values could not conclusively determine whether the affordable housing in question was responsible for lower values or whether other neighborhood conditions were the catalyst.

In brief, the studies referred to above concluded that property values are primarily determined by the condition of the property for sale and by broad trends in market area prosperity, urban and suburban expansion, and local large-scale commercial and industrial development. The findings and conclusions in this report with respect to the proposed Safe Haven program at 115 North Patrick Street are based on a peer-accepted paired-sales analysis and are consistent with the conclusions in the studies referenced above.

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SCOPE OF WORK

Land use impact studies follow a common set of activities and peer-accepted methodologies. The activities and work tasks to complete this impact assignment included the following:

- Inspect the exterior of the proposed Safe Haven building and all properties within a two-block area of 115 North Patrick Street
- Using Alexandria City offices or other sources, identify the location of recently sponsored supported housing programs
- Develop a list of potential candidates for study
- Complete a preliminary review of the sites to determine the following:
 - 1) comparability with the intended use of the structure
 - 2) availability of adequate data to formulate a supported opinion
 - 3) comparability of surrounding land uses (homes nearby the existing facility)
- Using the above criteria, reduce the data points to an analogue set worthy of further analysis
- After locating three or more existing analogues for study, physically inspect the exterior of these supported housing program facilities and their market areas
- Develop a well-supported research (usually paired sales) method to determine the negative impact, if any, on adjacent property values caused by activities in these facilities

METHODOLOGY

The peer-accepted methodological approach uses factual information available from public records including sale dates, sale prices and living areas. Sales are paired to compare the raw unadjusted prices per foot paid for property sold adjacent to a community facility to a sale of similar characteristics (sale date, housing profile, lot size and finished living area) removed from the impact area.

The approach is commonly referred to as paired sales analysis. If there is a disparity (unexplained by other factors) in the sale prices per foot for near-identical properties, an impact is present. If there is parity between the sales, no impact is concluded. In all studies, housing sales are used as there is more frequent information available. Moreover, claims of value

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impediment are usually the result of households living near a facility voicing opposition to the land use.

We extended our efforts beyond the City of Alexandria to the District of Columbia and the counties of Montgomery, Arlington and Fairfax. The search included supported housing programs where homeless individuals suffering from mental illnesses and/or substance abuse disorders live with supportive services.

After a review of 15 different existing supported housing program facilities offering a wide array of services, we used five analogues to support our findings. These five were selected based on their location, similar facility uses, comparable surrounding land uses (homes), urban densities, and the availability of adequate paired data or housing sales.

Many of the potential analogues, after review, were removed from further study due to the following issues:

- there were inadequate data over the last three-year period or there were no sales to pair
- facilities located in areas of urban blight (exclusively the District of Columbia) were removed as offering unreliable data points
- facilities located in or near office or industrial parks were dropped from consideration
- facilities completely surrounded by office and retail buildings were removed the list

After inspection of the five analogues, we found the exteriors were superior in condition and general appearance to the surrounding housing stock. During three site visits to the Alexandria facilities, we noted no unusual activity or congregation of individuals seeking assistance from City agencies.

Several other factors required careful consideration in the pairing methodology, including the following:

- the housing market from 2002 to late 2005 experienced a rapid escalation in prices; accordingly, when pairing the only available sales which may span a year or more, adjustments must be applied to account for changing prices
- using sale pairs between late 2005 and mid-2006 also requires careful attention as prices reversed their upward trend and current prices have fallen as much as 20%
- although some data points (house sales) offer suitable pairing, noise generated from high volume traffic corridors like Patrick and Henry Streets and Route 1 (the Windsor Avenue site) need careful review and explanation

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- Seventh Street in the District is equally affected by heavy traffic as the thoroughfare serves as a major collector road leading to Silver Spring, MD. At the northern section of the District the road becomes Georgia Avenue (Route 97) leading to the Beltway and northern suburban communities in Maryland
- we made a concerted effort to resolve conflicts in the data reported by multiple sources; the data points were always consistent on sale and listing dates and sale prices; the square feet of finished living areas in a limited number of sales, however, were impossible to resolve; we tended to use a conservative approach to the analysis and elected to use the larger square foot area resulting in a lowest price per foot for that data point.

**WASHINGTON, D. C.
1610 7th Street, N.W.**

New Hope Ministries operates a Safe Haven program offering permanent housing for about 25 homeless men on the west side of 7th Street between Rhode Island Avenue at the north and Q Street at the south. The housing facility has been in operation since 1996.

Our comparative study of sales included five Squares as follows:

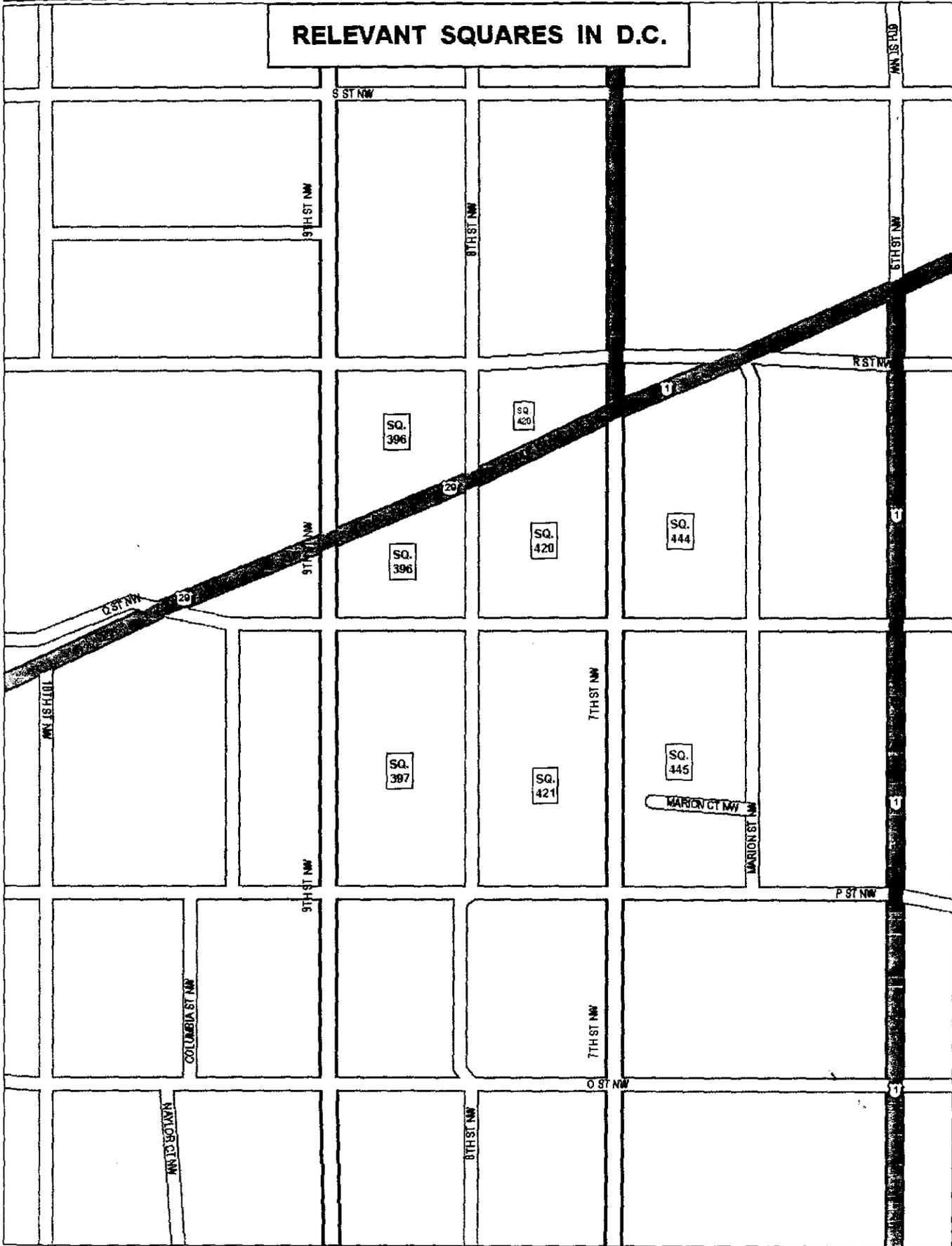
<u>Square #</u>	<u>Comment</u>
396	Located behind the facility
420	Center's location on the east side of the Square
421	South of Q Street
444	Directly opposite the shelter
445	South of Q Street and opposite Square 421

Squares 396 and 420 are divided by Rhode Island Avenue. Regardless, we elected not to obtain any additional data points north of Rhode Island Avenue as the major four-lane road is a significant barrier in the continuity of land use patterns.

The housing facility faces 7th Street on the east side of Square 420. Square 444 is located on the opposite side of 7th Street and faces the facility. Square 396 is located directly behind the facility on the east side of 8th Street. There are no residential properties in either Square facing 7th Street as offices and retail stores are present for the entire distance between Q Street at the south and Rhode Island Avenue at the north. However, homes are directly behind the facility in Squares 420 and 396. Homes in the subject facility's Square (420) are also located along the south side of Rhode Island Avenue.

The schematic on the following page shows the location of the five relevant Squares discussed herein.

RELEVANT SQUARES IN D.C.



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Data Zoom 18-0

PAIRED RESIDENTIAL SALES NEAR 1610 7th STREET, N. W.

Square/ Lot	Address (All are N. W. Streets)	Owner's Name	Sale Price (\$)	Sale Date	Living Area	\$/Ft.
0396/0030	813 Q St	Stephen C. Thomas	469,000	Sep-05	1,614	291
0396/0012	1616 8th St	Kathleen Enright	472,000	Jan-05	1,168	404
0396/0801	811 Q St	Ahao Ouyang	603,000	May-04	2,755	219
0396/0014	1612 8th St	Krasimir Vrangov	290,000	Nov-03	1,160	250
0396/0031	809 Q St	Todd J. Collins	450,000	Feb-03	1,806	249
0420/0033	704 Rhode Island Ave	Angela Park	368,000	May-06	888	414
0420/0032	706 Rhode Island Ave	Melanie Anne Eltz	420,000	Apr-06	864	486
0420/0003	1603 8th St	Mignon M. Bowie	450,000	Mar-05	1,652	272
0420/0026	718 Rhode Island Ave	Steven R. Swetlow	250,000	Feb-04	972	257
0420/0010	1617 8th St	Malgorzata Polakowska	281,000	May-03	1,496	188
0421/0041	1533 8th St	Fernando M. Garcia, Jr.	715,000	Nov-05	2,091	342
0421/0013	1523 8th St	Courtney E. Fairchild	566,500	Oct-05	2,782	204
0421/0060	1529 8th St	Leander C. Gray	462,500	May-05	2,292	202
0421/0048	712 Q St	Angela O'Day	415,000	May-05	1,050	395
0421/0005	1507 8th St	William W. Waybourn	830,000	Mar-05	1,704	487
0421/0014	1525 8th St	Gerry M. Coates	422,680	Oct-03	2,872	147
0444/0127	1619 Marion St	Mark M. Leta	650,000	Feb-06	1,552	419
0444/0805	629 Q St	Gerald J. Roper, Jr.	391,400	Jul-05	1,364	287
0444/0133	1631 Marion St	Edward M. Kenny	649,000	May-05	1,468	442
0444/0132	1629 Marion St	Robin M. Maher	521,500	Apr-05	1,616	323
0444/0179	608 R St	Jennifer Hasting	571,500	Apr-05	1,740	328
0444/0115	605 Q St	Nasar Haider	360,000	Apr-05	2,178	165
0444/0177	612 R St	Felix N. Ayala	499,000	Feb-05	1,708	292
0444/0198	1607 Marion St	Brian G. Smith	437,000	Aug-04	1,160	377
0444/0135	1635 Marion St	Christopher Emerson	435,000	Jun-04	1,476	295
0444/0174	618 R St	Guangjing Li	395,000	May-04	1,710	231
0444/0110	645 Q St	Eric S. Middleton	445,000	Apr-04	1,090	408
0444/0808	633 Q St	Robert W. Carroll	545,000	Aug-03	2,056	265
0444/0120	615 Q St	Djahangir M. Rahnavard	625,000	Jun-03	3,153	198
0445/0169	636 Q St	Gina D. Okon	890,000	Jun-06	2,983	298
0445/0807	1511 Marion St	James R. Kreger	565,000	Nov-05	1,676	337
0445/0113	620 Q St	David T. Flynn	550,000	Jul-05	1,233	446
0445/0160	1505 Marion St	Rodrick Crider, Jr.	475,000	Jun-05	1,488	319
0445/0203	1521 Marion St	Miriam Lutz	485,000	Jun-05	944	514
0445/0210	1535 marion St	Maximilian P. Menna	429,000	Apr-05	944	454
0445/0165	1526 Marion St	Marka A. Peterson	326,000	Oct-04	944	345
0445/0122	632 Q St	624 Q Street NW LLC	257,500	Sep-04	1,414	182
0445/0126	624 Q St	624 Q Street NW LLC	425,000	Sep-04	992	428
0445/0208	1531 Marion St	Lucy C. Murfitt	309,000	Jan-04	1,004	308
0445/0164	1528 Marion St	Benjamin W. Edelman	227,050	Nov-03	944	241
0445/0161	1507 Marion St	Mindy R. Jacobs	380,000	Nov-03	1,480	257
0445/0168	1520 Marion St	Courtney Smothers	274,000	Oct-03	1,024	268
0445/0824	1509 Marion St	John H. Bursk	429,000	Aug-03	2,550	168
0445/0206	1527 Marion St	Christopher M. Shaheen	210,000	Jun-03	1,004	209
0445/0117	612 Q St	Courtney Dane	414,000	Feb-03	1,579	262

Source: MATRIX and Thorne Consultants, Inc.

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The table on the preceding page lists all residential sales from 2003 to 2006 in the five Squares identified above. Although Square 444 is directly opposite the facility, all residential sales are located on Q, R and Marion Streets.

The similar colors illustrate common sale pairs of homes selling in the same year of about the same size or living areas as reported in MATRIX and/or in the District's tax records. There are four sales of homes directly behind the facility on 8th Street in Squares 396 and 420. The homes at 1603 and 1617 8th Street are adjacent to the rear of the facility.

Comparing the sales from those Squares (396 and 420) nearest the facility with sales in the remaining three blocks suggests no clear market evidence of a negative impact on property values. Only one pair (light blue) suggests an impact. However, after inspecting the two homes, we note that the condition and location of the home on Marion Street explain the difference in unit prices. Marion Street is a secluded residential street, and the home's exterior condition (viewed in 2006) is superior to the home at 1617 8th Street.

**CITY OF ALEXANDRIA
633 N. Columbus Street**

The Alexandria CSB operates a two-unit, seven-bed, supervised permanent apartment facility serving homeless men and women with serious mental illness and/or substance abuse disorders. The facility is located in the southeast corner of the intersection of Columbus and Wythe Streets and has been operating since 1994. The entire block to the north of the home on the east side of Columbus Street is devoted to a church, rectory and affiliated school.

Real estate activity in the market area is limited to a single townhome, currently listed for rent, at 708 N. Columbus Street in the block north of the housing facility. The most recent sales of townhomes located in the same block as 633 N. Columbus Street are set forth below:

The home nearest the housing facility is located at 622 N. Columbus Street on the opposite side of the street. The property was listed for \$474,500 in March 2005 and sold in May 2005 for \$465,000. The three-level townhome was built in 1945 and contains a total of 1,020 square feet of living area (excludes 255 square feet of finished area in the basement) indicating a price per foot of \$456.

A second townhome (built in 1930) located at 602 N. Columbus Street was listed for sale in November 2005 for \$649,000. The home sold in March 2006 for \$649,000 or about \$381 per foot. The finished living area on two levels, according to tax records, is 1,702 square feet.

After an inspection of the block and the two sales, we contend that neither price is impacted by the presence of the housing facility. The lower sale price per foot reported in the

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second sale further south of the facility is explained by the date of construction and the physical condition of the property.

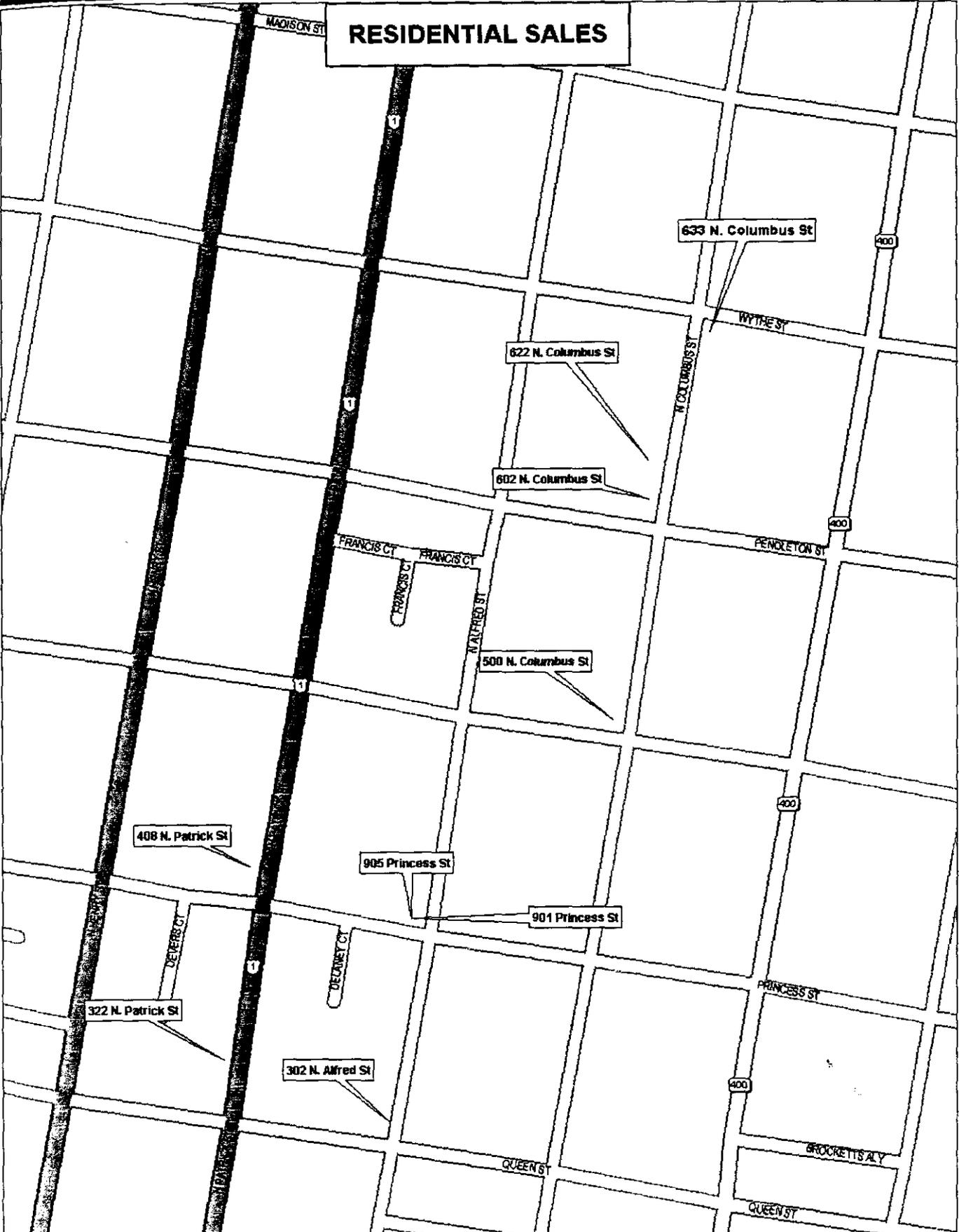
The table below lists the six most recent sales of townhomes in the market area selling between July and October 2006. There are three sales proximate to the housing facility - - 500 N. Columbus Street and 901 and 905 Princess Street near the intersection with N. Alfred Street. The prices per foot are \$479, \$413 and \$475 per foot, respectively. These sales and the remaining three sales when compared to the sale at 622 N. Columbus Street (\$456 per foot) suggest that there is no measurable impact from the presence of the existing housing facility on nearby property prices.

#	Address	Current Owner's Name	Sale Price (\$)	Sale Date	Living Area	\$/Ft.
1	408 Patrick St N	Joshua M. Dickinson	615,000	Oct-06	1,476	417
2	322 Patrick St N	Andrew J. Asbill	500,000	Oct-06	1,432	349
3	905 Princess St	David R. Bush	625,000	Aug-06	1,316	475
4	302 Alfred St N	Ricardo K. Navarro	520,000	Jul-06	1,040	500
5	901 Princess St	Ann C. Toohey	520,000	Jul-06	1,260	413
6	500 Columbus St N	David A. Rudlin	570,000	Jul-06	1,190	479

Source: MATRIX and Thorne Consultants, Inc.

A map of all sales discussed in this section of the report is found on the following page.

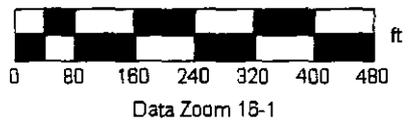
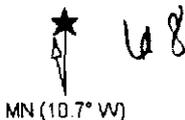
RESIDENTIAL SALES



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**CITY OF ALEXANDRIA
211 Aspen Street**

The Alexandria CSB operates a transitional apartment facility for homeless individuals with substance abuse and mental health disorders in a building located on the northeast side of Aspen Street (mid-block) between Landover and Russell Streets. The apartment facility has been operating since 1989 in a residential neighborhood of moderate-income households. The market area is devoted to moderately priced residential duplexes and detached single-family homes located in northern Alexandria.

The exterior condition of homes aligned along both sides of Aspen Street and Burgess Avenue (a parallel street north of Aspen Street) range from poor to good. It is impossible to compare housing prices in the block between Mosby and Landover Streets along Aspen Street to the housing between Russell and Mosby Streets. Near Mosby Street's intersection with Aspen Street, the housing profile (age, condition, lot size and design) changes from row houses to detached homes of a newer rambler or traditional two-story design. Generally, the higher numbered homes along both Burgess Avenue and Aspen Street are in superior condition to the lower numbered homes nearer Landover Street.

We found that a total of 21 homes sold in the period from 2004 to year-to-date 2006 adjacent to or opposite the existing apartment facility on Aspen Street between Landover and Mosby Streets. A home at 230 Aspen Street located near the corner of Mosby and Aspen Streets was listed as of October 13, 2006 for \$454,900. The home was acquired by the seller in August 2004 for \$365,000. The listing price is equal to \$300 per foot for a finished living area of 1,515 square feet. The corresponding price per foot for the sale of the home in August 2004 was \$241. As the structure is located at the end of the block near Mosby Street, we opined that the property is outside the impact area of the apartment facility at 211 Aspen Street.

Information is set forth below regarding the sale of one home directly behind the apartment facility and three more homes proximate to the facility:

A home located at 208 Burgess Avenue is directly behind the facility. The property was listed for \$345,000 in May 2004 and sold in July 2004 for \$347,000. The two-level row house was built in 1956 and contains a total of 1,150 square feet of living area indicating a price per foot of \$302.

A second home adjacent to the facility at 213 Aspen Street was listed for \$458,500 in April 2006 and sold in July 2006 for \$458,500. The two-level row house was built in 1956 and contains a total of 1,597 square feet of living area indicating a price per foot of \$287.

A third home adjacent to the above property at 215 Aspen Street was listed for \$464,900 in July 2006 and sold in August 2006 for \$452,000. The two-level row

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PREPARED IN ANTICIPATION OF LITIGATION**

house was built in 1956 and contains a total of 1,515 square feet of living area indicating a price per foot of \$298.

A fourth home at 207 Aspen Street (two homes removed from the apartment facility) was listed for \$385,000 in June 2004 and sold in August 2004 for \$375,000. The two-level row house was built in 1956 and contains a total of 1,597 square feet of living area indicating a price per foot of \$235.

Two of the sales nearest the facility on Aspen Street sold in calendar year 2006, and the remaining two sales transferred in 2004. The 2004 transactions are found behind the facility (208 Burgess Avenue) and to the east of the facility (207 Aspen Street). The prices per foot for the older sales in 2004 (i.e., \$302 and \$235 per foot) are disparate and reflect differences in age and condition.

In addition to the four sales discussed above, the following 17 sales were uncovered in our data search.

#	Address	Current Owner's Name	Sale Price (\$)	Sale Date	Living Area	\$/Ft.
1	227 Burgess Ave	Martha H. Faulconer	449,900	Jun-06	1,102	408
2	223 Burgess Ave	Jamie Milla	424,900	Jan-06	1,102	386
3	214 Burgess Ave	Chris Hayes	340,000	Jan-06	1,653	206
4	215 Burgess Ave	Jennifer A. Bernstein	470,000	Dec-05	1,543	305
5	230 Burgess Ave	Taylor E. Krenkel	464,900	Aug-05	1,368	340
6	209 Burgess Ave	Fabio A. Gutierrez	359,950	Sep-04	1,515	238
7	238 Burgess Ave	Benjamin E. Klein	352,000	Jun-04	1,387	254
8	227 Aspen St	Brian J. Lee	465,000	Jan-06	1,653	281
9	208 Aspen St	David J. McGuire	447,500	Oct-05	1,653	271
10	226 Aspen St	Julie Olson	480,000	Aug-05	1,653	290
11	229 Aspen St	John Cutts	454,900	Mar-05	1,598	285
12	218 Aspen St	Jose Nativi	355,000	Sep-04	1,653	215
13	203 Aspen St	Matthew Yates	375,000	Aug-04	1,515	248
14	233 Aspen St	Michael Kirby Wallace	416,500	Aug-04	1,597	261
15	230 Aspen St	Charles Eldridge	365,000	Aug-04	1,515	241
	230 Aspen St	Charles Eldridge	454,900	Listed	1,515	300
16	229 Aspen St	Blaise Miller	315,000	Jul-04	1,598	197
17	224 Aspen St	Joseph Ross	416,000	Jun-04	1,597	260

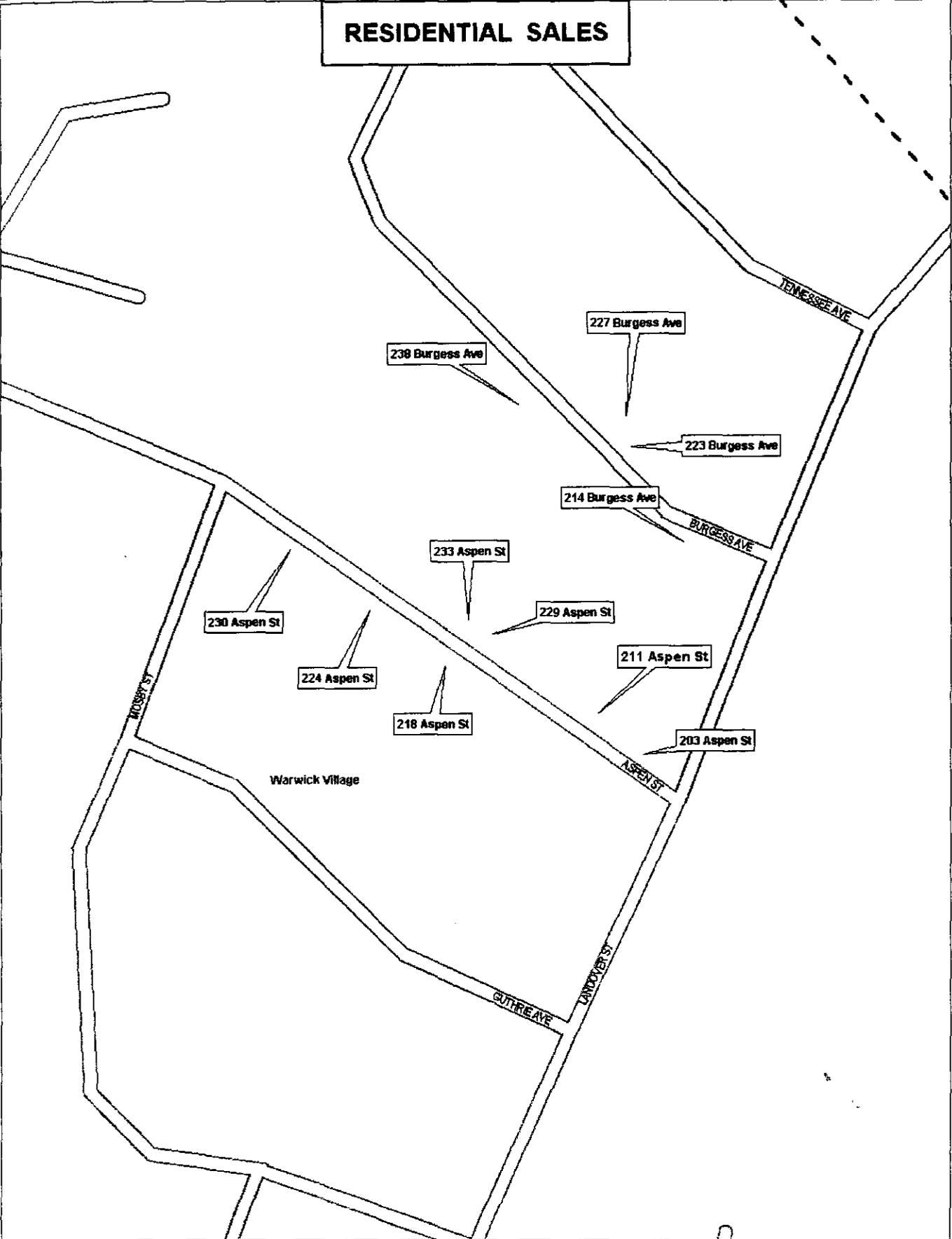
Source: MATRIX and Thorne Consultants, Inc.

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The weighted average of the four 2006 sales (Sales 1, 2, 3 and 8) equates to about \$305 per foot (total sale prices of \$1,679,800 ÷ 5,510 square feet). The rate compares favorably with the average of the two sales nearest the facility on Aspen Street after considering the superior condition of the two properties on Burgess Avenue (the higher numbered sales). The mixed condition of the housing stock on Aspen Street is evident in the property at 227 Aspen Street which sold for \$281 per foot in early 2006. The sale is several homes distant from the facility, lies outside the impact area, and sold for a lower price per foot than the two homes nearest the facility.

Reviewing the transactions in 2004 and comparing the sale at 208 Burgess Avenue with the balance of the sales on Aspen Street in the same year reveals that a higher price was achieved for the home directly behind the facility than for the balance of homes on Aspen Street, or Sales 12 through 17. A map on the following page depicts the location of the sales and the facility.

RESIDENTIAL SALES



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72

MN (10.7° W)



0 40 80 120 160 200 240 ft

Data Zoom 17-0

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**CITY OF ALEXANDRIA
522 E. Windsor Avenue**

The Alexandria CSB operates a men's recovery home on the north side of Windsor Avenue one lot west of Route 1 in a residential neighborhood of moderate-income households. The facility, which has been operating since 1997, is a transitional group home that serves seven homeless men with substance abuse and/or mental health disorders.

The corner lot is occupied by a painted concrete-block, one-story structure used for a wholesale flower and distribution facility. Land to the west of the facility is devoted to single-family, older stock, detached housing. The market area from which home sales were culled from the MATRIX database form a square with Route 1 on the east, DeWitt Street on the west, E. Custis Street on the north, and E. Bellefonte Street on the south. Sales in the market occurring between October 2004 and the present were tabulated. After a review of the data, we found no relevant sales in the market area or adjacent to the facility in calendar year 2006. Accordingly, all sales reported in 2006 in the market area were dropped from consideration.

There is one home directly behind the facility (521B Custis Avenue) and two more homes proximate to the facility on each side of Windsor Avenue and these are:

A home located directly behind the facility at 521 B E. Custis Avenue was listed for \$439,000 in April 2005 and sold in June 2005 for \$448,000. The two-level row house was built in 1987 and contains a total of 1,120 square feet of living area indicating a price per foot of \$400.

A home located adjacent to the facility at 518 E. Windsor Avenue was listed for \$680,000 in June 2005 and sold in August 2005 for \$665,000. The two-level row house was built in 1998 and contains a total of 2,204 square feet of living area indicating a price per foot of \$302.

A home located further west of the facility but in the same block at 513 E. Windsor Avenue was listed for \$595,000 in June 2005 and sold in July 2005 for \$595,000. The two-level row house was built in 1928 and contains a total of 1,096 square feet of living area indicating a price per foot of \$543.

The sale adjacent to the facility at 518 E. Windsor Avenue is an anomaly when compared to the other sales in the database. There are two factors that affect its price - the large finished area of the home and its proximity to Route 1's noise and traffic. The sale is almost twice as large as the other home sales in the list (1,120 square feet). We could not confirm, using paired sales, the negative impact of proximity to Route 1; however, the presence of a four-lane highway less than a hundred feet from the property is, in our opinion, a negative feature. The average home price in the table below after removing this sale is \$536,142. The home adjacent to the center sold at a price about 24.0% higher than the average sale price of the remaining 29 sales.

The sale directly behind the facility sold at the rate of \$400 per foot and compares favorably with sales west of this property in the 300 block of E. Custis Avenue - - 302 and 305

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E. Custis Avenue at \$391 and \$370 per foot, respectively. Due to size and condition, the sales at 317 and 407 E. Custis Avenue are not good analogues.

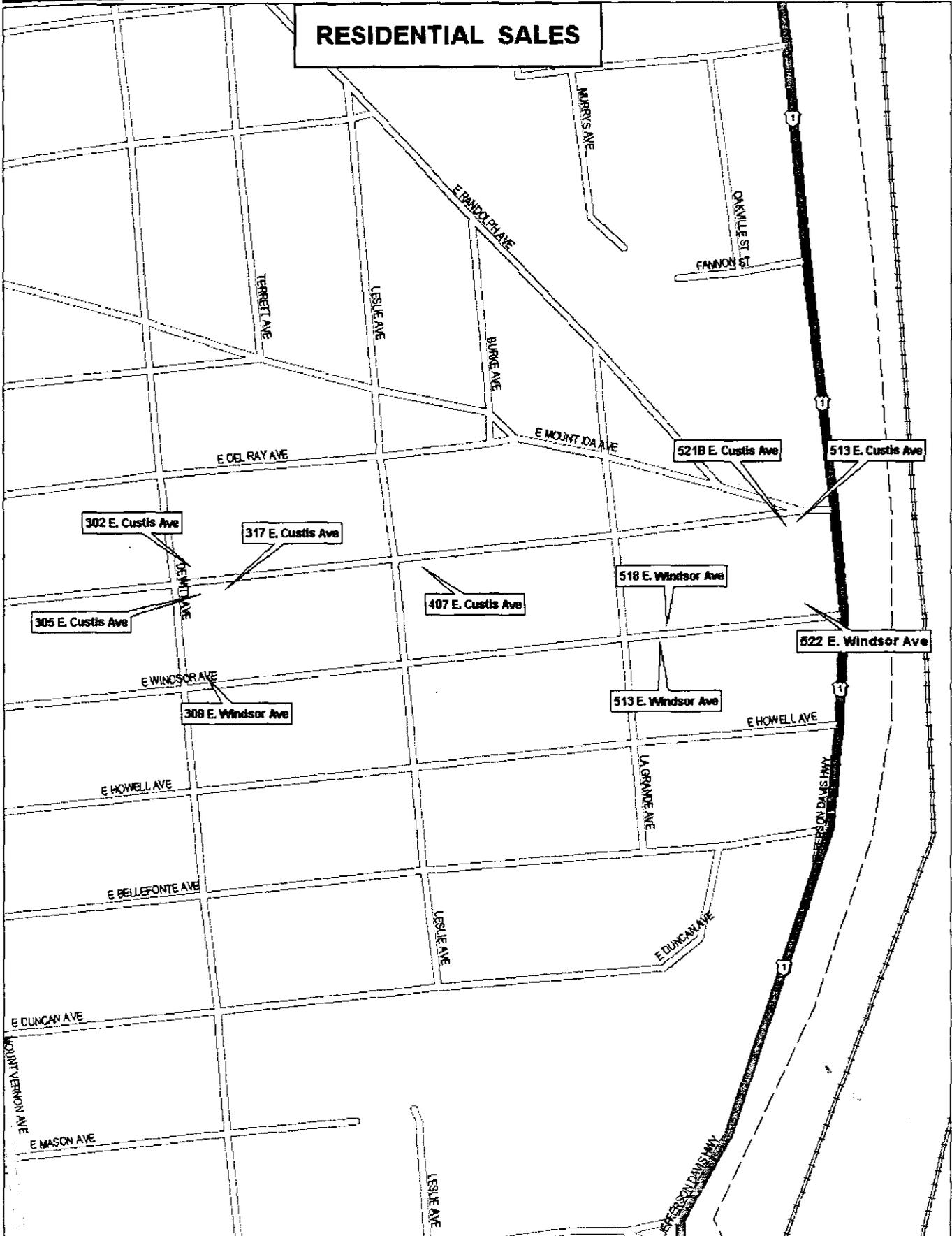
The home sale almost directly across from the facility at 513 E. Windsor Avenue sold at a rate of \$543 per foot, and the data point compares favorably with a sale further west at 308 E. Windsor Avenue selling at \$464 per foot.

#	Address	Current Owner's Name	Sale Price (\$)	Sale Date	Living Area	\$/Ft.
1	1807 Leslie Ave	Victoria Leavitt	360,000	12/31/05	884	407
2	415 Windsor Ave E	Meaghan N. Duff	650,000	11/30/05	1,532	424
3	1817 Leslie Ave	Daniel H. Newton	485,000	11/15/05	884	549
4	1803 Leslie Ave	Meredith V. Sawyer	479,000	09/30/05	884	542
5	305 Custis Ave E	Claire L. Haymes	699,000	09/29/05	1,891	370
6	519 Bellefonte Ave E	Christine Feig	479,800	09/23/05	864	555
7	506 Windsor Ave E	Judith A. Sansalone	698,678	09/21/05	988	707
8	1807 Leslie Ave	Victoria Leavitt	485,000	09/16/05	884	549
9	302 Custis Ave E	Kari M. Desutter	463,250	08/26/05	1,184	391
10	302 Howell Ave E	Gregory M. Algie	505,000	08/22/05	783	645
11	518 Windsor Ave E	Ghizlane Boukhuf	665,000	08/19/05	2,204	302
12	512 Howell Ave E	Jessica Margolies	579,900	08/05/05	1,680	345
13	513 Windsor Ave E	Melissa L. Thomas	595,000	07/25/05	1,096	543
14	511 Bellefonte Ave E	Philip X Spicer	362,500	07/20/05	864	420
15	403 Bellefonte Ave E	Ann Gretter	440,000	06/28/05	884	498
16	303 Howell Ave E	Janey R. Bezner	805,500	06/24/05	1,702	473
17	319 Bellefonte Ave E	Silas Larsen	485,000	06/23/05	918	528
18	521 B Custis Ave E	Jennifer Voelker	448,000	06/15/05	1,120	400
19	317 Custis Ave E	Kelly K. McArter	425,000	05/27/05	900	472
20	407 Custis Ave E	Robert B. Barber, Jr.	465,000	05/26/05	874	532
21	1416 Leslie Ave	Thomas R. Bodem	582,000	05/13/05	1,620	359
22	506 Bellefonte Ave E	Henry Holliday	450,500	05/10/05	928	485
23	2510 DeWitt Ave	Kimberly Fondren	525,000	04/26/05	783	670
24	420 Bellefonte Ave E	Gail Kasun	460,000	04/25/05	884	520
25	1814 Leslie Ave	Mark A. Brazier	450,000	04/12/05	884	509
26	308 Windsor Ave E	Kevin Kamimoto	735,000	04/01/05	1,584	464
27	300 Bellefonte Ave E	Desirae Jura	620,000	02/28/05	1,254	494
28	2405 Leslie Ave	Christian Gullott	710,000	02/24/05	1,602	443
29	400 Howell Ave E	Barbara E. King	730,000	02/18/05	1,304	560
30	510 Howell Ave E	Heather L. Grutzius	375,000	02/03/05	832	451.

Source: MATRIX and Thorne Consultants, Inc.

Given the above analysis, we concluded that there is no negative impact of the facility on adjacent property values.

RESIDENTIAL SALES



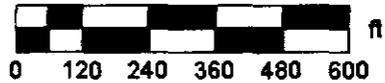
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MN (107° W)



Data Zoom 15-6

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**CITY OF ALEXANDRIA
610 Notabene Avenue**

The Alexandria CSB operates a supervised apartment facility for ten homeless individuals on the west side of Notabene Avenue in the center of a mixed neighborhood of small apartment buildings and duplex homes. The housing stock was delivered in the 1950s and 1960s in an area of low-income and renter households. The CSB has operated the housing facility at 610 Notabene Avenue since 1998 in a small garden-style, multi-family apartment building.

The mid-block building is a two-story-plus-basement structure used for rental apartments. Two homes (four owner-occupied dwellings) are located north of the facility. The balance of the land uses along Notabene Avenue and east and north of the center consist of older low-rise, small-scale, apartment buildings. The market area from which home sales were culled from the MATRIX database is located along Four Mile Road.

There is only one home adjacent to the facility (622 Notabene Avenue) that recently sold (2003). The townhomes located directly behind the facility (separated by a tall wooden fence), as well as additional townhomes and duplexes present in the market area, are much newer than the housing stock found on Notabene Avenue and Four Mile Road.

There is only one adjacent and recent sale of a duplex home near the facility (622 Notabene Avenue). The home was listed for \$225,000 in October 2003 and sold in November 2003 at the list price. The two-level brick duplex was built in 1953 and contains a total of 1,056 square feet of living area. The indicated price per foot of \$213.

There are no remaining single-family or duplex sales on Notabene Avenue between 2003 and 2006. We searched Four Mile Road for sales, a connecting street to the north of the facility and outside the impact area. Only two home sales were found to be used as analogues.

A duplex home sold at 711 Four Mile Road for \$225,000 on September 23, 2003. The home contained 1,056 square feet of living area, equating to a rate per foot of \$213.

The second and more recent sale (January 2004) was found at 713 Four Mile Road. The home was listed for \$223,000 and was on the market less than 30 days. Two prospective buyers competed for the home increasing the listing price by \$3,000. The house sold for \$226,000 and contained about 1,056 square feet of living area, equating to \$214 per foot.

The difference of \$1.00 per foot in the third sale can be explained by rising market demand and the slightly superior physical condition of the home. After a review of the sales data, we concluded that there is no negative impact of the Notabene apartment facility on adjacent property values.

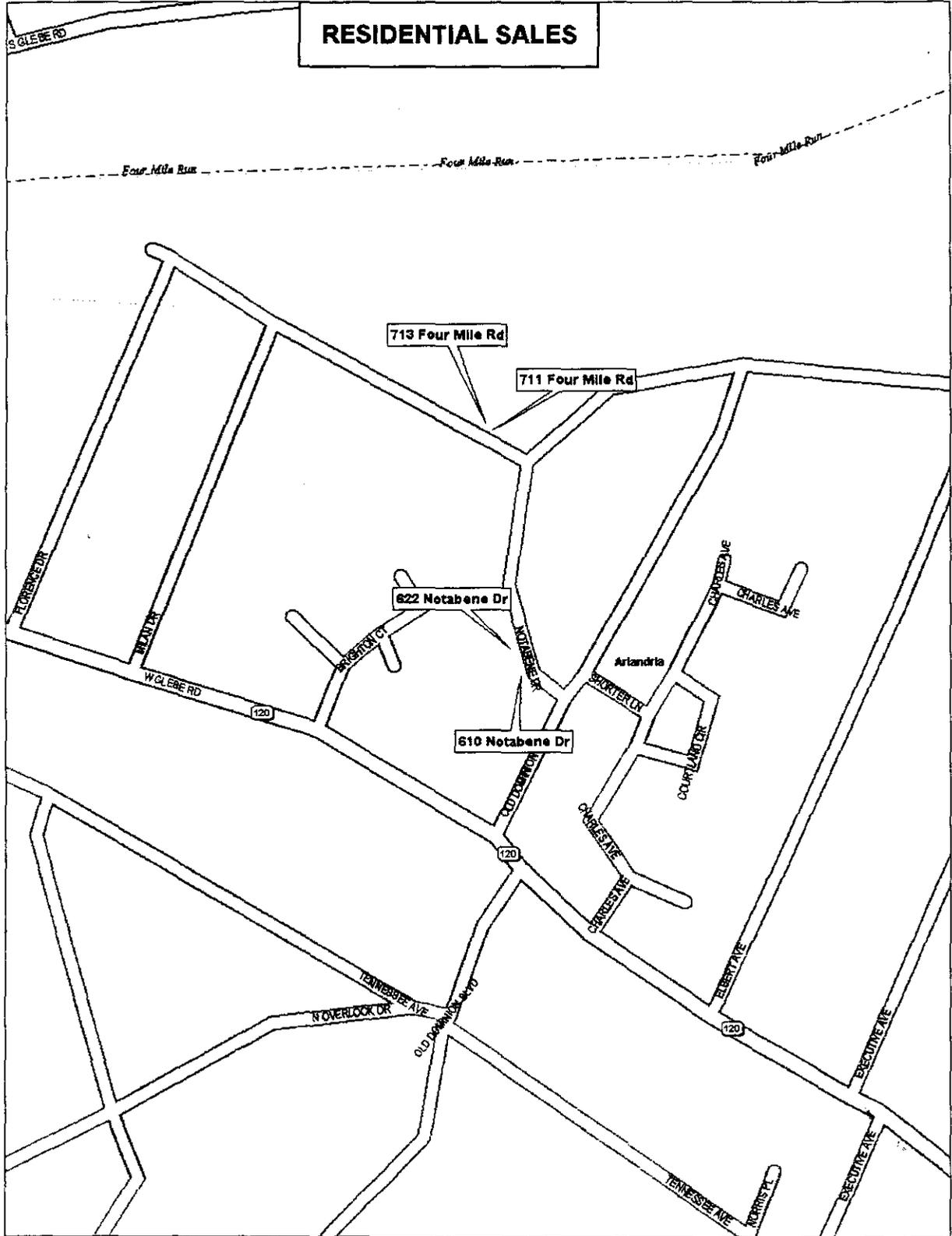
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STUDY CONCLUSIONS

After an inspection of the proposed Safe Haven facility at 115 North Patrick Street and its market area and a thorough review of the results of our five analogue studies, we concluded that supported housing programs have no impact on nearby residential property values. Housing prices, age and condition of the homes near the supported housing program buildings for the five analogues are comparable and similar to the housing stock found near the proposed Safe Haven facility.

We found nothing unique about the neighborhood of the proposed Safe Haven facility. As a result, based on extrapolation from our analogue study of housing prices near supported housing programs operated by the public sector or not-for-profit entities, we concluded that conversion of the building at 115 North Patrick Street to a Safe Haven facility will have no discernable or measurable impact on housing prices in the neighborhood

RESIDENTIAL SALES



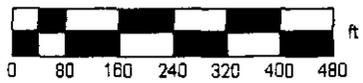
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Data Zoom 16-1

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CERTIFICATION

I certify that, to the best of my knowledge and belief,...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- the appraisal assignment was not based on a requested conclusion.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined conclusion or direction in findings that favors the cause of the client or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.
- I have the knowledge and experience necessary to complete the assignment competently.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the persons signing this report.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I, Oakleigh J. Thorne, MAI, have completed the requirements of the continuing education program of the Appraisal Institute.

Certified by,
THORNE CONSULTANTS, INC.


Oakleigh J. Thorne, MAI, CRE

Certified General Real Estate Appraiser Commonwealth of Virginia #1708

ADDENDA

SUBJECT PHOTOGRAPHS



115 North Patrick Street



Intersection of Cameron & North Patrick Streets Looking Northeast

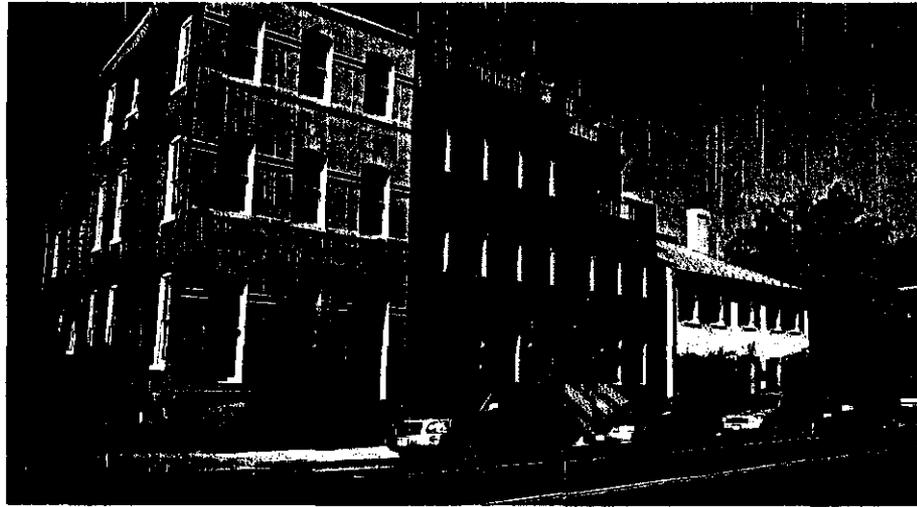
82



Street Scene on the East Side of North Patrick Street



North Patrick Street From King Street Looking North



King Street Intersection With North Patrick Street



North Alfred Street Frontage

2/12



Cameron Street Frontage

D.C. FACILITY



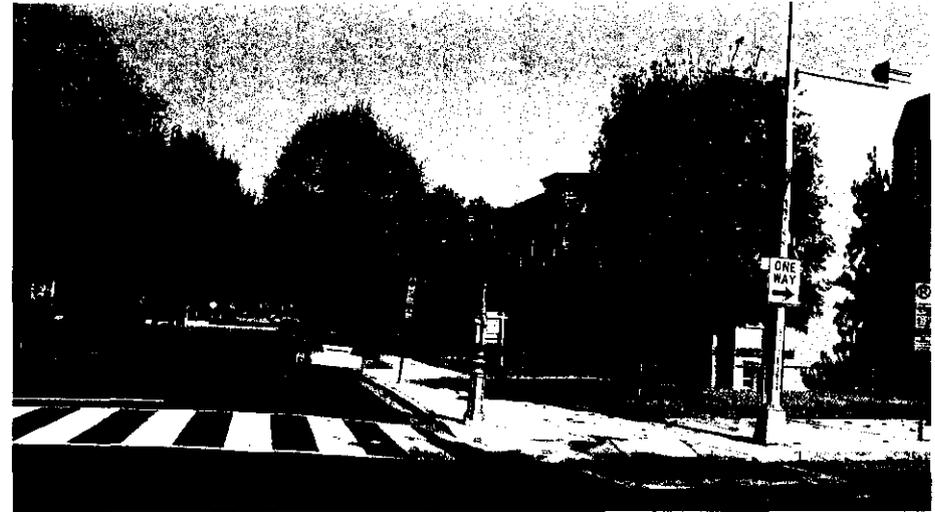
1610 7th Street, N.W. Looking Northwest



1610 7th Street, N.W. Looking Southwest



Q Street, N.W. East of 7th Street



8th Street, N.W. Frontage From Q Street



Q Street, N.W. Frontage

COLUMBUS FACILITY



633 North Columbus Street at Wythe Street



The Rear Elevation of 633 North Columbus Street

82



Intersection of Wythe & North Columbus Streets



Housing on the West Side of North Columbus Street

ASPEN CENTER

89



211 Aspen Street Looking Northwest



211 Aspen Street Looking Northeast

90



Aspen Street West of Mosby Street



Typical Housing West of Mosby Street



South Side of Aspen Street



Home For Sale at Mosby & Aspen Streets

WINDSOR CENTER



522 East Windsor Avenue



Floral Warehouse Frontage is on Route 1

93



Homes Adjacent to the Windsor Center



Windsor Street Housing West of La Grande Avenue

NOTABENE CENTER

94



610 Notabene Drive



Homes Near Notabene Drive



Duplex Homes Adjacent to 610 Notabene Drive

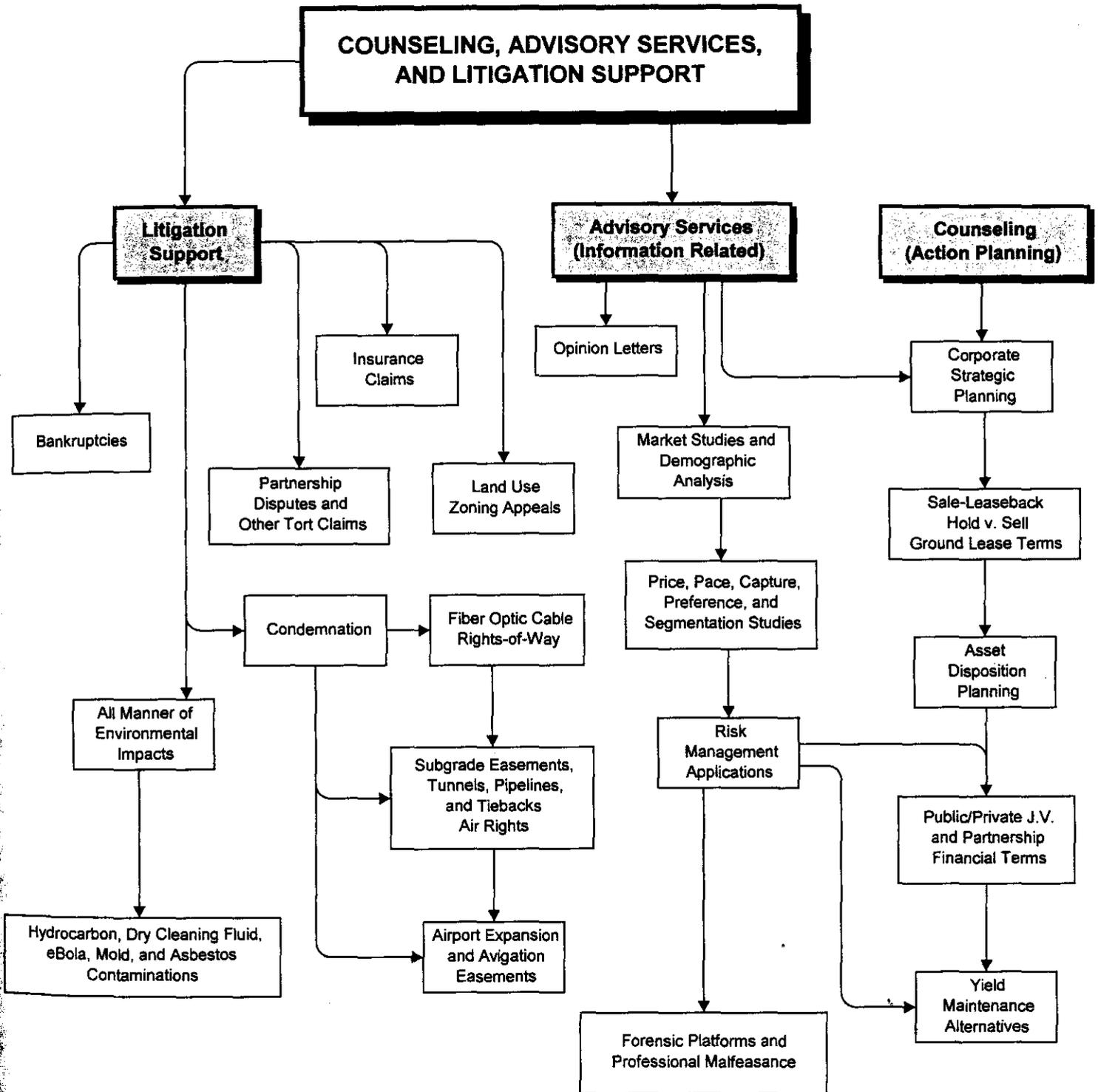


Homes on Four Mile Road

95

QUALIFICATIONS

TCI's PRACTICE AREAS



97

QUALIFICATIONS - OAKLEIGH J. THORNE, MAI, CRE

PROFESSIONAL EDUCATION

State University of New York, New Paltz, New York (B.S. 1964)
American University, Washington, D.C. (Graduate Studies 1969-1972)

Appraisal Institute (formerly, American Institute of Real Estate Appraisers):

- Course 1A1, Real Estate Appraisal Principles (1966)
- Course 1A2, Basic Valuation Procedures (1966)
- Course 1B-A&B, Capitalization Theory and Techniques (1967)
- Course 2-1, Case Studies in Real Estate Valuation (1968)
- Course 6, Investment Analysis (1969)
- Course 4, Condemnation (Successfully Challenged the Exam, 1969)
- Course 2-3, Standards of Professional Practice (1987, 1990, 1993)
- Course 410, Standards of Professional Practice Part A (1996, 1999)
- Course 420, Standards of Professional Practice Part B (1996, 1999)
- Virginia Mandated Law Course (1998, 1999, 2000)
- Course 550, Advanced Applications (2001)
- USPAP Course - Six hours (2002)
- USPAP Course - Sixteen hours (2002)
- Evaluating Commercial Construction - Sixteen hours (2003)
- Case Studies in Partnership and Common Tenancy Valuation - Fourteen hours (2004)
- USPAP Course - Seven hours (2005)

PROFESSIONAL EXPERIENCE

- 1990 Thorne Consultants, Inc., Principal; Engaged in servicing clients' real property counseling and appraisal needs throughout the Washington Metropolitan Region.
- 1988 - 1990: Huntmar Associates, Ltd., Director of Acquisitions and Finance, Fairfax, Va.; Responsible for the purchase of investment-grade real estate in the Mid-Atlantic region for European equity funds and office building and flex-space sites for new product development.
- 1980 - 1988: Coldwell Banker, First Vice President and Regional Manager of Consultation Division, Washington, D.C.; Engaged in business development and P&L performance for East Coast consultation offices.
- 1978 - 1980: U. S. Railway Association, Washington, D.C.; Contracted, coordinated and reviewed land use, feasibility and appraisal reports involving the Association's litigation with ConRail and six additional bankrupt railroads.
- 1976 - 1978: Richard Roberts Co., Vice President, Hartford, Conn.; Acquired \$50 million of rental apartment and office products from R.E.O. accounts of financial institutions.
- 1974 - 1976: American Real Estate Advisors, Inc., President, Washington, D.C.; Developed new business and counseled in multiple areas of real estate analysis for both leveraged and cash investments.
- 1969 - 1973: Real Estate Research Corporation, Vice President, Washington, D.C.; Responsible for administration of staff and development of new business.
- 1965 - 1969: C. L. Orbaker and Associates, Inc., Poughkeepsie, N.Y.; Wrote consulting and valuation reports on commercial properties.

PROFESSIONAL APPRAISAL LICENSES AND CERTIFICATION

- State of Maryland # 04-1956; valid through January 17, 2007
- District of Columbia # 10140; valid through February 28, 2008
- Commonwealth of Virginia # 4001 - 001708; valid through July 31, 2008
- Appraisal Institute - Continuing Education Completed; valid through December 31, 2008

PROFESSIONAL MEMBERSHIPS

Appraisal Institute:

- MAI, Member No. 4615, 1971-present
- Member, National Education Committee, 1973-1975
- Member, Washington Metropolitan Area Chapter No. 18, 1971-present
- Chairman, Education Committee, Washington Metropolitan Area Chapter No. 18, 1980-1982

The Counselors of Real Estate:

- CRE, Member No. 973, 1984-present
- Member, National Education Committee, 1986-1988

Urban Land Institute (ULI):

- Sustaining Member, 1970-present
- Served on the Commercial and Retail Development Council, 1985-1987

ACADEMIC AFFILIATIONS/ACTIVITIES

Urban Land Institute (ULI):

- Member of Advisory Services Panel for ULI Conference on "Adaptive Re-Use of World Fair Site in Knoxville, Tennessee," July 1998
- Member of Advisory Services Panel for ULI Conference on "Downtown Housing and Retail Strategies Evaluation for the City of Columbus, Ohio," September 1985

The Counselors of Real Estate (CRE):

- Assignment and Fees," Convention of American Rural Real Estate Brokers, Washington, D.C., May 2004
- Panel Speaker, "The Georgetown Park Story," Convention of ASREC in Washington, D. C., Spring 1988
- Discussion Group Leader, "Practice Development for Counselors," Convention of ASREC, Honolulu, Hawaii, November 1987
- Panel Moderator, "Canadian Real Estate Development Perspective," Convention of ASREC (representative companies included Olympia and York, Cadillac Fairview, Trizec and Bramalea), Toronto, Canada, May 1986

Appraisal Institute (MAI):

- Panel Moderator, "Eminent Domain Issues in Metropolitan Washington, D.C.," September 1998
- Instructor, "Course 550," 1992-2001, at various universities throughout the United States including American University in Washington, D.C.
- Instructor, "Capitalization Theory and Techniques, Part B" and "Case Studies in Real Estate Valuation" (Course 550), 1978-1992, at American University and at other locations
- Instructor, "Market Analysis," 1978-1982, at various universities throughout the United States

PCIA (Wireless Infrastructure Association):

- Panel Speaker, PCIA National Conference on Zoning and Land Use Issues, Washington, D.C., October 2002
- Panel Speaker, "Consulting Assignments and Fees," Realtor Land Institute, McLean, Virginia, May 2004

National Association of Real Estate Investment Trusts (NAREIT):

- Speaker, "Analytical Techniques for Calculating Loan Loss Reserves," Bermuda, 1975

American Management Association (AMA):

- Speaker, "Corporate Involvement with Real Estate," New York City, 1974

PUBLICATIONS

"Demand for Biomedical Facilities," *Real Estate Issues*, The Counselors of Real Estate, Spring 2000

"The Changing Role of the Counselor," *Real Estate Issues*, The Counselors of Real Estate, Fall 1999

"The Tenant Representation Process," *Perspective*, SIOR, March/April 1988

"The Electronic Spreadsheet and Participating Lenders' Yields," *Appraisal Journal*, April 1988

"Joint Ventures in the Eighties," *Real Estate Review*, Summer 1988

"Comparative Lease Aging and Lotus 1-2-3," *Real Estate Review*, Spring 1985

"Corporate Real Estate Management and Value," Tape Cassettes, Society of Real Estate Appraisers, 1979

"Development Strategy," *Industrial Development Handbook*, Urban Land Institute, 1975

"Marketability and Market Analysis," curriculum for seminar, Society of Real Estate Appraisers, 1974

"Financial Analysis - The State of the Art," *Appraisal Journal*, January 1974 (This article won the Institute's 1975 Charles B. Shattuck Award.)

CURRENTLY UNPUBLISHED MANUSCRIPTS

- "Connecting Universities With Surplus Real Estate"
- "Estimating the Value of a Basket of Securities in a Lead Trust"

REPRESENTATIVE CLIENTS

Thorne Consultants, Inc.'s client base consists of attorneys, commercial banks, investors, developers, public sector agencies, life insurance companies, pension funds and partnership entities for both domestic and foreign investors.

EXPERT TESTIMONY

Mr. Thorne is qualified as a real estate expert witness in regional, State and Federal District courts concerning such litigation issues as partnership disputes, pension fund asset values, environmental contamination, condemnation and bankruptcy.

CAREER SUMMATION

Mr. Thorne has more than forty years of experience in the real estate industry in a vast array of activities including site acquisition for office building and flex-space product development; construction bidding and management; financing; apartment property management; office tenant representation; long-term corporate strategic planning; participating debt structure alternatives; financial investment characteristics; valuation of real property; and counseling clients on real estate market economics. He has performed appraisals on properties including, but not limited to, apartment complexes; condominium projects (residential, commercial and industrial); cooperatives; hotels and motels; industrial facilities; vacant land (raw and developed); nursing homes; day care centers; office buildings; planned unit developments; retail facilities; rights-of-way; restaurants; parking garages; golf courses; country clubs; schools; churches; health clubs; and shopping centers (neighborhood strips, community centers and regional malls). Valuation appraisals as well as evaluation assignments (market studies, feasibility analyses, etc.) have been completed on existing, partially completed and proposed development.



Btsias@aol.com
01/28/2007 12:35 PM

To erwagner@comcast.net, hsdunn@ipbtax.com,
ilr@cpma.com, komorosi@nasd.com, fossum@rand.org,
kendra.jacobs@alexandriava.gov

cc

bcc

Subject Safe Haven Support Letter

January 28, 2007

Dear Members of the Planning Commission:

As an Alexandria resident and neighbor, I wish to express my full support for the housing of the chronic homeless population at 111 N. Patrick Street. I feel it is more appropriate for the City to house these men and women and provide them services than to continue to leave them on the street.

I appreciate your sincere efforts on behalf of the Alexandria homeless population.

Susan Trout
111 South Columbus Street
Old Town Alexandria, VA 22314



"Cate Alexander"
<cbalexander3@comcast.net
>

02/03/2007 12:40 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>, <jssjennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossum@rand.org>

cc

bcc

Subject Support for Safe Haven Facility

Dear Mayor, City Council and Planning Commission Members,

As a resident of the City of Alexandria, I want to ask for your support in the effort to renovate the structure at 115 Patrick Street for use as a permanent residence for homeless persons. It is clear to me that this proposal has come after careful consideration of those living near the facility and of the needs of this community to do what it can on behalf of those less fortunate. This extraordinary effort toward responsible planning and toward doing something about the homeless in our community must be commended. I urge you to do what you can to move this project forward and provide much needed housing for the homeless among us.

Sincerely,
Catherine Alexander Brennan
3900 Gresham Pl.
Alexandria, VA 22305
703-837-0609



<bjsocialworker@aol.com>
02/04/2007 02:21 AM

To <Kendra.jacobs@alexandriava.gov>
cc
bcc
Subject 115 S Patrick Street and SAfe Haven

I am writing in support of the planned supportive housing for the homeless that many in the Alexandria community are trying to derail. I can not believe that our neighbors would want to see people wandering their community homeless when there could be an alternative that could aid these people in living in reliable housing. When I worked as a Case Manager at the Whitman-Walker Clinic in Arlington I witnessed first hand the difficulties that the homeless face while attempting to get their lives together. Everything is much more difficult when you do not have a place to call home which provides a needed stability in one's life. It enables a person to focus on their health needs, can provide a base from which to recover from drug and alcohol dependence. Safe Haven is an organization that not only helps to provide housing to our local community, it also provides the guidance need by those who have been living outside on the streets to re-enter our community as successful persons that contribute back to the community at large. I believe that Safe Haven has followed all the rules in the process of bringing needed services to people in securing authorization for the use of the property at 115 S. Patrick Street.

Brian Jennings, LCSW
Annandale, VA
703-309-5080

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103



"Marsha Rhea"
<marsharhea@comcast.net>
02/04/2007 04:57 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,

cc

bcc

Subject Letter of Support for Safe Haven

To the Members of the Planning Commission:

The only quality of life I want to see Alexandria committed to creating is a quality of life that extends hospitality not just to the affluent but also to people whose lives are complicated by mental illness, homelessness and poverty. I am writing to express my support for Safe Haven on Patrick Street. The Community Services Board has recommended this facility in its plans to address homelessness and the City Council has endorsed this plan and this facility.

I feel the very few neighbors who have challenged this decision in court do not represent me or the city I am proud to call home. If what we now need is a special use permit to make Safe Haven a reality in our community, then let's cross the "Ts" and dot the "Is" as fast as we can in this upcoming Planning Commission meeting and City Council action.

When I wrote a letter of support last year on this same matter, I also spoke frankly about this NIMBY behavior. My home is some number of blocks removed from the Safe Haven site, although I do walk many places in our city and share the streets with the homeless Safe Haven intends to serve. How would I feel if this facility were next door to my home? I would have asked exactly the kinds of questions that Safe Haven has been asked and has answered to my complete satisfaction. Safe Haven understands what it must do to be a good neighbor to the community while being a good servant to its clientele.

Behind most NIMBY behavior is more greed than fear. People want to make a killing without ever stopping to think that they are killing the soul of our community for a few tens of thousands. I want to live in a place that doesn't get confused about what it takes to be a livable community. Alexandria gets the choices right most days and that is why I chose to move into the city three years ago.

Approving Safe Haven is another chance to send a clear message that Alexandria understands that quality of life can only be achieved if it is for all our residents. We have to act quickly with all the care and speed we would exercise if these homeless Alexandria residents were our own family members. Indeed, we are all children of God and these homeless residents are no less deserving of a safe home and caring neighbors than those of us fortunate enough to buy our places in this community we want to be our home.

Marsha Rhea
1214 W. Abingdon Dr.
Alexandria, VA 22314

104



"Bovey Office"
<boveyoffice@worldnet.att.net>
▷

02/04/2007 10:14 PM

To <Kendra.jacobs@alexandriava.gov>

cc

bcc

Subject FW: Please approve Safe Haven

Ms. Jacobs, Here is a copy of my e-mail to members of the Planning Commission for your records.
Rosalind Bovey

From: Bovey Office [mailto:boveyoffice@worldnet.att.net]

Sent: Sunday, February 04, 2007 9:55 PM

To: (hsdunn@ipbtax.com); (fossum@rand.org); Jessie Jennings (jssjennings@aol.com); John Komoroske (komorosj@nasd.com); H. Lawrence Robinson (jlr@cpma.com); (erwagner@comcast.net)

Subject: Please approve Safe Haven

I would like to express my support for the Safe Haven shelter for the homeless mentally ill. This building has been used to provide services for the mentally ill for more than 20 years. The Community Services Board and Staff have and will ensure that their clients are properly supervised while living there. This is a chance to treat and stabilize 12 of the 80-100 mentally ill homeless that currently live on the street in the most dreadful conditions. Please vote to approve this facility. Rosalind Bovey

105



Ccthomпсо@aol.com
02/07/2007 03:03 PM

To erwagner@comcast.net, hsdunn@ipbtax.com,
JssJennings@aol.com, jlr@cpma.com,
komorosj@nasd.com, fossum@rand.org,

cc

bcc

Subject Support for Safe Haven at March 6 Meeting

Dear Chairman Wagner and Members of the Planning Commission,

I am writing in support of the proposed CSB Safe Haven to be located at 115 N Patrick Street. With 80 - 90 chronically homeless persons living on our streets, the opening of a facility with permanent supportive housing offers a critical opportunity to preserve the human dignity of our poorest residents. Like our neighboring communities, it is time for us to respond to HUD's call for "Housing First" for the chronically homeless as the first step to recovery and to becoming productive residents of our City.

Alexandria's Safe Haven is modeled after nationally-recognized facilities that have been operating successfully throughout the country. Both professionals and volunteers have been trying to provide services to the chronically homeless population for years. Offers of food, blankets, a warm bed on a cold night, clothing or counseling haven't been the answer. However, research has shown that a nurturing home-like environment has helped many individuals develop the trust necessary to accept the treatment that will lead to recovery. Low demands with fewer rules and regulations is a primary reason that people are not afraid to come "inside" and eventually accept the challenges of a new beginning.

CSB operates 63 successful residential facilities throughout the community. Locations for these facilities have been carefully selected by the CSB professional staff. The N Patrick Street building was selected because it is considered an ideal site for Safe Haven for several reasons: it borders the two areas of the lowest density of special needs housing; it can offer a place to call home to 12 people who currently live on the streets; it is a familiar neighborhood to many of the potential residents; and it is close to transportation, social services and CSB services as well as stores banks and religious congregations, all of which will be part of learning the skills necessary to functioning in the community.

As one of the co-founders of David's place and its first volunteer, I remember that it was always hard to see people leave in the afternoon to face the uncertainty of life on the streets. When the group returned in the morning, we were always thankful that they had made it through another night, another weekend. For people who live in the "shadows" of our society, the provision of permanent housing means there is hope for the future. The dignity of having a home is the first step to empowering individuals on the difficult road to a better life.

On behalf of those who have no voice, I urge your support for the Safe Haven for the neediest members of our community.

Sincerely,
Catherine C. Thompson
3613 Oval Drive
Alexandria

106

February 8, 2007

Mayor William D. Euille
Members of City Council
Members of the Planning Commission
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Dear Mayor Euille, City Council and Planning Commission:

Re: Reference SUP #2007-0002

At the February 6, meeting of the ALIVE! Board of Directors, a motion was made, voted on and passed in support of the Safe Haven residential facility at 115 North Patrick Street.

We at ALIVE! are familiar with many of the residents who will be served, and helped, by Safe Haven. They are individuals who already live on the streets of Alexandria, some grew up here and went to schools here. Some are Vietnam veterans. Because of the nature of ALIVE!'s service to the needy of the City, we have already served many of these Safe Haven clients and we know, from experience, that they need the assistance that will be provided by Safe Haven. Ignoring their problems will not make them go away.

The "Club House" facility has been owned by the City and used, successfully, as a day-center for the mentally ill for more than 20 years. Now we face a critical need for a Safe Haven. Other cities throughout the country have proved that the "Housing First" model for the chronic homeless population can be successful. The project has been openly discussed for several years and the City Council has already approved the project in public session. We trust that this final step toward approval will proceed without delay.

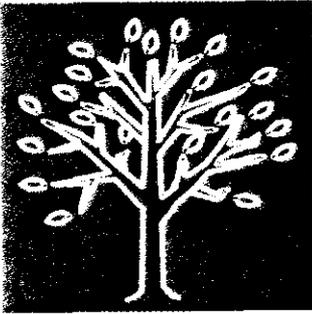
Thank you, Mr. Mayor, all of the Members of City Council and members of the Planning Commission, for the service you provide to our great City.

Sincerely,

/s/ Kenneth D. Naser

Kenneth D. Naser
Executive Director

107



ALIVE!

Alexandrians Involved Ecumenically

**Food
Furniture
Housewares
Last Saturday Food
ALIVE! House Shelter
Child Development Center
Family Emergency Program**

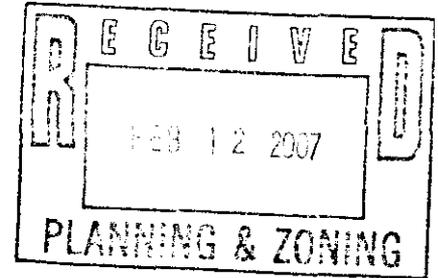
*Agudas Achim Congregation
Alexandria Church of the Nazarene
Alfred Street Baptist Church
Beth El Hebrew Congregation
Beverly Hills Community United
Methodist Church
Blessed Sacrament Catholic Community
Christ Episcopal Church
Church of St. Clement
Church of the Resurrection
Community Praise Center
Del Ray United Methodist Church
Ebenezer Baptist Church
Emmanuel Episcopal Church
Fairlington Presbyterian Church
Fairlington United Methodist Church
Fair-Park Baptist Church
First Agape Church
First Baptist Church of Alexandria
First Christian Church
Good Shepherd Lutheran Church
Grace Episcopal Church
Immanuel Church-on-the-Hill
Meade Memorial Episcopal Church
Old Presbyterian Meeting House
Roberts Memorial United Methodist Church
Spiritual Assembly of Baba'is
St. Andrews United Methodist Church
St. James United Methodist Church
St. Joseph's Catholic Church
St. Mary's Catholic Church
St. Paul's Episcopal Church
St. Rita's Catholic Church
Third Baptist Church
Trinity United Methodist Church
Unitarian Universalist Church of Arlington
Victory Temple
Washington Street United Methodist Church
Westminster Presbyterian Church
Zion Baptist Church*

**A United Way/Combined
Federal Campaign
Agency # 8352**

2723 King Street, Alexandria, VA 22302
alivetoo@aol.com www.alive-inc.org

Phone: 703-837-9300
Fax: 703-837-9399

February 8, 2007



Mayor William D. Euille
Members of City Council
Members of the Planning Commission
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Dear Mayor Euille, City Council and Planning Commission:

Re: Reference SUP #2007-0002

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We at ALIVE! are familiar with many of the residents who will be served, and helped, by Safe Haven. They are individuals who already live on the streets of Alexandria, some grew up here and went to schools here. Some are Vietnam veterans. Because of the nature of ALIVE!'s service to the needy of the City, we have already served many of these Safe Haven clients and we know, from experience, that they need the assistance that will be provided by Safe Haven. Ignoring their problems will not make them go away.

The "Club House" facility has been owned by the City and used, successfully, as a day-center for the mentally ill for more than 20 years. Now we face a critical need for a Safe Haven. Other cities throughout the country have proved that the "Housing First" model for the chronic homeless population can be successful. The project has been openly discussed for several years and the City Council has already approved the project in public session. We trust that this final step toward approval will proceed without delay.

Thank you, Mr. Mayor, all of the Members of City Council and members of the Planning Commission, for the service you provide to our great City.

Sincerely,

Kenneth D. Naser
Executive Director

108



"Gerard Benson"
<jns-lasalle@comcast.net>
02/10/2007 11:24 AM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>, <jssjennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossum@rand.org>,
cc
bcc
Subject Safe Haven

4535 LaSalle Ave.
Alexandria, VA 22304
February, 10, 2007

I am writing in support of the Safe Haven Program at 115 N. Patrick Street.

I have been a resident of Alexandria for over twenty years. I have lived in three neighborhoods in the city. Each neighborhood has had housing for persons with special needs. During my time in each neighborhood, there have been no negative experiences related to these residences.

In the case of 115 N. Patrick Street, the facility has a long history of serving persons with severe mental illness and substance abuse disorders. In order to institute the Safe Haven Program, the building would transition to a residence for 12 persons who would be under supervised care 24/7. It appears that the Community Services Board has done its homework in terms of determining the suitable neighborhood for Safe Haven and in terms of notifying the neighbors of the plans for 115 N. Patrick Street.

I hope for the best outcome for all who are concerned with the Safe Haven Project.

Sincerely,

Ann D. Benson

109



"Don Beyer"
<donbeyer@gmail.com>
02/10/2007 03:32 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>

cc

bcc

Subject Letter of support for Safe Haven

Dear Chairman and Planning Commission Members,

I write to offer my support for the Safe Haven home at 115 North Patrick Street.

I am the father of a 31-year-old son who was stricken 12 years ago with schizoaffective disorder. Over these years, we have had many medical adventures, and he has made steady progress.

A big piece of his progress has been the ability to live in supported housing, in neighborhoods and communities, surrounded by families who welcomed and accepted Don and his living mates.

My son lived in the supported living continuum assembled by the Shepard Pratt Hospital, in Towson, Maryland. We looked everywhere in Metropolitan Washington -- especially in Alexandria -- for a good living situation for my son, and found nothing. In Towson, he lived in a group home (Burke House) for almost a year, where he was happy, secure, and made many friends. I visited every weekend for that year, and I always seemed welcomed by the neighbors.

One fascinating thing I have learned in these last eleven years is that many mental illnesses "burn out" as the person ages. That is, they get better, for reasons no one can explain. But too often, by the time the symptoms have abated, the person has become so dysfunctional (from homelessness, no health care, no family support, etc.) that the remission of symptoms is wasted. The long term prevention investment strategy is to work as hard as possible to keep the afflicted person as socialized as possible -- to keep him or her engaged in the community, in managing his life, shopping, exercising, seeing the doctors, staying active and alive. Then, when he gets better, a full re-entry to society is possible.

This is exactly what happens in a home like Safe Haven. Safe Haven is a critical and necessary investment in making Alexandria a better community.

110

I know the neighbors worry -- this is completely natural. I was once terrified of stepping foot on the psychiatric floor of any hospital, afraid "it" might be contagious. Instead, I have learned that people with mental illnesses are still just people, with intelligence, humor, compassion, a sense of justice, and deserving of all the dignity we can muster. My strong belief is that these same neighbors, a year or two from now, will be the best advocates for Safe Haven.

We are a tremendously wealthy community in so many respects. Creating the Safe Haven home will be just a small way to make ourselves wealthier in caring for the least advantaged among us. This is the true measure of our worth as a community and city.

Please give Safe Haven your excellent support.

Best wishes,
Don Beyer

P.S. My son now lives independently, with his dog from the Alexandria Animal Shelter, and his Subaru from Subaru of Alexandria, in an apartment in Falls Church. Thank God for the Burke House of Towson, Maryland.



"Phillip Bradbury"
<phillip.bradbury@worldnet.att.net>

02/10/2007 03:32 PM

Please respond to
<phillip.bradbury@worldnet.att.net>

To <Kendra.jacobs@alexandriava.gov>, <fossum@rand.org>, <komorosj@nasd.com>, <jlr@cpma.com>, <jssjennings@aol.com>, <hsdunn@ipbtax.com>, cc "City Manager" <jim.hartmann@alexandriava.gov>, <Jackie.Henderson@alexandriava.gov>

bcc

Subject Support for Save Haven - March 6 Public Hearing

>
> Dear Chairman Wagner and Members of the Planning Commission,
>
> I would like to add my name to the list of those who are in support of the
> plans to establish a Safe Haven for the homeless of Alexandria at 115
> North
> Patrick Street. While the concerns of close neighbors to the building are
> understandable,
> the Safe Haven "Housing First" model has been proven to work to keep
> people housed and to move
> the chronic homeless into services and treatment.

> The Safe Haven is a concept whose time has come. In providing such a
> facility, our City is only doing what many other cities are doing across
> the
> Nation, in response to HUD' s initiative in acquiring the funding for
> grants. For too long, these unfortunate people, who have no home, have
> been
> neglected.

>
> This program was initiated by the CSB during my chairmanship, so that I
> have seen it develop and know how much effort has been devoted to the
> program as the process evolved. Creation of a Safe Haven was then, has
> been
> since ,and is now, inspired by the leadership of Mary Riley, the present
> CSB
> Chair. For several years, she has dedicated herself tirelessly to this
> task,
> and in so doing has been an example to us all. I support the program, and
> feel that our City owes a debt to Mary Riley for a fine example of caring
> citizenship,

>
> Sincerely,
>
> Phill Bradbury

112



Gregory Vogt
<gvogt@vogtlawfirm.com>

02/11/2007 04:35 PM

To <erwagner@comcast.net>, <jssjennings@aol.com>,
<hsdunn@ipbtax.com>, <komorosj@nasd.com>,
<fossum@rand.org>, <jlr@cpma.com>
cc <Kendra.jacobs@alexandriava.gov>

bcc

Subject Approve Safe Haven

Dear Planning Commission Members:

I am sending this message to urge the Commission to approve the special use permit for the Safe Haven facility for the homeless at 115 N. Patrick Street. I was very concerned when the court made a decision based on a legal technicality that required the city to again consider the Safe Haven project. Regardless of this action, however, please do not be deterred in your decision. Despite the fact that a small minority of Alexandrians oppose this project because they do not feel it in their economic self interests, this project is needed by the Alexandria community.

As you are aware, the City Council in 2004 already approved the Safe Haven Project at the North Patrick location as part of the City's Ten-Year Plan to End Chronic Homelessness. This council approval was a landmark humanitarian commitment that acknowledges all Alexandria citizens have the basic right to shelter. What is more, it represented a hard-headed, right-thinking decision to do something effective to help the homeless help themselves by enabling a proven program that can help the chronically homeless overcome the real personal problems that put them on the street in the first place. Safe Haven is patterned after a proven method that keeps the homeless housed and works toward real solutions to the homeless' problems. It is frustrating that, at this very late date, the issue has to again be subject of public debate that distorts the issues.

I am one of the coordinators of the hypothermia overflow shelter at St. Clements Episcopal, which is run in conjunction with Carpenter Shelter's Hypothermia program. In the past, I have been Coordinator of the Blessed Sacrament Hypothermia Overflow shelter. I am also a volunteer at Carpenter's Hypothermia program. During my efforts supporting the homeless of Alexandria, I have worked with a number of the City's chronically homeless. As you know, chronic homelessness has a number of causes that are difficult to combat, including drug and alcohol abuse and mental illness. There is a strong need for us to do more as a society to help these chronically homeless men and women get back on their feet to be able to live productive lives on their own.

One thing I do know: these men could easily be our fathers, brothers or sons. Many are trying to be or stay employed. Several have had careers that have since gone sour. They are children of God that deserve and need our compassion and help. And there are a handful of women in this category as well.

They are not thriving now. They live in danger every day from violence, hunger and exposure. It may be easier to tell ourselves that they don't deserve help because their plight is of their own making. But where would anyone of us be if we had not been helped along the way or steered down the right path. We can't give up just because these men have not enjoyed our good fortune.

Right now there is not enough being done to provide a helping hand to the

chronically homeless of our City. The City Council's 2004 decision to change this by establishing a Safe Haven program provides real hope that these folks can live in their own, safe homes, rather than on the streets by allowing for an intensive treatment opportunity that could put them back on track. The CSB has had years of experience in helping this population in Alexandria and have had a proven track record of avoiding significant problems. And certainly there is nothing like the horrors that some have raised about Safe Haven.

The City Council should reject the efforts of a small group of Old Town residents that could derail this effort. Although as a West End resident I am sympathetic to legitimate concerns that could detract from the value of an Alexandrian's home, the objections that continue to be raised are not based in fact, but are borne out of ignorance about Alexandria's homeless and unfounded prejudice against them. Everywhere in the city we live next door to half-way houses and treatment programs with minimal property and safety issues. Every part of the city, including Old Towners, must do its fair share to support the forward-looking leadership of the Council to provide effective programs for Alexandria's needy.

It seems that the objections are a real stretch. That same North Patrick location has been used by the Community Services Board as a clubhouse for many years. If anything, the Safe Haven project will involve a more stable population with much less external activity than the previous use. And with a warm, safe place to go, the new residents will be off the streets and inside a building.

I am also concerned that some are proposing onerous conditions on the project that could undermine the proven therapeutic techniques of the program. Safe Haven cannot be a prison, it has to be a warm, loving environment that works a person into everyday living. These men aren't being jailed for a crime, they are human beings that we need to nurture. Don't get me wrong, if I thought prison was the answer I'd advocate it. But it's not. Please don't be tempted to place unreasonable conditions on the facility.

However, I do know that each resident will be well screened, and that no dangerous individuals will be permitted to enter the Safe Haven project. The aim of the program is to encourage residents to be drug and alcohol free. I daresay that these residents may have more controls on them than do the residents surrounding the Safe Haven home. And I would think if anything all the Old Town neighbors would find this situation a great improvement over the existing one where there is no one to look after the homeless in their neighborhood. In the end, I'm sure that the neighbors will find that after a few months, their fears will prove untrue.

I know that ignorance breeds fear and suspicion. In my long experience, every one of Alexandria's homeless that I have met have been friendly, respectful people. They may have lost their way, but they do not want to hurt anyone. In fact, giving these men a semi-permanent home in a safe environment where they can focus on overcoming addiction or mental illness, in a neighborhood that is normal and friendly, is exactly the kind of community that all Alexandrians should want to foster. I am sure with some education, some open-mindedness, and with a strong dose of brotherly love, Old Towners will come to realize that Safe Haven is a wonderful thing for the community, not a detractor.

I urge you to approve the Safe Haven special use permit. Thanks a lot for your consideration.

Greg Vogt
Gregory J. Vogt
3920 Colonel Ellis Ave.
Alexandria, VA 22304
703.461.6776 (landline)
703.887.0767 (cell)

114



<FERDON@aol.com>
02/11/2007 09:57 PM

To <erwagner@comcast.net>, <JssJennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossum@rand.org>, <mslyman@verizon.net>,
cc
bcc

Subject The "Safe Haven" Special Use Permit

Chairman Wagner and Members of the Planning Commission:

Doris and I urge you to recommend approval for the Community Service Board's Special Use Permit application for a "Safe Haven" at 115 North Patrick Street.. The need for the facility is clear, and the opposition is based on an understandable misconception about the danger to their persons and quality of life.

Over the last 25 years I have been in many CSB clients' residences and very often to the Patrick Street Clubhouse facility to deliver food and furniture for ALIVE! I have never encountered anything to make me fear for my personal safety. I believe that the CSB is well aware of the problems that can arise from a single serious incident and tries to minimize the risk of trouble. Also, as a member of the Planning Commission, I had to pass on applications for group homes in other residential areas. There was often opposition, but for the most part, these homes existed in peace with their neighbors after they moved in.

Alexandria cannot be a gated city. Nor should we try to concentrate these needy persons into areas with the least political clout.

Respectfully yours,

**Donald F. Mela
501 Slaters Lane, Apt. 722
Alexandria, 22314
703-684-3274**

115



Paul Schoen
<peschoen@yahoo.com>
02/11/2007 10:45 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,

cc

bcc

Subject In support of Safe Haven

I am writing in support of the Safe Haven Project, to provide a facility to house several mentally ill people in Alexandria. Getting homeless people off the streets and into care will benefit the City and the neighborhood by allowing improved services and supervision for people otherwise at risk, especially in wintertime.

I realize that there has been some worry expressed about the project's impact on its neighbors, but I think the answers provided by the CSB are reasonable and convincing. Since the facility has been used for decades in providing day care for similar people, we are not venturing into the unknown here, but taking a logical next step.

And aside from this being good citizenship to be taking care of some the least privileged people in our midst, and good public healthcare to provide for the sick and the homeless, it is simply a decent thing to do for our fellow human beings who are helpless to care for themselves.

Reference SUP #2007-0002

Yours,
Paul Schoen
5006 Taney Ave.
Alex. VA 22304

Expecting? Get great news right away with email Auto-Check.
Try the Yahoo! Mail Beta.
http://advision.webevents.yahoo.com/mailbeta/newmail_tools.html



"Hall-Bullock, Dofreda"
<dhall-bullock@nvfs.org>
02/12/2007 08:57 AM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>

cc

bcc

Subject Safe Haven Supporter

February 12, 2007

The Honorable Mayor and City Council Members,

I am writing to urge your support for the Community Service Board (CSB) proposal for the establishment of the Safe Haven program. I cannot overemphasize the desperate need for housing and services for the mentally ill and homeless in the Alexandria area. As a direct service provider to this population for several years, I have seen the trauma of life for these individuals living on the streets.

Our city has a sizable and growing population of disenfranchised citizens who desperately need the involvement and support of their city to live safe and viable lives. Successfully accommodating this population makes our entire city a better place to live and work. It is a moral imperative that must be met.

The Community Service Board has a proven track record in managing and operating residential properties for consumers with mental health, mental retardation and substance abuse. They demonstrate competence, which will be invaluable in accessing the HUD funding.

If we lose this opportunity to provide permanent supportive housing for our street people, what will happen to this population. I urge you to support the CSB plan and our city will reap the benefits.

Sincerely

Dofreda Hall-Bullock

117



"helenlewis"
<helenlewis@verizon.net>
02/12/2007 10:07 AM

To <hsdunn@ipbtax.com>, <jssjennings@aol.com>,
<jlr@cpma.com>, <komorosj@nasd.com>,
<fossu@rand.org>, <Kendra.jacobs@alexandriava.gov>

cc

bcc

Subject Alexandria needs a Safe Haven

Dear Planning Commissioners:

I am writing to support the Community Service Board's plan to develop a Safe Haven facility at 115 N. Patrick Street. The facility will be a permanent residence for 12 mentally disabled adults who are currently homeless and living on Alexandria's streets—all of us have met some of them and some we've gotten to know quite well. They are peaceable but vulnerable—the most vulnerable of our homeless residents, most in need of safe, permanent housing but least able to access it. They refuse or don't qualify for shelters, living at risk of assault or hypothermia on the streets.

To meet their special needs, the Safe Haven model project has been developed and established in several cities, including well-accepted facilities in Arlington and Falls Church. These well-supervised facilities blend into the neighborhood and give residents long-term security and support, enabling them to stabilize and eventually re-enter mainstream society.

Alexandria needs such facilities and currently has none. This project offers a good start, and at an especially suitable location—close to shops and transportation, in a neighborhood with some mixed commercial uses and multifamily zoning. Based on the CSB's long record of managing safe, neighborhood-friendly facilities, I am certain that these neighbors' opposition will fade quickly once the facility is in operation, as has happened with every CSB project approved in past years.

You have supported Alexandria's efforts to provide safe, affordable housing for all its residents. This project serves the most needy of these residents with safety and dignity. I hope you will join in supporting this project and urge that you do so. Thank you for your commitment and your care for all of Alexandria's residents.

Sincerely,

Helen Lewis
703-780-7859

11B



<CarsonNCA@aol.com>
02/12/2007 02:32 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<JssJennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,
cc <maryriley@comcast.net>

bcc

Subject Alexandria Needs Save Haven

Dear Members of the Planning Commission and the City Council

As a resident, a housing activist, and a member of an Old Town church, I write to request your approval for the Safe Haven proposed for North Patrick Street. This has been a long and difficult road for everyone involved, but I am hopeful that with this set of hearings and actions our city will move forward to provide safe and dignified housing for our brothers and sisters. While I understand that some of the neighbors are concerned, the records of our city in screening group home admissions, providing mentoring and guidance, and respecting the needs and rights of neighbors is a strong one. I remind you that many of the neighbors (including Christ Church) are not opposed, and see this as a substantial improvement over keeping these people living on the street.

The North Patrick building offers an excellent opportunity for us to provide 'housing first,' and help folks begin to recover and reclaim their lives. At David's Place (Carpenter's Shelter) and at Christ Church, we try to assist people in need with food, transportation tokens, clothing, prayer and personal contact. Of course many people on the street need a great deal more. The evidence from across the country shows that offering supervised housing can lead to reduced community costs in many ways. Dollars aside, these people live in Alexandria and they need our help. All of us need help at times in our lives. Please vote yes to make this happen.

Nancy Carson

301 West Masonic View



"Bonnie Baxley"
<baxley@starpower.net>
02/12/2007 03:51 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,

cc

bcc

Subject Fw: Safe Haven

Dear Commissioners,

I am writing on behalf of Community Lodgings and its keen interest in allowing Safe Haven to proceed. It is programs like this that provide the necessary support to such a vulnerable group of our citizens. As our leaders, you are able to make the difference. Thank you for doing such a remarkable job in serving our population and thank you for assuring that this part of our population does not go unserved.

On behalf of the Community Lodgings' Staff and Board of Directors, I am

Yours truly,

Bonnie Baxley
Executive Director
Community Lodgings, Inc.
3912 Elbert Avenue #108
Alexandria, VA 22305
703-549-4407



THE ARLINGTON COMMUNITY SERVICES BOARD
 1725 N. George Mason Drive, Arlington, VA 22205
 TEL 703-228-4871 FAX 703-228-5234 www.arlingtonva.us/csb

Board Members

Patrick Hope, Chairman
 Jane Adams
 Dean Bonney
 Scott Brannon
 Danielle Denenny
 Kathleen L. Donovan
 Anne Marie C. Hermann
 Kate D. Malliarakis
 Jenette O'Keefe
 James Phippard
 Major Mike Pinson
 Carol Skelly
 Jocelyn Ann Starzak
 Kiersten Coon Todt
 Naomi Verdugo
 John Youngs
 Sarah M. Zevin
 Executive Director
 Cynthia Kemp

February 12, 2007

Deleted: Community Services Board

Mayor William D. Euille
 City of Alexandria
 301 King Street
 Alexandria, VA 22314

RE: Support for the Alexandria Safe Haven Program

Dear Mayor Euille:

The Arlington County Community Services Board (ACCSB) is, once again, writing in strong support of the Alexandria Community Services Board's (CSB) proposal for the Safe Haven Program located at 115 N. Patrick Street. We urge the Alexandria Planning Commission and the Alexandria City Council to approve this important program.

As you know, the Safe Haven program will provide much-needed permanent supportive housing to twelve (12) homeless men and women who are unable to reside in Alexandria's existing homeless shelter due to the severity of their mental illness and/or abuse of substances. Studies across the country have shown that this kind of community housing model – also known as “housing first” – has proven effective toward stability and recovery. While we are aware through media reports that a minority of local residents are in opposition to the Safe Haven program, we believe that over time these same residents will come to realize their fears and apprehensions, while understandable, were unjustified. We are extremely confident in the Alexandria CSB's ability to screen and monitor admission to only those residents capable of living in a community setting.

One of the most critical issues facing the entire Northern Virginia region is the lack of permanent supportive housing for individuals with mental disabilities. As part of a nationwide effort to move more individuals back into the community, Arlington County continues to work toward a goal to create over 400 supportive housing units for individuals with disabilities. While the Arlington plan is structured to meet this goal in a variety of different ways, the proposed Safe Haven Program is one proven model to deliver mental health care services in a setting that is conducive to recovery.

In conclusion, the ACCSB is in strong support of the Alexandria CSB's proposal to create the Safe Haven Program at 115 N. Patrick Street, and we urge the Alexandria Planning Commission and the Alexandria City Council to expedite approval of this

121

vital community program. Please feel free to contact me at (703) 528-8956 or the ACCSB's Executive Director, Cynthia Kemp, at (703) 228-4843 if we can provide additional information regarding our support. Thank you for your consideration of our views.

Sincerely,

Patrick Hope
Chairman

cc: Vice Mayor Andrew McDonald
Councilman Ludwig Gaines
Councilman Rob Krupicka
Councilman Timothy Lovain
Councilman Paul Smedberg
Councilwoman Del Pepper
City Manager James Hartmann
City Clerk Jackie Henderson
Alexandria Planning Commission

137



KEMedina
<medinake@yahoo.com>
02/12/2007 07:43 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,
cc

bcc

Subject Safe Haven support

Dear Mayor Euille, City Council members, and Planning & Zoning staff;

As an Alexandria resident (3810 Dominion Mill Drive, 22304) and staunch supporter of most housing issues, I want to provide my continued support of the Safe Haven unit at 115 N. Patrick Street.

It is many people's goal to end homelessness in Alexandria within 10 years, which means we need to provide housing options for all of our neighbors. Safe Haven is one small step toward this goal.

This issue has received much attention since its inception and I'm sure it hasn't been an easy road to travel for any of you. I trust you will all make the right decision for the residents of the City of Alexandria and vote to support the development of Safe Haven as proposed.

Sincerely,
Katharine Medina

The fish are biting.

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123



"Deborah Schaffer"
<schaffer4@gmail.com>
02/12/2007 09:21 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,
cc
bcc
Subject Safe Haven

Members of the Planning Commission,

I am writing this to show my support for the establishment of Safe Haven at 115 N Patrick Street. It is our responsibility to do what we can to help all Alexandrians have shelter no matter what their situations. And while I can appreciate the concern of the neighboring homeowners, their fears are unfounded. If security were an issue, then it would have been a much bigger one for all the years that the site was used for the CSB Clubhouse program.

Alexandria prides itself on being a city that cares about its citizens, especially those who might have greater needs than most. Making sure that Safe Haven opens would be a great source of that continued pride.

Sincerely,

Deborah Schaffer
494 Naylor Pl
Alexandria, VA 22304

124



"Bovey Office"
<boveyoffice@worldnet.att.net>
▶

02/12/2007 09:32 PM

To <hsdunn@ipbtax.com>

cc <Kendra.jacobs@alexandriava.gov>

bcc

Subject Safe Haven

February 12, 2007

Mr. H. Stewart Dunn, Jr.
City Hall
301 King Street
Alexandria, VA 22314

Dear Mr Dunn:

I am writing to you about the Safe Haven program as an Alexandria citizen and a hard-nosed businessman, as well as one who has been much involved in how we deal with the mentally ill and how they affect all of us.

The people who are seeking to defeat the Safe Haven on Patrick Street fear and detest the chronic homeless people who will find safe haven there. The poor souls against whom the protest is mounted, who wander our streets with their sad bags, are an affront to tourists from most of America. These unfortunate people also are seen as a threat or an embarrassment by potential Old Town real estate buyers, who hesitate to pay a large price for a house on a sidewalk where they risk confronting one of those street people as they come and go, being reminded daily of the tragedy. The buyers go to McLean or Burke. The tourists go to Williamsburg.

Over time, the Safe Haven on Patrick Street will sharply reduce the hard core homeless from Alexandria's streets. In so doing, it will make a strong positive contribution to attracting tourists and new residents, and making the city a more attractive and desirable place in which to live. In sum, this activity of the Community Services Board promises an excellent return on investment to Alexandria.

Furthermore, you can be sure that one year after the Safe Haven is established, the neighbors will be no more aware of its operation than I and my neighbors are of the group home two blocks from my house on Dogwood, which is not at all. After all most of the protesters acquired their properties when the building in question had upwards of forty mentally ill folks entering and leaving it daily, as it did for many years. The Safe Haven will reduce the traffic intensity from that level.

In the interest of full disclosure, let me say that I was a one-term member of the CSB. I watched staff long enough to know of what I speak when I say that the Safe Haven will be tightly managed on a day-to-day basis by the CSB staff. The surroundings will be clean and quiet.

I am now a member of a volunteer organization, Friends of the Alexandria Community Health Center, which provides small grants to "consumers" for (often urgent) needs that fall outside the reach of federal, state, or city funding rules. From that perspective, I can assure you that you can be optimistic that Safe Haven will have a big impact on more or less permanently homeless Alexandrians. It is absolutely astounding how so little can go so far in restoring dignity to a person so that he or she wants to try again to be a productive member of society.

Please do not let this opportunity slip through our fingers because of the temporary fears of the ignorant.

Sincerely,

Robert L. Bovey



"Bovey Office"
<boveyoffice@worldnet.att.net>
t>

02/12/2007 09:36 PM

To <jssjennings@aol.com>
cc <Kendra.jacobs@alexandriava.gov>
bcc
Subject Safe Haven

February 12, 2007

Mr. Jessie Jennings
City Hall
301 King Street
Alexandria, VA 22314

Dear Jessie:

I think you know me as a pretty hard-nosed fellow. I am not sure that you knew I also have been much involved in how we deal with the mentally ill and how they affect all of us.

The people who are seeking to defeat the Safe Haven on Patrick Street fear and detest the chronic homeless people who will find safe haven there. The poor souls against whom the protest is mounted, who wander our streets with their sad bags, are an affront to tourists from most of America. These unfortunate people also are seen as a threat or an embarrassment by potential Old Town real estate buyers, who hesitate to pay a large price for a house on a sidewalk where they risk confronting one of those street people as they come and go, being reminded daily of the tragedy. The buyers go to McLean or Burke. The tourists go to Williamsburg.

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I am now a member of a volunteer organization, Friends of the Alexandria Community Health Center, which provides small grants to "consumers" for (often urgent) needs that fall outside the reach of federal, state, or city funding rules. From that perspective, I can assure you that you can be optimistic that Safe Haven will have a big impact on more or less permanently homeless Alexandrians. It is absolutely astounding how so little can go so far in restoring dignity to a person so that he or she wants to try again to be a productive member of society.

Please do not let this opportunity slip through our fingers because of the temporary fears of the ignorant.

Sincerely,
Bob Bovey
Robert L. Bovey
2603 Valley Drive
Alexandria, VA 22302

126



"Bovey Office"
<boveyoffice@worldnet.att.net>
>

02/12/2007 09:40 PM

To <jlr@cpma.com>

cc <Kendra.jacobs@alexandriava.gov>

bcc

Subject Safe Haven

February 12, 2007

Mr. H. Lawrence Robinson
City Hall
301 King Street
Alexandria, VA 22314

Dear Mr. Robinson:

I am writing to you about the Safe Haven program coming before the Planning Commission as an Alexandria citizen and a hard-nosed businessman, as well as one who has been much involved in how we deal with the mentally ill and how they affect all of us.

The people who are seeking to defeat the Safe Haven on Patrick Street fear and detest the chronic homeless people who will find safe haven there. The poor souls against whom the protest is mounted, who wander our streets with their sad bags, are an affront to tourists from most of America. These unfortunate people also are seen as a threat or an embarrassment by potential Old Town real estate buyers, who hesitate to pay a large price for a house on a sidewalk where they risk confronting one of those street people as they come and go, being reminded daily of the tragedy. The buyers go to McLean or Burke. The tourists go to Williamsburg.

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I am now a member of a volunteer organization, Friends of the Alexandria Community Health Center, which provides small grants to "consumers" for (often urgent) needs that fall outside the reach of federal, state, or city funding rules. From that perspective, I can assure you that you can be optimistic that Safe Haven will have a big impact on more or less permanently homeless Alexandrians. It is absolutely astounding how so little can go so far in restoring dignity to a person so that he or she wants to try again to be a productive member of society.

Please do not let this opportunity slip through our fingers because of the temporary fears of the ignorant.

Sincerely,

Robert L. Bovey

12/7



"Bovey Office"
<boveyoffice@worldnet.att.net>
▶

02/12/2007 09:45 PM

To <komorosj@nasd.com>

cc <Kendra.jacobs@alexandriava.gov>

bcc

Subject Safe haven

February 12, 2007

Mr. John Komoroske
City Hall
301 King Street
Alexandria, VA 22314

John:

I am writing to you about the Safe Haven program soon to come before the Planning Commission. I reckon you know me as a pretty hard-nosed fellow. I also have been much involved in how we deal with the mentally ill and how they affect all of us. From a very pragmatic viewpoint, Safe Haven is needed by Alexandria.

The people who are seeking to defeat the Safe Haven on Patrick Street fear and detest the chronic homeless people who will find safe haven there. The poor souls against whom the protest is mounted, who wander our streets with their sad bags, are an affront to tourists from most of America. These unfortunate people also are seen as a threat or an embarrassment by potential Old Town real estate buyers, who hesitate to pay a large price for a house on a sidewalk where they risk confronting one of those street people as they come and go, being reminded daily of the tragedy. The buyers go to McLean or Burke. The tourists go to Williamsburg.

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Sincerely,
Bob Bovey
Robert L. Bovey

138



"Bovey Office"
<boveyoffice@worldnet.att.net>
▷

02/12/2007 09:51 PM

To <fossum@rand.org>

cc <Kendra.jacobs@alexandriava.gov>

bcc

Subject Safe Haven

February 12, 2007

Dr. Donna Fossum
City Hall
301 King Street
Alexandria, VA 22314

Dear Dr. Fossum:

I am writing to you about the Safe Haven program coming before the Planning Commission as an Alexandria citizen and a hard-nosed businessman, as well as one who has been much involved in how we deal with the mentally ill and how they affect all of us.

The people who are seeking to defeat the Safe Haven on Patrick Street fear and detest the chronic homeless people who will find safe haven there. The poor souls against whom the protest is mounted, who wander our streets with their sad bags, are an affront to tourists from most of America. These unfortunate people also are seen as a threat or an embarrassment by potential Old Town real estate buyers, who hesitate to pay a large price for a house on a sidewalk where they risk confronting one of those street people as they come and go, being reminded daily of the tragedy. The buyers go to McLean or Burke. The tourists go to Williamsburg.

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Please do not let this opportunity slip through our fingers because of the temporary fears of the ignorant.

Sincerely,

Robert L. Bovey

129



"Cathryn Coone-McCrary"
<cathryn.coonemccrary@gm
ail.com>

02/13/2007 04:36 PM

To kendra.jacobs@alexandriava.gov

cc

bcc

Subject Safe Haven, SUP # 2007-0002

History:

This message has been replied to.

Dear Ms. Jacobs:

I am particularly interested in the Safe Haven controversy because I myself have suffered from depression and anxiety for over 25 years. Mental illness and substance abuse, two often entwined ailments, run in my family. My childhood itself was difficult; I spent much of my formative years trying to keep the peace between my parents. From my teens through my twenties, I excelled academically, earning a PhD in English and winning a teaching award at the University of Georgia, where I taught freshman composition for eight years. In spite of this external success, I suffered in silence, too ashamed to seek out help.

I was finally forced to do so when my husband gave me an ultimatum: get professional help, or get divorced. For the last ten years, then, I have been learning how to live with mental illness. This recovery is an on-going, extraordinarily difficult process, involving therapy, medication, exercise, yoga, meditation, and the list goes on. In essence, recovery has entailed a complete "re-boot" of how I view the world, and it has required me to repeatedly revise my hopes and dreams. Having a serious mood disorder is a lot like knowing that you have broken your leg not once, but that you are at risk of doing so over and over. With one crucial difference: depression can kill you. Even now, as I am writing this letter to you, I know that I must do everything I possibly can to maintain my mental health. And I know that this will always be a hard-fought, uphill battle for me.

I am writing to you because the Safe Haven's target population so desperately needs help. I have had psychological help, the support of friends and a loving husband, and--what we all tend to take for granted--a roof over my head. I cannot imagine how terrible and almost impossibly difficult it would be to try to recover from mental illness and/or a dual diagnosis when one is HOMELESS! My own struggle has been difficult enough; I cannot imagine being chronically homeless and mentally ill. I'm not sure how, or if, I would survive on the streets.

I recently volunteered at a hypothermia shelter in Alexandria. The 25 clients slept in sleeping bags on a linoleum floor; they did not have pillows, and only thin pads were between them and the floor. A light was on in the room all night long. Snoring filled the air. Many of the clients were unshowered; some were visibly unhealthy, and a few appeared to have substance abuse problems as well as mental health issues. As someone for whom even a good night's rest is indispensable for the maintenance of a healthy mood, I cannot even imagine living like these people do on a daily basis. What must it be like to go from shelter to shelter, up and out by 7 AM, wandering the streets daily, hungry, exhausted--AND WITHOUT TREATMENT FOR ONE'S MENTAL ILLNESS? How could an individual even begin to return to a normal life, to think about getting a job, to save money, to find a place to live?

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The Safe Haven model, a nationally recognized program that uses a low-demand/housing-first model found to be effective in treating this population, is one answer. Not only would the Safe Haven offer a new life for 12 individuals, but safety would also be ensured by the Community Services Board's careful screening policy. Safe Haven clients will not be transients; they will be well-known by CSB staff who will have access to their records, including criminal background information, in the evaluation process. The CSB will exclude from the Safe Haven those who pose an unmanageable risk to themselves or to others. Specifically, the CSB will not allow sex offenders, pedophiles, or fire-setters into the program. This screening process will be ongoing. Furthermore, the 12 Safe Haven residents will be expected to follow community rules. Though they will be allowed to come and go peacefully like any other law-abiding citizens, they will not be permitted to loiter or otherwise disturb neighbors. No illegal drugs, alcohol, or weapons will be allowed on the premises. Visitors will be required to give 24-hour advance notice, and overnight guests will not be allowed. The CSB will handle complaints promptly and effectively, first with verbal or written warnings and finally with temporary suspension of services. Certain infractions, such as physical aggression or illegal activities on the premises, will result in immediate discharge, however.

The degree of staffing will allow for close monitoring at all times. Two direct service staff will be at the Safe Haven seven days a week, including awake overnight coverage. These professionals, who will receive extensive training, will be under the supervision of a licensed clinician. In total, 10 full-time individuals will be on site to provide around-the-clock supervision 24 hours a day. And all of the CSB's professional resources will be available to the Safe Haven, including, among other things, psychiatrists and emergency services.

For over 20 years, the CSB successfully operated a Clubhouse at 115 North Patrick Street, the proposed location for the Safe Haven. Additionally, since January 1998, when data collection was automated, 706 clients have been served in CSB programs, with no major community incidents. Given its excellent track record, the CSB has every promise of success with this newest facility. The time of delay is over. Please approve the CSB's application for a special use permit, and help make the Safe Haven a reality!

Thank you for your attention.

Sincerely,
Cathryn Coone-McCrary

2721 Ice House Rd., Apt 102
Alexandria, VA 22314



<lcroushorn@brethrenhousing.org>

02/13/2007 07:54 AM

Please respond to
<lcroushorn@brethrenhousing.org>

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>, <jssjennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossum@rand.org>

cc

bcc

Subject Support for Safe Haven

Mayor, Vice Mayor, City Council, and Planning Commission,

I am writing to add my support to the creation of a Safe Haven program at 115 N. Patrick Street to provide permanent supportive housing for 12 individuals. Permanent supportive housing facilities provide needed services to citizens which are not served by other existing programs. The cost of these services to the city is also reduced when compared to police, hospital, and emergency room resources these citizens may require if left unsheltered.

As the Executive Director of Brethren Housing Corporation in Manassas, I recognize that homelessness is a regional issue and understand the difficulty in providing homeless services and affordable housing in Northern Virginia. I applaud you for initiating the Safe Haven project and urge you to continue to support the project's completion.

Sincerely,

Luke Croushorn
Executive Director, Brethren Housing Corporation

Brethren Housing Corporation
10039 Nokesville Road Suite 101
Manassas VA 20110
703.330.9996 ph.
703.330.1286 fx.
www.brethrenhousing.org

132



"Mary Denby"
<maryandchris@comcast.net
>

02/13/2007 10:47 PM

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <council@krupicka.com>, <timothylovain@aol.com>, <delpepper@aol.com>, <paulcsmedberg@aol.com>,

cc

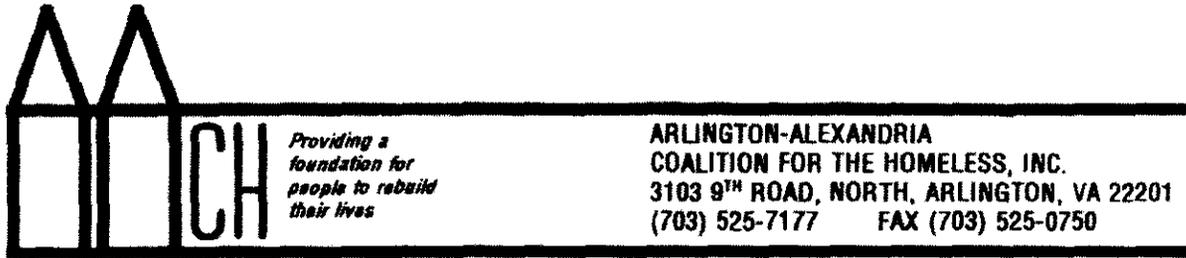
bcc

Subject Safe Haven Support

My husband and I, as residents of Alexandria, just want to offer our support for Safe Haven. We hope that you will make Alexandria city a community that reaches out and takes care of those that have special needs and not just a community only for the elite.

Our Thanks-

Mary & Chris Denby



February 13, 2007

Dear Members of the Alexandria City Council, Planning Commission and Staff,

I am writing in support of the proposed Safe Haven project that City Council has already approved on several occasions.

City Council has approved the application to HUD for funding, the use of City property for the Safe Haven site, CIP funds to renovate the site, annual funds to operate the facility and, last March, acceptance of HUD grant funds for the project.

The CSB has done extensive outreach to the neighbors and the community; and the Safe Haven "Housing First" model has been proven to work to keep people housed and to move the chronic homeless into services and treatment. Additionally, the 115 N. Patrick Street site has a long history of use by the CSB as a site to serve persons with severe mental illness and substance use disorders. The CSB has an outstanding record operating residential programs in Alexandria for more than 20 years, currently operating 63 residential sites (173 beds) across the City. CSB outreach staff knows the members of the target population for Alexandria's Safe Haven and no one who is assessed to present a danger will be admitted to the program.

I am asking that the Planning Commission and City Council support this important initiative to house the City's chronically homeless men and women as the SUP application comes before you.

Sincerely,

Michael J. O'Rourke, Executive Director

134



McCabe Fangman
<mcfangs@yahoo.com>

02/13/2007 10:57 AM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,

cc

bcc

Subject Safe Haven

Alexandria Officials:

I am writing to urge your support for the proposed Safe Haven at 115 N. Patrick Street. This project has all the earmarks of a successful program. The model upon which Safe Haven is based has proven to work in moving chronic homeless individuals off the streets and into services and treatment. It would indeed be unfortunate for this city if the proposal is defeated. If so, we will feel the repercussions of the missed opportunity for years to come.

Thank you, in advance, for your support.

Karin Fangman

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http://advision.webevents.yahoo.com/mailbeta/features_spam.html

135



"Kevin & Diane"
<grim.charles@verizon.net>
02/14/2007 08:14 AM

To <kendra.jacobs@alexandriava.gov>
cc
bcc
Subject Safe Haven

February 14, 2007

Dear Ms. Jacobs:

I just wanted to share this letter below to let you know that I have sent it to all Planning Commission Members.

I am writing this letter to express my support for a Safe Haven in Alexandria. As you are aware, Alexandria's Safe Haven will provide a permanent supportive housing program for 12 men and women who are currently living on Alexandria's streets.

I was very pleased and proud when the site for a Safe Haven in Alexandria to be located at 115 N. Patrick Street, the former location of the Patrick Street Clubhouse, was approved. I ask that you continue moving this process along so that the reality of a Safe Haven can happen as soon as possible. I've been very impressed that the CSB has done extensive outreach to the neighbors and the community. It's also important to note that the CSB has been operating residential programs in Alexandria for more than 20 years. The CSB currently operates 63 residential sites (173 beds) across the City. Since January 1998, when data collection was automated, the CSB has served a total of 706 consumers in its residential programs with no significant community incidents and a high degree of success.

I believe that having a Safe Haven in Alexandria provides a needed housing program that will mean improved human conditions for those in our community who would otherwise continue living on our streets. Although I know there has been concern expressed about the individuals who will be a part of the program, no one who is assessed to present a danger will be admitted. Additionally, close observation and monitoring will be provided 24 hours a day. It is the right thing to do for these individuals and for our community. I ask that you continue to support the Safe Haven that was approved in 2004.

Thank you.

Sincerely,

Diane

Diane L. Charles
1065 N. Paxton Street
Alexandria, VA 22304

134



"Fairlington Presbyterian Church" <office@fpcusa.org>

02/14/2007 09:49 AM

To <Jackie.Henderson@alexandriava.gov>, <jim.hartmann@alexandriava.gov>, <paulcsmedberg@aol.com>, <delpepper@aol.com>

cc

bcc

Subject Safe Haven

Mayor and Council Members
Alexandria City Hall
301 King Street
Room 2300
Alexandria, VA 22314

Dear Honorable Mayor and Council Members,

As you know, Fairlington Presbyterian Church has a strong record for serving the people of Alexandria through our Computer C.O.R.E. program and other services to the city. We open our doors to a number of community groups and organizations. And we are asking you now to support another program which will care for the neediest in our community. Please support the *Alexandria Community Services Board's (CSB) Safe Haven* program at 115 N. Patrick Street which will provide housing and supportive services to 12 homeless, mentally ill men and women who are currently living on our streets.

The Safe Haven was identified as a high-level priority of the CSB, as well as the *Homeless Services Coordinating Committee*, a coalition of more than 40 public and private agencies serving homeless Alexandrians, many years ago. It was incorporated as a priority objective into the City's *Consolidated Plan for Housing and Community Development* in 2000, and in the City's *Strategic Plan*, as well as the City's *Ten-Year Plan to End Chronic Homelessness*.

The CSB has been operating residential programs with professional mental health staffing in Alexandria for more than 25 years, and currently operates 63 residential sites (173 beds) across the City. While the neighbors of 115 N. Patrick Street complain of disruption to their neighborhood, it should be recognized that since 1998, when data collection was automated, the CSB has served a total of 703 consumers in its residential programs with no significant community incidents and a high degree of success, as measured in part by consumers' movement to more independent living. The Safe Haven offers the same potential for success.

Federal Fair Housing law prohibits discrimination against the potential consumers of the Safe Haven, as they are protected by virtue of their mental health disabilities. The CSB's Housing Plan has identified Old Town as having the lowest density of special needs housing in the City. In addition to these reasons, the 115 N. Patrick Street location is an ideal placement for the Safe Haven as this neighborhood is known to the consumers and it is close to the services and other amenities (transportation, etc) required to integrate these individuals back into our community.

137

Many of the individuals who are living on our streets are long-term Alexandrians and have attended our City schools. Some are veterans. It is untenable in a City of our wealth to have people living on our streets. As a caring community, we must offer housing as a first step to recovery.

We will expect you to continue your support of Safe Haven. Thank you for your service to Alexandria and come visit us at Fairlington Presbyterian anytime.

Sincerely yours, Jan Edmiston
Pastor, Fairlington Presbyterian Church



"margaret howe"
<mjhowe@ultaris.com>
02/14/2007 10:02 AM

To <erwagner@comcast.net>,
<Jackie.Henderson@alexandriava.gov>,
<kendra.jacobs@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven

----- Original Message -----

From: margaret howe
To: alexvamayor@aol.com
Sent: Tuesday, February 13, 2007 11:52 AM
Subject: Safe Haven

Dear Mayor Euille,

I hope you, the Planning Commission, and the City Council will again look favorably upon the proposed Safe Haven in Alexandria project. It is hard to believe that I am again writing you about this a year after my last plea to you. Those who will manage this project have proven their skills in caring for the homeless and mentally ill. Would we rather see these unfortunate persons on the street, than allow those who are willing and capable provide the care and supervision they need.

Thank you for listening.

Margaret Howe

139



<Pashbrook@aol.com>
02/14/2007 10:31 AM

To <kendra.jacobs@alexandriava.gov>
cc
bcc
Subject Safe Haven

Dear Ms. Jacobs,

I'm writing to express continuing support to make the Safe Haven program a reality at 115 N. Patrick Street. I have family and friends with mental illnesses, most of who are not terribly impaired by their illness. Treatment, not ignoring such illnesses, is the way to help people live with mental illness. I support Safe Haven because the program will work to bring people who are chronically homeless into housing, services, and treatment.

The Alexandria Community Services Board has been serving people with severe mental illnesses and substance use disorders for a long time, and through outreach, knows the population who will live at the 115 N. Patrick Street Safe Haven. All people need a place to live. As an Alexandrian since 1987, I reject the notion that people with severe mental illnesses do not belong in our city. As a resident of the Warwick Village neighborhood, I know that a neighborhood is a community; one that we hope will strive to take care of all of its people because, in the long run, doing so makes the world a better place to live.

We who live and raise our children in Alexandria need to know that we won't be "kicked out" of the city if we develop mental illnesses. Not every child grows up into a problem-free adult and as a city we need to be there for those with mental illnesses just as much as we are for other concerns.

The riches of our city can be measured in many ways. Please make the Safe Haven residence at 115 N. Patrick Street a reality, so our city can add this necessary service, this jewel, to its crown.

Thank you for your service to the city,
Peggy Ashbrook

212 Guthrie Avenue
Alexandria, VA 22305
703-548-5624 home
703-472-7241 cell

1/10



"Ruth L. Chamowitz"
<rchamowitz@chamlaw.com>

02/14/2007 02:25 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.com>,

cc

bcc

Subject CSB Application for SUP

February 14, 2006

Members of the Planning Commission:

You have before you an application for a Special Use Permit by the Alexandria Community Services Board for a Safe Haven Residential Facility at 115 N. Patrick Street. I address you in strong support of that application. Since your staff and others will no doubt see to it that you are well versed in the Safe Haven program, I would like to draw your attention to some of the fears of the few but stridently outspoken neighbors who do not want a Safe Haven in their back yards and will reference my personal experience in so doing.

First, I readily acknowledge that I am a member of the CSB, having been appointed two years ago by Council to serve as a citizen member. I write this letter not as a member of the CSB but purely for personal reasons and to relay my own experiences.

I co-own the office building at 118 N. Alfred Street, less than a block from 115 N. Patrick Street and sharing a common alley. For 18 years, I practiced law in that location until I retired in 2001. During nearly all of that time, the CSB operated the Clubhouse at the N. Patrick Street location, serving 5 days per week virtually the same population as will be served by Safe Haven. The differences between it and Safe Haven are that the Clubhouse was day treatment for 60 people, Safe Haven will be residential treatment for 12 people and a lesser percentage of the Clubhouse members were homeless. The Clubhouse members were excellent neighbors, causing absolutely no disruption or harm, and passing me and members of our firm quietly in the alley and on the street. One need only to look at the history of the Clubhouse at that location, which had neither strict attendance rules nor strict compliance with administration of medication, to see that treatment along with excellent staff supervision is a formula for success.

I would like to point out that I was held up at gunpoint getting into my car behind my office after dark. The perpetrator was arrested, charged, convicted and incarcerated. I was also mugged one evening on N. Lee Street, one block from King Street in a well-lit affluent neighborhood. To my knowledge, neither attacker had any relationship to the Clubhouse. My experiences indicate that there is risk of violence in the City.

At a recent CSB outreach community meeting with neighbors, a few attendees spoke of the prospects of having to live in fear because there will be persons with mental illness and/or substance abuse problems, which are also now deemed to be an illness, living near them. I have a "mental" illness: recurrent major depressive disorder, which I have had for 17 years and which is often severe. It has been treatment resistant and has required intense medical care, several hospitalizations, unlimited drug trials, my own fastidious administration of numerous medications, the financial wherewithal to make this all possible and the unlimited support of my close family and many friends. If I did not have all of these things going for me, at worst, I would not be alive, and at best, I would be a candidate for Safe Haven. In neither case would I pose a danger to the neighbors of 115 N. Patrick Street.

Neighbors have complained that residents of Safe Haven will not be required to take their medications. It is only under the very rarest and strictest of circumstances that an institutionalized person may be administered a medication against his/her wishes, or, in extremely rare cases, in jail, pursuant to a court order. In psychiatric units of hospitals, a patient is told the name of each medication, for what it is given and asked whether or not he/she chooses to take it. The opponents of this program seem to think that any resident who is not taking his/her medications should be ejected from the program. However, this result

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would only serve to again render the resident homeless and in no treatment at all. The intent of Safe Haven is to bring about willful compliance by each resident.

Curfews seem to be another issue with these vociferous neighbors. It is unlikely that candidates for Safe Haven will consider the program if they are to be locked down. It is even more unlikely they would stay. Such confinement may even be unlawful. By virtue of their homelessness, they live on our streets with no curfews, no treatment and no structure in their lives. It would be unfortunate to have such a successful program defeated over the issue of curfews.

The Safe Haven program has a proven track record for success. Alexandria has a problem with homeless people, most suffering from a treatable illness, who need housing. Safe Haven is a way to assure some of these people get both of these and the possibility of a normal lifestyle.

Please approve the SUP for congregate housing to be used for a Safe Haven at 115 N. Patrick St.

Best regards,

Ruth Lankford Chamowitz

Attorney at Law, Retired

805 E. Timber Branch Parkway

Alexandria, VA 22302

172



"Leonard Rubenstein"
<LRubenstein@phrusa.org>
02/14/2007 02:32 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,
cc <Jackie.Henderson@alexandriava.gov>,
<jim.hartmann@alexandriava.gov>

bcc

Subject Safe Haven

Dear Mayor Euille, Members of Council, and Members of the Planning Commission

I am writing to urge you to support the Community Services Board's SUP application for the Safe Haven at 115 N. Patrick Street. (Reference SUP 2007-0002). There is a desperate need for housing for the population this program will serve and the city should continue a long tradition of serving the needs of the most vulnerable people in our city - and there are rights at stake as well. I urge you to support it.

I have lived in the city for almost thirty years, and it has always been a source of pride that it has striven to be a true community and not turned its back on those most in need. Moreover, the safety of everyone in the city is likely to be enhanced by stable housing for this population. Keeping people homeless does nothing to protect our security.

Having served on the Community Services Board for six years during the 90's, I am very familiar with community opposition to special needs housing. During my tenure, not a single facility was opened without substantial community opposition. And yet when one looks at the record of special needs housing in Alexandria for people with mental illness, substance abuse problems, or mental retardation or who are homeless and others, the record is extraordinarily positive. We should express our pride as a city that, as Mayor Euille emphasizes, is for everyone, by embracing uses like this. There is no room with a city with such values to oppose such a use, especially given that the parade of horrors cited by the opponents, while always cited in fights like these, never comes to pass.

Sincerely,

Len Rubenstein

17 W Cedar St.

LB



"Judith Lowe"
<judylowe36@comcast.net>
02/14/2007 04:14 PM

To "Donna Fossum" <fossum@rand.org>, "Eric Wagner"
<erwagner@comcast.net>, "Jessie Jennings"
<jssjennings@aol.com>, "John Komoroske"
cc
bcc

Subject SUP #2007-0002

I am taking the time to write you to urge you to vote for the Safe Havens Special Use Permit.

If anything has demonstrated the need for a Safe Haven, it has been the extreme cold of the last few days and the threat of a lot of snow very soon. I would theorize that none of you have experienced the need for a safe haven because it has always been there. I am so grateful for the ones we have in Del Ray. They are well run and we know some of the residents. The one we know the best is Arthur. Our lives have been better having Arthur in the neighborhood. This home would be run just as well as the one that Arthur lives in. The neighbors on Patrick Street should not be afraid of this home. Having and including Arthur in our activities has been a plus for us and has not lowered our property values.

Judy Lowe
14 W Mount Ida Ave
Alexandria VA 22305
judylowe36@comcast.net
703.548.1713 (home)

1444



"Connie and Karin McFang"
<mcfangs@hotmail.com>

02/14/2007 06:45 PM

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>, <councilmangaines@aol.com>, <council@krupicka.com>, <timothylovain@aol.com>, <delpepper@aol.com>,
cc

cc

bcc

Subject Support for Safe Haven at 115 N Patrick St

Constance McCabe
206 East Alexandria Avenue
Alexandria, Virginia 22301
(703) 836-0203

February 14, 2007

Dear Mayor Euille, Members of the City Council and Planning Commission, and City Manager,

Despite its location within a huge metropolitan area, Alexandria City has the feeling of a small town with well-educated and caring citizens, most of whom are free of serious financial or life-threatening psychological challenges. It is important that we recognize that a wealthy and vital historic urban setting such as Alexandria brings with it a diverse population, including those who struggle with the daily challenges of homelessness, mental illness, and substance abuse disorders. Safe Haven offers a cost-effective means to provide opportunities for a few of our less-fortunate citizens to move toward independent living. I applaud the important efforts of the community and our elected officials to provide the safe and necessary structure offered by Safe Haven.

Sincerely,

Constance McCabe

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145



<davidingold@comcast.net>
02/14/2007 09:04 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,
cc <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<councilmangaines@aol.com>, <council@krupicka.com>,
<timothylovain@aol.com>, <delpepper@aol.com>,
bcc

Subject Safe Haven

Dear Planning Commission Members, Your Honor the Mayor & City Council Members,

This is a heart-felt, very sincere letter of support for the subject facility. On a personal note, I once terminated the employment of someone whose behavior was eccentric, fearing for my safety and the safety of others who were then on my staff of a federal agency. Later, I had a member of my family diagnosed with a mental health condition that was initially not adequately addressed, but later was resolved thanks to the competence of a mental health expert. This same family member was in need on occasions when their health deteriorated of a "safe haven" facility as they were homeless and a runaway. I am deeply indebted to the facilities in jurisdictions other than Alexandria where this individual found a safe harbor. I feel as I have been "on both sides of the coin" on this issue. I have been both fearful and ignorant of what individuals may do and grateful to facilities who have risen above these fears and provided a safe haven to persons in need of facilities of this kind.

I very much hope that you will have courage and, notwithstanding the objections of persons who believe otherwise, you will vote in support of Alexandria's establishing such a facility. There is a great need for it. No one, however vehemently they may currently object to such facilities, is beyond needing such facilities for themselves or a member of their family. Some people, such as myself formerly, may scoff at this idea. Experience has taught me otherwise.

Sincerely,

David A. Ingold
3515 Saylor Place
Alexandria, VA 22304

146



<TOCGEE@aol.com>
02/14/2007 11:06 PM

To <erwagner@comcast.net>
cc <hsdunn@iptax.com>, <JssJennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossum@rand.org>, <kendra.jacobs@alexandriava.gov>, bcc

Subject Safe Haven Support Letter

Dear Commissioner Wagner:

I am writing to express my *strong* support for the proposed Safe Haven house at 115 N. Patrick Street, and have been greatly dismayed to see the proposed rehabilitation process continuously delayed due to a neighborhood lawsuit. I currently volunteer with the Lazarus Outreach Ministry, located at Christ Church and St. Paul's Episcopal Church in Alexandria, and probably assist many homeless individuals who would benefit from the Safe Haven program.

I attended the recent January 30, 2007 community meeting, sponsored by the Community Services Board, where Carol Layer, J. Michael Gilmore and Mary Riley provided extensive documentation, both written and oral, about the Safe Haven concept. Unfortunately, the community members who voiced negative opinions, were clearly uninformed about the needs of people with mental illness.

It is a known fact that more than fifty percent of homeless people are also mentally ill. A home, which has a professional staff to facilitate residents' transition and integration into our community, is a most humane method of treatment.

I worked at St. Elizabeths Hospital for nine years, during which time the Reagan administration began deinstitutionalizing large numbers of individuals from mental health facilities across the country. Unfortunately, President Reagan failed to put into place a comprehensive, community-based system of services that would facilitate individuals' reentry into their communities. Therefore, I saw, firsthand, the results of deinstitutionalization -- people with mental illness who were also faced with homelessness. For the few who were placed in nearby residential facilities, I recall seeing many folks, young and old, who visited our waiting rooms on a daily basis because they were locked out of their "new" community housing until the evening meal.

The Safe Haven house will be a long overdue place of refuge, peace and learning for homeless people with disabilities. Since mental illness has no poster child, we must all be advocates for people with these disabilities who reside in our wonderful city of Alexandria, and beyond.

Thank you for all you do for our city.

Gail E. Evans

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February 14, 2007

Alfred Street Baptist Church
301 S. Alfred Street
Alexandria, VA. 22314

Mayor and Council Members
Alexandria City Hall
301 King Street
Room 2300
Alexandria, VA 22314

Dear Honorable Mayor and Council Members,

I am writing to urge your continuing support of the *Alexandria Community Services Board's* Safe Haven facility at 115 North Patrick Street. A Safe Haven for individuals who are living on the street is very much needed. Such a facility will allow these individuals to be housed and, over time, receive treatment.

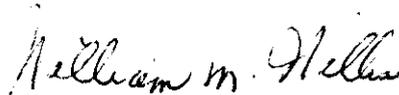
As many of you know, I have been involved with Alexandria's unsheltered homeless population for many years through my work at Alfred Street Baptist Church's *Hypothermia Shelter*, as well as my work at *Carpenter's Shelter* and *David's Place*. Through these programs, I have come to know first-hand the extreme difficulties faced by this population.

The 115 North Patrick Street site will provide permanent housing for 12 individuals in a setting that will enable them to learn community living skills and have access to the services they need. The Safe Haven is modeled upon a "Housing First" approach that has been proven time and again to work to keep the chronically homeless housed and to move them into services and treatment.

I strongly urge you to continue your support of the Safe Haven at the Patrick Street location.

Thank you.

Sincerely,


Deacon William Willis

cc: Alexandria Planning Commission

148



<RNew105@aol.com>
02/15/2007 09:25 AM

To <erwagner@comcast.net>
cc <hsdunn@ipbtax.com>, <JssJennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossu@rand.org>, <mslyman@verizon.net>, bcc

Subject Safe Haven

Hello,

Thank you for taking the time to read this email and for supporting a project like Safe Haven. I have lived in Alexandria for 37 years, my entire adult life, and I am a practicing Clinical Psychologist in the city. I work primarily with children and adolescents, but I am well aware of the problems faced by adults with serious, chronic mental illness. Our streets have been filled with them since the de-institutionalization projects of the 1970s. Getting the mentally ill out of the warehouse conditions in large hospitals was an idealistic plan. However, the community support to care for these people never quite lived up to expectations. I strongly support programs like Safe Haven and hope that we will develop even more. I own property at 805 Cameron Street, which is around the block from the proposed Safe Haven site. I am proud to have such a program in my neighborhood. As a relatively new member of the Community Services Board, I appreciate the pressures, both financial and political, that the city is under to provide for its mentally ill residents. Thank you for your understanding.

Sincerely,
Roberta R. New
105 W. Masonic View Ave.

1/9



Meredith Wade
<funat207@hotmail.com>

02/15/2007 09:27 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,

cc

bcc

Subject Safe Haven (Reference SUP #2007-0002)

To Members of City Council and the Planning Commission:

I am writing in support of the Safe Haven initiative and to express my support to the program at the Patrick Street location. One of my nieces is developmentally disabled. She lives in Des Moines, Iowa, and has a wealth of opportunities and services available to her. At some point, that community made some far-reaching and difficult decisions to ensure that her potential would be realized and protected. It is my belief that knowing she is well cared for and protected is not only to her advantage, but also to her family and community, both immediate and extended.

I hope I will be thanking you for taking this important step for our community soon.

Meredith S. Wade
207 Woodland Terrace, Alexandria, VA 22302

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150



tiffeny sanchez
<tiffenyfs@yahoo.com>
02/15/2007 11:19 AM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>, <jssjennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossu@rand.org>

cc

bcc

Subject Safe Haven

Dear Commission Members,

I am writing to urge you to support the use of 115 N. Patrick Street as a Safe Haven residence for homeless men and women with serious mental disabilities. It is my believe that we could do so much good, by providing homeless individuals with mental health issues a "Safe Haven", a home with intensive 24 hour a day supervision and care. The benefits of a program like Safe Haven in our community are many, but I will highlight just a few:

- * This program would provide permanent housing to 12 homeless men and women, many of whom are long-term Alexandria residents
- * The Safe Haven program is a proven and nationally-recognized model for providing housing and services to the chronic homeless population
- * The program is cost effective and will utilize primarily federal and state funding
- * The program should not negatively impact property values for neighboring homes

Because mentally ill people who are homeless are more than twice as likely to be hospitalized as mentally ill people with housing, improving care for homeless people with serious mental illness will be cost effective rather than costly. It will decrease visits to the emergency rooms and decrease the time spent unnecessarily in jail because there is no other place to "house" the homeless.

As with anyone, when mentally ill people are treated with dignity and respect, they respond very well. It has been the practice in our society to shelter the homeless without thought to a permanent place to live. This makes it harder on the mentally ill person whose coping skills are already compromised. We should all want to fight for a better solution; to fight for permanent supportive housing programs such as Safe Haven.

As you know, many people have worked for years on the Safe Haven project. I feel that it would be most beneficial to our community. Again I urge you to support this worthwhile program.

Sincerely,

Tiffeny Sanchez

2306 Cameron Mills Road
Alexandria, Va 22302



Paula Tamapoi Whitacre
<ptw@fullcircle.org>

02/15/2007 03:03 PM

To <alexvamayor@aol.com>, <macdonaldcouncil@msn.com>,
<councilmangaines@aol.com>, <council@krupicka.com>,
<timothylovain@aol.com>, <delpepper@aol.com>,

cc

bcc

Subject In support of Safe Haven

Dear Mayor, City Council Members, and Planning Commission Members,

Last year, I wrote a letter of support to establish the Safe Haven house in our city. I wish to reiterate my support for several reasons:

--The home seems to be an answer to a problem. Not providing a solution does not mean that the problem does not exist or will go away on its own.

--The Community Services Board has a record of effective work in our city. They are not swooping in from the outside with a solution that will not fit us.

--A home like this, with a very structured yet compassionate environment, seems a long-term, effective approach, and one that our city should support.

Thank you.

Paula Whitacre
600 Ft. Williams Pkwy.
Alexandria, VA 22304

152



"Ruth L. Chamowitz"
<rchamowitz@chamlaw.com>

02/15/2007 04:09 PM

To <erwagner@comcast.net>, <hsdunn@jbtax.com>, <jssjennings@aol.com>, <jrl@cpma.com>, <komorosj@nasd.com>, <fossum@rand.org>

cc

bcc

Subject CSB's SUP Application # 2007-0002

Dear Members of the Commission:

It is with a heavy heart that I write this letter. As a neighbor of 115 N. Patrick Street, the Safe Haven building, formerly known as the Clubhouse, and as a resident of Alexandria since the late seventies, I am distressed that we appear to be moving backward rather than forward in our acceptance of the diversity of the human population. How many of us can say we do not know any one who has suffered from a mental disorder or have not ourselves suffered the terrible affliction of depression, severe anxiety, disorientation or a similar life-altering condition.

Yet today here we are having to explain and rationalize to a vitriolic minority why City and Federal funds are being proposed for a residential home for some twelve citizens of our historic city.

There was a time when I found NIMBYism to be laughable because I viewed the proponents to be so shallow and out of touch. Now I am saddened that the affluence of a collective few has cost the City more money to defend its legal position than it would cost the City to operate the Safe Haven for a year. And because the City may have failed in its obligation to adhere strictly to its rules, those homeless persons who were destined for a better life at Safe Haven have been set back more than two years in their quest for a normal home.

The issues are clear: Will those who govern our City succumb to the pressures of the affluent Old Town neighbors who wish to remain insulated from reality, or will they create parity in our neighborhoods and create a model home between King and Cameron, beside the alley from Patrick and to my law firm on Alfred. The issues of medications, curfews, lighting, crime, loitering, cigarette butts, roof garden spying, urination, suicide and fear for the lives of their little girls are but manifestations of our own ignorance and insecurity. This is congregate housing in the City center. It is necessary housing for those who today sleep alternatively on steam grates and under the shelter of bridge abutments.

If we knew what goes on in the homes of our current neighbors, it would be less easy to hide behind the shield of ignorance that allows us to speak out against those fears of the unknown and unfamiliar. How many of our medicine cabinets or those of our neighbors do not contain Paxil or Effexor or Zoloft or Wellbutrin or Prozac or Klonopin or one of the many anti-depressants or anti-anxiety drugs now on the market? Mental illness is not so

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far from us that we can continue to ignore it.

We have a duty to each other. I trust that you will show courage and help your fellow citizens to a place they can call home. A "Safe Haven."

Respectfully,

Michael J. Chamowitz
Attorney at Law

Office: 118 N. Alfred Street
Alexandria, VA 22314
Home: 805 E. Timber Branch Parkway
Alexandria, VA 22314

154

6 West Linden Street
Alexandria, VA 22301
February 15, 2007

Oh, that's a City van across the street! How am I going to move into this house with my one year old, Laura, knowing a group home is across the way?

.. ...Rochelle Givens 12/05/85

Twenty years later...

Laura, what do you want to do this summer? Remember the last two summers you worked with the Therapeutic Recreation kids at the Lee Center. Oh, and how did you enjoy your recent volunteering at the Northern Virginia Training Center and the West End Clubhouse?

.....Rochelle Givens 01/08/06

Dear Mayor Euille:

Last year on January 9th I wrote a letter that began just as this one does. It still passes the tests of time. So again I write the same letter and ask for your support of **Safe Haven**. Thank you.

In the past twenty years my daughter, Laura Givens (T.C. Williams '03 & Colorado State '07), and I, have seen the City of Alexandria accomplish many things. One particular accomplishment has been to change our attitudes about individuals with special needs. The group home across the street has enriched our lives, and the City has been one of our most responsive and quiet neighbors.

Please make sure we take care of our residents who would be served at 115 North Patrick, and who can not always speak for themselves. We will be the ones who benefit.

Sincerely,


Rochelle R. Givens

cc: Alexandria City Council
Planning Commission
City Manager Hartmann

1575

LAW OFFICE OF ROBERT C. DUNN

707 PRINCE STREET
ALEXANDRIA, VIRGINIA 22314

Attorney and Counselor at Law

TELEPHONE: 703-836-9000
FACSIMILE: 703-684-0204

MAILING ADDRESS: P.O. Box 117
ALEXANDRIA, VIRGINIA 22313-0117

E-MAIL: RDUNN@ROBDUNNLAW.COM

February 14, 2007

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

Mayor and Members of City
Counsel
City Hall
301 King Street
Alexandria, VA 22314

Re: Safe Haven Project, Ref. SUP-2007-0002

Dear Chairman and Members of the Planning Commission and
Mayor and Members of City Council,

I write in support of the Safe Have Project and urge each of you
to vote for its approval without undue conditions to the special use
permit.

I have been a resident of Alexandria since 1975 and have
practiced law in Old Town since 1976.

Like everyone else who has spent any appreciable time in Old
Town, I know that we have a homeless population on our streets. The
only question is how the community will respond to our homeless fellow
citizens. I believe the Safe Haven Project is well thought-out and
gives these members of our community the opportunity to become
productive, fully-engaged citizens.

Like most of you, I have been in the City long enough to see many
group homes proposed and ultimately opened. When plans were first
revealed, invariably there was an outcry from some about hypothetical
dangers, declining property values and countless other doomsday
scenarios. I have yet to see one of these necessary projects turn into
the nuisance that some predicted in the beginning. Unfortunately, the
complaints boil down to the callous mantra: "not in my backyard."

The City is simply too small for this project not to be in
someone's backyard; the proposed location is suitable for the intended
purpose.

Please pass this project.

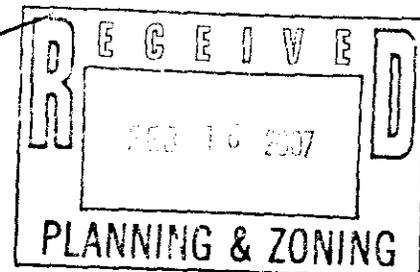
Sincerely,



ROBERT C. DUNN

RCD/pla

156



ROBERT C. EIFFERT
1418 Juliana Place
Alexandria, Virginia 22304
703-212-7116

February 15, 2007

Members of the Alexandria Planning Commission
Eric Wagner, Chair
City of Alexandria, Virginia
P.O. Box 178
Alexandria, Virginia 22313

RE: Reference SUP #2007-0002

Dear Eric and Members of the Planning Commission:

I am writing to urge you to support the Community Services Board's application for a Special Use Permit (SUP) for the Safe Haven program at 115 North Patrick Street in Alexandria.

As a former member of the CSB from 1986 to 1990, I am a veteran of the controversies surrounding the opening of three CSB group homes during that time, one each for persons with mental illness, mental retardation and substance abuse issues. In every case, there was tremendous neighborhood opposition, regardless of the disability area. Neighbors feared the type of population that would be in the home and worried that their property values would go down. And in every case, the controversies ended after the homes were open. Neighbors found the CSB facilities to have no impact on their own lives or homes. Certainly, the myth of declining property values has been totally dispelled!

So it is and will be with the Safe Haven. The former use of the facility, as a mental health day treatment program with a much larger client population coming and going daily, was more intense than the proposed use as a small residential facility. The location is excellent for the proposed population. When I was a City employee in the Office of Housing in 2002-2005, I had the privilege of working on the planning for the Safe Haven. I believed then and believe now that this is the right use in the right place. And I believe that the neighbors will also discover, as they always have with other CSB facilities, that the program will have no impact on their lives or property values.

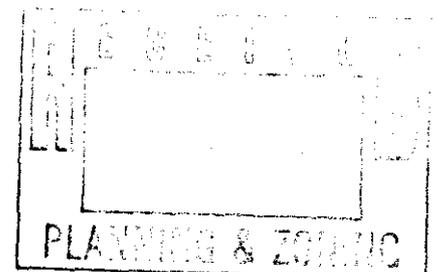
I urge your unanimous support of this worthy SUP. Thank you for your consideration.

Sincerely,

Bob Eiffert
Robert C. Eiffert

cc: The Honorable Mayor and Members of City Council

157





herbcl@earthlink.net

02/16/2007 09:55 AM

Please respond to
herbcl@earthlink.net

To erwagner@comcast.net, hsdunn@ipbtax.com,
jssjennings@aol.com, jlr@cpma.com, komorosj@nasd.com,
fossu@rand.org, Kendra.jacobs@alexandriava.gov,

cc

bcc

Subject SUP #2007-0002 Safe Haven

The Chair and Members of the Planning Commission

Once again, the Alexandria Planning Commission is faced with the opportunity to do the right thing. The Community Services Board proposes to use 115 N. Patrick Street for a Safe Haven. Once again, neighbors oppose affordable housing, in this case, for the poorest most desperate members of our community. Thanks to some of those neighbors, those in need have to wait longer to get the services they need, services that might just help them turn the corner toward recovery.

Let's be honest. It is safer to house the homeless, even the most harmed members of our society, the persons with substance abuse issues and mental illness, than it is to leave these people without a warm place to sleep, without food. People who are desperate and not housed are far more troubling than those with access to shelter.

It is disingenuous for any neighbor to speak of their surprise in living near the proposed Safe Haven as if this kind of facility is new to the neighborhood. Until very recently, at the corner of Patrick and King, Second Genesis occupied three houses. Second Genesis, as you know, served recovering drug addicts.

The building itself has served this population for decades. Living near King Street means living near a variety of mixed uses, not just cute shops and tony restaurants.

As a 31 year resident of the neighborhood in question, I support the use of 115 N. Patrick Street for a Safe Haven. I call upon the Planning Commission to support the project, support providing 12 units of permanent supportive housing for a population most in need.

Thank you for your consideration.

Herb Cooper-Levy
1527 Oronoco Street
Alexandria



Margaret Moore
<maggieomooore@yahoo.com
>

02/17/2007 12:32 PM

To <kendra.jacobs@alexandriava.gov>

cc

bcc

Subject Please support Safe Haven

6632 Cypress Point Road
Alexandria, VA 22312
February 17, 2007

Ms. Kendra Jacobs

Dear Ms. Jacobs:

As you are a staff member of the Alexandria Planning Commission, I am asking for your support of the Safe Haven Program the Alexandria Community Services Board has proposed at 115 N. Patrick Street. As a parent of a mentally ill son, it is so encouraging to know there is hope of having a professional and compassionate facility in Alexandria for the severely mentally ill who have been living on the streets.

It is my guess that the people who are so opposed to the Patrick Street site have never had a mentally ill person in their family or they would be more caring and understanding.

My son has been homeless a few times during his 24 years of battling mental illness. I have known the anguish parents, friends and family have experienced worrying about what is happening to their homeless loved one on a day-to-day basis.

My son attended the day program at the Patrick Street Clubhouse for several years. I met with staff at the Clubhouse many times and always observed an orderly environment when the 60-65 consumers were there.

My son lived for a year at one of 63 residential sites - a 24-hour facility - along with seven other consumers. This group home is near Inova Alexandria Hospital on Howard Street and to my knowledge has had no problems with the consumers being in their neighborhood.

Thank you for your attention.

Sincerely,
Margaret A. Moore

159



<mlpadvise@aim.com>
02/17/2007 09:56 PM

To <erwagner@comcast.net>, <mslyman@verizon.net>,
<hsdunn@ipbtax.com>, <jssjennings@aol.com>,
<jlr@cpma.com>, <komorosj@nasd.com>,
cc <maryriley@comcast.net>

bcc

Subject Safe Haven appeal

Dear Mayor Euille, Members of Council and of the Planning Commission:

I'm writing in support of the proposed Safe Haven site at North Patrick Street, and to urge your approval of this much-needed facility for permanent supportive housing. I realize the neighborhood has raised concerns about the Community Services Board's interaction with the neighborhood, location and nature of this facility, and want to share with you my experiences with supportive housing in Arlington.

The Arlington Partnership for Affordable Housing has two ongoing programs with the county's Department of Human Services in order to provide housing for the mentally ill, and are in discussions with two private non-profit services agencies to provide transitional housing for their clients at another APAH property. Like the proposed Safe Haven project, the DHS programs provide residents with 24-hour support and services - a PACT team approach. Our resident participants are located within our rental communities, and have melded into the tenant population beautifully, thanks to the support they receive from their caseworkers and other DHS staff as well as from oversight and interaction by our property management staff.

My experience with this population is that they are, by and large, mentally, physically, and emotionally fragile people, who tend to stay by themselves and avoid contact with people they don't know. The DHS resident participants have parents and family members in the community who are very concerned with their long-term welfare, and tend to have strong local ties.

I would be more than happy to provide any further explanation of how these programs operate and our experiences with them, and again urge you to help protect this vulnerable segment of the City's population by approving the site plan for this facility.

The Patrick Street site has been providing services and support for homeless residents of the city for a long time, and is an excellent example of the "Housing First" model. Housing First emphasizes the need to provide a stable environment for the chronically homeless and mentally ill in order to render services more effectively, and is acknowledged by homeless services coordinators and advocates to have an extremely high level of positive results.

Sincerely,

Martha L. Paschal

Check Out the new free AIM(R) Mail -- 2 GB of storage and industry-leading spam and email virus protection.

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JAMES P. MORAN
8TH DISTRICT OF VIRGINIA

COMMITTEE ON APPROPRIATIONS

SUBCOMMITTEES:
DEFENSE
INTERIOR

www.house.gov/moran



Congress of the United States
House of Representatives

February 20, 2007

WASHINGTON OFFICE:
2239 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4608
(202) 225-4376
FAX: (202) 225-0017

DISTRICT OFFICES:
333 N FAIRFAX STREET
SUITE 201
ALEXANDRIA, VA 22314
(703) 971-4700
FAX: (703) 922-9436

1780 RESTON PARKWAY
SUITE 504
RESTON, VA 20180
(703) 481-4339
FAX: (703) 481-4338

Mr. William D. Euille, Mayor
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Dear Mayor Euille:

I am writing to express my support for the Community Services Board's Safe Haven program, which will be located at 115 N. Patrick Street. As you know, the CSB operated a similar program for citizens at the same site for more than 20 years before it was relocated last summer.

The Safe Haven program will house 12 homeless men and women who are currently living on the street and are unable to use the existing shelter system due to their mental illness and sometimes co-existing substance abuse disorders. The Safe Haven will provide intensive, 24-hour, awake overnight coverage with professional mental health staffing. The impact of this program on the surrounding neighborhoods will be minimal, and past research has shown that property values are not affected by the placement of special needs residences.

The U.S. Department of Housing and Urban Development requires all jurisdictions which receive federal housing grants to develop a plan to end chronic homelessness. In 2005, the Alexandria City Council adopted a "Ten Year Plan to End Chronic Homelessness" and the Safe Haven program will play a pivotal role in eradicating this social ill.

As your Congressman, please let me know if there is anything that I can do to bring the Safe Haven program to fruition. I wish you all the best in the coming year.

Yours truly,


James P. Moran

JPM/mt

cc: Vice Mayor Andrew H. Macdonald
Council Member Ludwig P. Gaines
Council Member C. Rob Krupicka
Council Member Timothy B. Lovain
Councilwoman Del Peppet
Council Member Paul C. Smedberg
City Manager James Hartmann
City Clerk Jackie Henderson
Planning Commission

1601

The Alexandria Public Health Advisory Commission

February 20, 2007

Jim Krustapentus, Chair
Jerome Coordts, PhD
Arlene Hewitt
Lami Jeffrey-Coker, MD
John Klousia, MD
Rika Maeshiro, MD
Richard Merritt
Farhia Mussa
Mary Riley
Bonnie Sakallaris
Vince Whitmore
Robert Younes, MD

On behalf of the Alexandria Public Health Advisory Commission, we wanted to urge you to support the Community Services Board's (CSB's) Safe Haven Project on 115 North Patrick Street.

As you know, the Safe Haven Project will help provide permanent supportive housing for 12 homeless men and women who have mental health, substance abuse and/or other medical disabilities, who would otherwise be living on the streets. It will provide critically needed treatment in a permanent, safe, and secure setting, something that typical homeless shelters cannot provide. Additionally, qualified health professionals will be assessing, monitoring, and treating the people at Safe Haven.

In Alexandria, according to a recent survey, there are approximately over 400 homeless persons, of whom 42 were known to have severe mental illness. Safe Haven will fill a significant gap in Alexandria's ability to meet the needs of its homeless population.

According to the American Psychiatric Association, more than 22 percent of the US population will suffer from a clearly diagnosable mental disorder involving a degree of incapacity that interferes with relationships, employment, or activities of daily life.

Safe Haven is a vital service that Alexandria needs in order to help those who would otherwise not have a safe setting to receive this type of support.

We strongly encourage you to support the Safe Haven Project. CSB has worked diligently on the planning of this project and in responding to questions and concerns from the surrounding community. Their commitments to caring for some of our most vulnerable citizens and to facilitating a better understanding of this population's needs are to be commended.

Thank you for taking the time to review this letter. If we or the Public Health Advisory Commission can be of any assistance to you, please do not hesitate to contact us.

Sincerely,

James P. Krustapentus
Chair

Rika Maeshiro, M.D., M.P.H.
Vice Chair





"JHoben"
<JHoben@wpc-alex.org>

02/20/2007 12:27 PM

Please respond to
<JHoben@wpc-alex.org>

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>

cc

bcc

Subject: Approve Safe Haven SUP

Feb. 20, 2007

Planning Commission
City of Alexandria
301 King St.
Alexandria, VA 22314

Dear Chairman and
Members of the Planning Commission

Subject: Safe Haven SUP 2007-0002

Please approve Special Use Permit 2007-0002 for a safe haven at 115 N. Patrick St. The residence for 12 men and women is badly needed and it is a City goal. Although some neighbors fear the possible effects, the reality is that there is little to fear.

I urge approval based upon and my sponsorship of homeless research at the U.S. Dept. of Housing and Urban Development and personal experience with a nearly similar CSB facility.. I could also be writing to you as the Co-chair of Housing Action that strongly supports the safe haven.

For ten years, I was responsible for research on the causes and recovery from homelessness for the U.S. Dept. of Housing and Urban Development (HUD). The research identified the chronically ill as the most vulnerable homeless population. They are the persons most often on the streets and at the greatest risk of death. While the chronically homeless are a small percentage of the homeless population, they account for a large portion of the public costs - special needs assistance, counseling, incarceration and hospital care -- (D. Culhane). On the positive side, we also learned that, when the chronically ill homeless were provided with long-term stable shelter and counseling, they improved greatly and critical services were freed up. Those studies are the reason that HUD funds permanent housing for the chronically homeless, which will help pay for much of our safe haven.

We also funded The Urban Institute to evaluate the economic impacts on adjacent properties of group homes and "other" excluded land uses. They critically reviewed many existing studies and conducted original research in Baltimore and Denver. They found no negative economic impacts on adjacent properties when homes for special needs populations were well designed and responsibly managed. The perceptions of property devaluation are fiercely held but many studies, now completed, do not support those perceptions.

My personal experience also supports the fact that a facility like the safe haven can be a good neighbor. In the 1980s, while I was on the Planning Commission, we approved an SUP an assisted living facility for mentally ill and substance abuse persons located on Peacock Ave. in Seminary Valley. Five years ago, my daughter and her husband bought a home very near the Peacock Ave. group home. Only after moving in did they learn that the home

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was there. They were worried then, but today, they still live there; now with my two grandchildren, ages 5 and 3. You can guess that I'm frequently there. Five and years later, my daughter, son-in-law, my wife and I have never experienced a single problem.

Thank you for your approval.

James Hoben
3306 Circle Hill Rd.
Alexandria, VA 22305

Cc: Nancy Carson



Safe Haven Plng Com SUP Ltr 2-20-07.doc

1104



"Pinney, Robert J Dr
WRAMC-Wash DC"
<Robert.Pinney@NA.AMEDD
ARMY.MIL>

02/20/2007 11:20 AM

To <erwagner@comcast.net>

cc "Robert Pinney" <rob.pinney@verizon.net>,
<hsdunn@ipbtax.com>, "Pinney, Robert J Dr WRAMC-Wash
DC" <Robert.Pinney@NA.AMEDD.ARMY.MIL>,

bcc

Subject Safe Haven Support

FROM:

ROBERT J. PINNEY, MD
Board Certified Child & Adolescent,
General and Forensic Psychiatrist
Home: 2806 Russell Road
Alexandria, VA 22305
703-836-8793
Preferred personal email:
rob.pinney@verizon.net

Offices:

Part-time practice:
805 Cameron Street
Alexandria, VA 22314
703-535-6644

Full-time Staff Child Psychiatrist
Walter Reed Army Medical Center
Department of Psychiatry
Borden Pavilion, Bldg #6
6900 Georgia Ave. NW
Washington, DC 20307
202-782-5982

TO:

ALEXANDRIA PLANNING COMMISSION MEMBERS
ALEXANDRIA CITY COUNCIL

(Reference SUP #2007-0002)

RE: Support for Safe Haven at 115 N. Patrick Street

Dear Commissioners and Council Members.

I am a relatively new member of the Board of Alexandria's CSB, but I have been practicing Psychiatry for 20 years. I have been involved in public/community mental health during most of them, including 8 years on the staff of Houston's Harris County Mental Health and Mental Retardation Authority before moving to Alexandria, VA.

One of the more impressive aspects of the Alexandria CSB is its willingness to look at the underlying issues when a clinical program is not succeeding. SAFE HAVEN is one of the housing programs that they have documented as needed in the community which can provide a platform upon which clients can take the steps to recovery.

As proposed, the Safe Haven project is well conceived and given the very good track record of the CSB Alexandria, will be effectively

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administered.

I can understand that a few of the community members might be hesitant but experience shows that well run programs engender community tolerance and even friendly neighbor support. The NIMBY (Not in my back yard) reaction is one of the divisive stigmatizing and discriminatory aspects of human nature and in the midst of such discussion I look to your considered judgment and leadership skill to help us all believe in fairness and put it into action.

I endorse the Safe Haven Project and ask that you support it with your affirmative votes.

Sincerely,

Robert J. Pinney, MD

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CORPUS CHRISTI SCHOOL

Elementary/Junior High
3301 Glen Carlyn Road
Falls Church, VA 22041
(703) 820-7450
Fax (703) 820-9635
E-mail: info@corpuschristischool.org



Early Childhood Center
7506 St. Philip's Court
Falls Church, VA 22042
(703) 573-4570
Fax (703) 573-6832
E-mail: earlychildhoodcenter@corpuschristischool.org

February 21, 2007

The Honorable William D. Euille
Mayor, City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille,

This letter is written in support of the proposed Safe Haven project to be developed on Patrick Street in Alexandria. This support is based on my position as Principal of Corpus Christi School, which is located across the street from a similar house managed by New Hope Housing called *Max's Place* in Fairfax County.

In the fall of 1998, New Hope Housing informed St. Anthony Church, Corpus Christi School and the nearby housing communities of their intention to open a safe haven shelter for mentally disabled homeless people. As a faith based Catholic school and parish we were in support of this project. We saw in our support a practical example to what we teach as illustrated in the Beatitudes quote, "Feed the Hungry, Clothe the Naked and Shelter the Homeless."

I must admit there was anxiety regarding the project. Significant opposition came from certain parents and the neighborhood homeowners association due to the nature of the mental conditions of the residents. A town meeting was held at the school to discuss these concerns. From that meeting an advisory group was formed representing the school, parent/teacher organization and the neighboring homeowners associations. Members of the Safe Haven staff and Fairfax County representatives were also included. Concerns were addressed, basic rules established, in-services for the school teaching staff held and non-confidential information regarding the residents shared.

On November 1, 1998 the shelter held an Open House that was unfortunately marred by a group of protestors picketing the shelter. In early 1999 the first residents took occupancy of the shelter and from that time to the present there have been no reported problem incidents. The safe haven shelter has been a good neighbor and in all honesty, I sometimes forget that the shelter is across the street from the entrance to the school.

I believe the proposed Alexandria Safe Haven will provide service to the community and its residents. I urge you to support this project.

Respectfully,

George E. Chiplock, Jr.

George E. Chiplock, Jr. (Electronic Signature)
Principal

cc: Mary Riley, Chair, Alexandria Community Services Board



8725

167



8725

206 Commonwealth Avenue
Alexandria, Virginia 22301

February 21, 2007

Chairman Eric Wagner
H. Steward Dunn, Jr.
Jessie Jennings
H. Lawrence Robinson
John Komoroske
Donna Fossum

Dear Mr. Chairman and Planning Commission Members:

Re: SUP 2007-0002

We wish to express our support for the proposed establishment of a Community Services Board Safe Haven residential facility at 115 North Patrick Street.

For the past twenty years, we have resided across the street from a Community Services Board group home at 3 West Linden Street. We are hearing many of the same arguments being raised today concerning 115 North Patrick Street as were put forth twenty years ago with respect to 3 West Linden (unsuitable location, safety issues, detrimental effect on property values).

Our experience with having a Community Services Board residential facility as an immediate neighbor has been completely favorable. Over the years, our concerns and those of many of our neighbors with respect to potentially negative aspects were proven to be unfounded. The facility at 3 West Linden has been consistently well-managed and well maintained. There have been no safety issues, no quality of life issues, and no negative effect on property values.

On the basis of our experience of raising our family and living for many years in close proximity to the Community Services Board residential facility, we doubt that the concerns which have been expressed about the proposed facility will be proven to have any foundation in fact.

Sincerely,

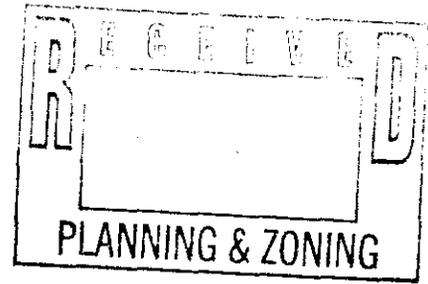
Thomas M. Holland
Linda M. Holland

Cc: Kendra Jacobs

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February 21, 2007

Planning and Zoning Commission
City Hall
301 King Street
Alexandria, VA 22314



Dear Planning and Zoning Commissioners:

I am writing to you to urge you to recommend to City Council that a special use permit be approved for the establishment of a Safe Haven at 115 N. Patrick Street (SUP #2007-0002). The two current large shelters in the City of Alexandria are often not appropriate for individuals with mental health issues. Trying to find other shelter sometimes leads to inappropriate places. For example, in late 2005 at my church, St. Paul's Episcopal on Pitt Street, there was someone camping out in the church attic, even using candles. Fortunately he was discovered before there was a fire but there was no bathroom in the attic so there was some damage which had to be cleaned professionally.

For the last three years I have been volunteering with the Lazarus Ministry of Christ Church and St. Paul's. This is an outreach program to help the homeless and working poor with food, tokens, clothing, prayer and some financial assistance with utilities or rent. We also work with ALIVE! in getting quarterly financial help for those in need. For those who have an apartment or space to live in a house, we always urge them to pay the rent first. When a homeless person does get shelter, we usually notice an improvement in attitude and appearance. Just having a safe, private place to sleep does wonders. One man who did get shelter in a group home did lose his place because of his behavior, but he acknowledged his fault and is trying to change with the help of Mental Health staff. Meanwhile, we gave him many blankets. This man and other guests who come to our ministry have been polite; we have had few problems and when we have, the staff of the Mental Health Department and the police have been very helpful. I have never felt endangered as a volunteer.

I trust that fear will not impede the establishment of Safe Haven which will help some longtime Alexandrians get the shelter they need to deal with their mental health issues.

Sincerely,

Elizabeth (Betty) A. Livingston
2019 Scroggins Rd.
Alexandria, VA 22302

169



Victor M. Glasberg
<vmg@robinhoodesq.com>
02/22/2007 09:46 AM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>, <jssjennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossum@rand.org>

cc

bcc

Subject Safe Haven

Dear Commissioners:

I write to urge your support of the application of the Community Services Board for the Safe Haven project at issue in SUP #2007-0002.

I will not repeat the myriad arguments which have been and will be presented to you by the CSB. Nor do I write with my civil rights lawyer's hat on. Rather, I would ask you, as you contemplate this proposal and the opposition to it, to distinguish between facts and innuendo; between proven track records and hypothetical scenarios; between positions grounded in fair and reasonable analyses of comparable circumstances, and positions lacking such grounding.

The choice is not between having the poor, the unsheltered, the ill and the addicted on the streets and not having them there. The choice is between trying to help them, make them more secure, and wean them away from their misfortunes, and not doing so. As opposed to the former, the latter is not only a moral policy, but a wise, prudent and self-defensive public policy.

Thank you for considering these thoughts.

Vic Glasberg

Victor M. Glasberg & Associates
121 South Columbus Street
Alexandria, VA 22314
703.684.1100
Fax: 684.1104
vmg@robinhoodesq.com

170



sleger@earthlink.net

02/22/2007 10:18 AM

Please respond to
sleger@earthlink.net

To erwagner@comcast.net, hsdunn@ipbtax.com,
jssjennings@aol.com, jlr@cpma.com, komorosj@nasd.com,
fossu@rand.org, Kendra.jacobs@alexandriava.gov

cc

bcc

Subject Safe Haven Letter

February 22, 2007

Alexandria Planning Commission Members,

As a resident of Alexandria and a firm believer in national, state and local plans to end chronic homelessness in 10 years, I am writing you to request your support for the current Safe Haven project at 115 Patrick Street in Old Town. Some of my friends provide hands-on volunteer services in day and cold-weather night homeless shelters in Alexandria and in Fairfax County. Through these friends I have been made aware of the needs of homeless people.

Safety and property value concerns of some Old Town residents living near the Safe Haven proposed Patrick Street location have been raised. In addressing the concerns of these residents, the Community Services Board (CSB) has made every effort to show respect and compassion for them while still standing up for the rights of those they serve. The CSB staff know the members of the target population for Alexandria's Safe Haven and will conduct an extensive pre-admission screening process. It is my understanding that after admission, on-site close observation and monitoring of individuals will be provided 24/7.

I urge you to carefully consider the information presented by the Community Services Board and then follow the path of action that best serves the rights of the City's homeless and the promise of the City's Ten-Year Plan to End Homelessness.

Sincerely,

Kenneth J. Sleger
2424 Taylor Avenue
Alexandria, VA 22302

171

February 23, 2007

Mr. Eric Wagner, Chairman
Alexandria Planning Commission
7 W. Windsor Ave.
Alexandria, VA 22301

Dear Mr. Wagner:

The Homeless Services Coordinating Committee (HSCC) is seeking your support and approval of granting the special use permit for the Safe Haven Project located at 115 N. Patrick Street in Alexandria. The HSCC is a local coalition of approximately 35 private, public and faith-based agencies providing services to the homeless in Alexandria since 1989.

In 1984, when the City of Alexandria began to witness an increase of homelessness, the City Council adopted a Policy Statement on Homelessness that remains the cornerstone of the community's homeless strategy. This policy, in part, states the "City of Alexandria accepts responsibility for providing leadership in the development of community-wide partnerships and strategies with religious institutions and private organizations in order to address the needs of the homeless and to prevent individuals and families from becoming homeless."

Each year the HSCC sets and tracks goals and priorities to carry out the City Policy of preventing and ultimately, ending homelessness through a comprehensive continuum of services. Every five years, the HSCC works with the Office of Housing, other City agencies and non-profit organizations to establish a five-year housing and community development strategy required by HUD. The City Council approved 2006-2010 Consolidated Plan includes the City's Ten Year Plan to End Chronic Homelessness. The top priority of the Ten Year Plan developed by HSCC is to:

"Provide a Safe Haven facility to house homeless persons with mental illness and possibly a co-occurring substance abuse problem, including the chronically homeless, who are unable to conform to standard emergency shelter, transitional housing and supportive housing programs (p 59 of City of Alexandria, VA – City FY 2006-2010 Consolidated Plan)".

In addition to the priority Safe Haven was given in the Consolidated Plan, the City Council approved the goal in the *City's Ten-Year Plan to End Chronic Homelessness and Other Forms of Homelessness* that specifically calls for the Alexandria Community Services Board to be the responsible party for the development of a safe haven facility and to renovate the Patrick Street Clubhouse.

All citizens of Alexandria deserve a safe place to live. The undersigned support and reaffirm the above strategies that will give a dozen citizens a safe environment to live their lives under constant ASB management.

Sincerely yours,

Members of the HSCC

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Alexandria Neighborhood Health Services, Inc
Alexandrians Involved Ecumenically (ALIVE)
Alexandria Redevelopment and Housing Authority
Alfred Street Baptist Church
Arlington-Alexandria Coalition for the Homeless
Blessed Sacrament Catholic Community
Carpenter's Shelter
Catholic Charities Diocese of Arlington/Christ House
Church of St. Clement
Community Lodgings, Inc.
Fairlington United Methodist Church
Westminster Presbyterian Church
The Guest House
Housing Action
Northern Virginia Family Services
OPMH, Family to Family Ministry
Rebuilding Together Alexandria
Residential Youth Services
The Salvation Army/Alexandria Community Shelter
The Virginia Coalition to End Homelessness
The Church St. Clement's
St. Paul's Lazarus Ministry
The Department of Veterans Affairs Community Clinic
Wesley Housing Development Corporation
RPJ Housing Development
Whitman-Walker Clinic of Northern Virginia
Mental Health/Mental Retardation/Substance Abuse (Community Services Board)
Alexandria Department of Human Services
Office of Community Services
Division of Family Services
JobLink
Alexandria Office of Women
Alexandria Office of Housing
Alexandria Health Department
Alexandria Adult Probation & Parole

Susan Drachsler
3313 Carolina Place
Alexandria, VA 22305

February 24, 2007

Alexandria Planning Commission
*Chairman Eric Wagner, H. Stewart Dunn, Jr., Jesse Jennings, H. Lawrence Robinson,
John Komoroske, Donna Fossum, Mary Lyman*
301 King Street
Alexandria, VA 22314

RE: SUP#2007-0002

Dear Chairman Wagner and Planning Commissioners,

I am writing to you to support the use of 115 N. Patrick Street as a Safe Haven residence for homeless men and women with serious mental disabilities. Opponents to this installation are concerned about their safety and the value of their property. I believe the following facts mollify these concerns.

The CSB currently manages 63 residences for Alexandrians with mental health needs throughout the city. These homes are run with care and have enjoyed a high degree of success. Many of the consumers living in these residences have been homeless, have mental and/or substance abuse disorders, and may or may not be on medication for their disorder. Since data collection was automated in 1998, there have been no reports of serious incidents concerning these homes. It is also of note that the Patrick Street building was used as a clubhouse for 60-65 CSB consumers with serious mental illnesses for more than 20 years. There is no report of a club member threatening the safety of anyone in the neighborhood.

Plans for selecting Safe Haven residents and monitoring the household should also reassure those concerned about safety. Following the guidelines of this nationally recognized model program, CSB plans include the following:

1. A limit of twelve men and women will be chosen as Safe Haven residents. They "will undergo a thorough risk assessment by experienced clinicians prior to being admitted....No one will be allowed in Safe Haven who is determined to be a risk to him/herself or others." CSB mental health workers who serve the homeless in Alexandria already know the people who will be candidates for the Safe Haven program.
2. "Safe Haven will be staffed 24/7 by mental health and substance abuse professionals who are experienced and specially trained to identify, assess and manage safety and security concerns among the residents." Residents and guests will enter through a "controlled access point" and all visitors must sign in. No guests can spend the night. There will be an expectation that Safe Haven residents will remain drug and alcohol free and will work with the staff toward treatment.

1074

Regarding property values, CSB-run residences are well maintained. The study commissioned by the City in November 2006 concluded that the conversion of 115 N. Patrick to a Safe Haven would have "no discernable impact" on the value of the houses in the neighborhood.

Safe Haven will be a permanent home, not a shelter or institution. Based on a "housing first" model, it will place some of Alexandria's neediest residents in an environment which has been proven to help homeless individuals take steps toward services and treatment. I believe that all of the points mentioned above, plus the goal of moving chronically homeless Alexandrians from the City's streets into a worthwhile housing program, demonstrate that installing Safe Haven at 115 N. Patrick Street should be supported by the Planning Commission.

Sincerely,

Susan Drachsler

Susan Drachsler

Friends of the Alexandria Mental Health Center
720 North Saint Asaph Street, Alexandria, Virginia 22314

February 24, 2007

The Alexandria Planning Commission
Chairman Eric Wagner, H. Stewart Dunn, Jr., Jesse Jennings, H. Lawrence Robinson,
John Komoroske, Donna Fossum, Mary Lyman
City Hall
301 King Street
Alexandria, VA 22314

RE: SUP #2007-0002

Dear Chairman Wagner and Planning Commissioners,

We are writing to you about Safe Haven on behalf of the Friends of the Alexandria Mental Health Center (AMHC). Our board members support the establishment of Safe Haven at 115 N. Patrick Street and urge you to recommend this plan to City Council.

In our view Safe Haven will be a home like the other homes on Patrick Street. The only difference will be that instead of housing a traditional family, it will be a home for people who are in need of specialized help. As you know, the Safe Haven housing program provides a permanent home for individuals who have been chronically homeless and who are in need of mental health care. Staffed by supportive mental health workers, the home will be a nurturing and stable environment. Its location on Patrick Street will offer easy access to City resources and programs. Residents will have a real opportunity to accept treatment and improve their condition.

Several people have said they support the Safe Haven concept but feel that Patrick Street is the wrong site. A history of the project reveals why 115 N. Patrick was chosen. During the search process the costs of renting or acquiring new property and making necessary renovations were evaluated. Planners also considered the concentration of social service sites in other parts of the city as well as the kind of setting used by many Safe Havens in other areas. 115 N. Patrick offered a site that met the criteria being considered and was selected as the best location for the program.

We think Safe Haven will not have the negative effect on Patrick Street that some of its neighbors anticipate. Unfortunately, a climate of fear exists around mental illness. Some may assume that the residents of Safe Haven will be violent and dangerous, but in reality, the people who will live at 115 N. Patrick Street may pose no greater threat to the neighborhood than any other resident on the street. In fact, mental health professionals will assess all candidates for Safe Haven in order to select those whose background and demeanor indicate that they do not present a risk to themselves or others. More may be known about the potential behavior of Safe Haven residents than about other people who may move into the neighborhood.

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Opponents to Safe Haven have also expressed concern that the building will look shabby and that the presence of Safe Haven residents will create minor disturbances that will detract from businesses in the area. Safe Haven will have rules to foster a safe and peaceful atmosphere for its occupants and neighbors. These are clearly outlined on the Safe Haven web site. They include regulations on noise, loitering, and behavior. The CSB has successfully operated other residences for mental health consumers throughout the City. Mental health workers at these sites are sensitive to neighbors' concerns and are quick to respond if any problems arise. We think the Safe Haven home will be as successful in maintaining neighborhood decorum as these other CSB homes have been. Regarding the upkeep of the building, CSB residences are extremely well maintained. Neighbors can be sure that the Safe Haven building will be kept in peak condition.

The stigma that is associated with mental illness is often tempered by personal experience. Friends of the AMHC supports the activities of the West End Club, the city's daytime support program for Alexandrians with serious mental illnesses, and we have had positive and rewarding experiences working with its members. A West End Club consumer is an active member of the Friends' board. Many West End Club members face similar mental health problems as the people who will live at Safe Haven. Some club members are potential candidates for Safe Haven. They may even have been participants when the club was housed at 115 N. Patrick Street. The fact that these and other candidates for Safe Haven are already known to the City's mental health workers reflects well on the assessment process mentioned above.

Safe Haven is a national housing program that is helping to solve a serious social problem. Our City's Community Services Board has the expertise and the experience to successfully implement this program in Alexandria. Under their stewardship Safe Haven will be a home like the other homes on Patrick Street. Its residents may be people we already know who need the security of a home before they can concentrate on addressing an illness that has come to them unbidden. The initial fears of those who will live near this home should not deter the installation of this important service at 115 N. Patrick Street.

Sincerely,

Susan Drachsler and Tiffeny Sanchez-Brown

Susan Drachsler and Tiffeny Sanchez-Brown
Co-chairs, Friends of the Alexandria Mental Health Center



"Ann E Herlin"
<ann@opmh.org>
02/26/2007 12:41 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,
cc

bcc

Subject Support for Safe Haven

Dear Members of the Planning Commission,

I am writing to express my strong support for the City of Alexandria's plan to create a Safe Haven facility at 115 N. Patrick St. I believe it is the right thing to do - both for the people who will be served by this facility, and for the character of our whole community. I want to live in a city that lives out values of compassion, diversity, inclusiveness, justice, and welcome - not one that just pays them lip service.

Some of the individuals protesting the Safe Haven facility argue that they are not opposed to such a facility in concept; they are simply opposed to it being located next door. The NIMBY argument can be used in virtually any situation and in virtually any location, but unless we plan to isolate people with mental illness in a reservation, they will always have neighbors. In fact, many of the people who would be served by a Safe Haven are our neighbors right now; they are simply living on the streets, rather than with a roof over their head.

Yes, people with mental illness bring some particular challenges. Yet they are nevertheless part of our community. I would daresay that most of us have family members who bring some challenges, and yet we do not kick them out of the family. (And thank goodness, they don't kick us out either!) The real joy and glue of a family is that except for our spouse, we do not choose who is part of our family. We live and love within the community of people who are given to us as family.

Why would we think we can handpick the people who live beyond our door? We are each free to move where we please (within economic limits, of course - but that's a conversation for another day). None of us, however, has the right to dictate who our neighbors are. Attempts to do so in the past, typically along lines of race, ethnicity, or religion, have since been recognized for the ugliness that they are. I believe that any such attempt to restrict the "type" of people who are our neighbors undermines the true meaning of community, in which we recognize the value and worth of each member as a fellow human being. The Safe Haven makes provision for the particular needs of this population (as we would for other illnesses or disabilities). Living in community, we are sometimes called to exercise compassion in ways that may make us uncomfortable or even nervous, but I think we are enriched by the outcome.

I write as a person of faith, and it is through the Christian faith that I have learned the

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values that lead me to support the creation of a Safe Haven (although values are certainly not exclusively Christian!). Jesus spent the bulk of his ministry engaging face to face with the ill, the outcast of society, even those whom we might today describe as mentally ill. He saw them as people and as neighbors; I believe we should do the same.

Finally, I would like to commend Alexandria's Community Service Board and all around the country who operate Safe Havens. Life is not risk free. I live in a condominium unit, and there is no guarantee that none of my neighbors will ever be violent toward me. Yet the CSB and others engaged in such projects around the country have worked hard to manage the risks that exist, and to transform Alexandria into a haven that is safe for all people, not just "me."

Sincerely,

The Rev. Ann Herlin

Associate Pastor: Old Presbyterian Meeting House, 323 S. Fairfax St., Alexandria, VA 22314
Alexandria Resident: 53 Skyhill Rd., #301, 22314



Kendra Jacobs/Alex
03/01/2007 01:16 PM

To
cc
bcc
Subject Fw: safe haven



"SANDRA JORGENSON"
<sandrajorgenson@verizon.net>

To <kendra.jacobs@alexandriava.gov>
cc
Subject safe haven

03/01/2007 01:05 PM
Please respond to
"SANDRA JORGENSON"
<sandrajorgenson@verizon.net>

Sandra Jorgenson
14 West Spring Street
Alexandria, Virginia 22301

February 26, 2007

Dear Mayor Euille, Members of City Council, and Members of the Planning Commission,

I am writing to express my support for the City's plan to create a Safe Haven facility for people with severe mental illness at 115 N. Patrick Street. I feel that this plan is excellent for this time and for this downtown location, just as it was one year ago. It is perturbing that newcomers to the neighborhood, which has been the home to many disenfranchised people since before I arrived in 1980, have been able to delay this valuable resource for the neighbors to which they now object.

I have been intimately involved with people with various degrees of mental illnesses all my life. Fortunately, nearly all have been able to provide for themselves. However, one friend was not so lucky. He was talented, charming, and very extremely gifted musically and intellectually. He had been a candidate for the priesthood and, as a resident of the seminary, worked successfully in the music program and as a teacher of mathematics. The last time I saw him, he lived in chaotic filth and was poorly fed. More than anything, he needs structure, care, and support. He would have thrived in a climate such as the Safe Haven can and should provide.

I have lived in Alexandria for over twenty-five years. I feel that by moving here I have, in fact, "come home". I am deeply grounded in this city and am proud to have given it to my children as their home town. I feel privileged to live in this City where people, such as those who are involved with the Community Services Board, lead us in the right direction of compassion and justice for this disenfranchised group.

Alexandria is not a place of fear and hatred. Show that this is so by supporting the creation and development of the Safe Haven at 115 N. Patrick Street.

Sincerely, Sandra Jorgenson

180



DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100
P. O. Box 178
Alexandria, Virginia 22313

Phone (703) 838-4666
Fax (703) 838-6393

alexandriava.gov

March 5, 2007

Mr. Craig S. Miller, Jr.
915 Cameron Street
Alexandria, VA 22314

Dear Mr. Miller:

Thank you for your letter about Section 106 review of the proposed "Safe Haven" project at 115 North Patrick Street. The matter before the Planning Commission and City Council is the use of the building for congregate housing. After the Planning Commission and Council decide on the use, the project architect will revise and finalize the plans which staff will forward to VDHR for review. After we have had an opportunity to review this information we will be in a much better position to evaluate any effects on the property.

City staff is aware of the requirements necessary to comply with Section 106 and will provide any necessary information regarding the historical and architectural importance of the property as well as proposed actions which will affect the property to the Department of Historic Resources. The Virginia Department of Historic Resources (VDHR) has previously reviewed the documents associated with the Board of Architectural Review approval for work on the exterior of the building and determined at that time that there would be no adverse impact. The City will forward all plans to VDHR, including those for the interior of the building, for review and comment prior to the City releasing any permits for construction.

Again, thank you for inquiring and staff will take all necessary steps to ensure that the improvements proposed for 115 North Patrick Street comply with the National Historic Preservation Act Section 106 requirements.

Sincerely,

Richard Josephson
Acting Director

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February 26, 2007

Richard Josephson
Director of Planning and Zoning
City of Alexandria
310 King Street
Alexandria, Virginia 22314

Cc: H. Stewart Dunn, Chairman of Planning Commission
Ignacio Pessa, City Attorney

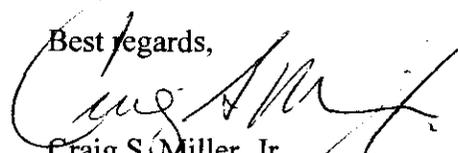
Dear Mr. Josephson,

I have spoken with Colder Loth, Senior Architectural Historian for the Virginia Department of Historical Resources in Richmond regarding the building at 115 North Patrick Street proposed for use as a "Safe Haven" facility. Mr. Loth advised me that to date, his office has reviewed the exterior plans for the building, but no interior plans. I understand that pursuant to Section 106 of the National Historic Preservation Act, Mr. Loth's office is required to review the entire project; exterior, interior, site plans, etc. before they can approve changes being made to this historic property.

At the February 20th community meeting organized by the Community Services Board, architect for the project, John Savage, admitted that the interior plans had still not been completed as of that date. Nor did he give a date when the plans would be available. It seems reasonable to expect that the plans will first have to be completed in their entirety, and then submitted to the Department of Historic Resources before the case is appropriate for review by the Planning Commission.

Since this project is currently scheduled before the Planning Commission for March 6, 2007, I would appreciate your advising me at your earliest convenience what steps will be taken to assure compliance with the Preservation Act.

Best regards,



Craig S. Miller, Jr.
915 Cameron Street
703-548-1738

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PC Docket Item(s) # 13

Case # SUP 2007-0002



Edith Lund
<edilund@yahoo.com>

03/06/2007 03:06 PM

To erwagner@comcast.net, hsdunn@ipbtax.com,
jssjennings@aol.com, jlr@cpma.com, komorosj@nasd.com,
fossum@rand.org, mslyman@verizon.net,

cc

bcc

Subject Safe Haven at 115 N. Patrick St.

Dear Sir/Madam:

I am sending this letter to you, referencing Special Use Permit # 2007-0002, requesting that you support the establishment of a Safe Haven at 115 N. Patrick Street in Alexandria, Virginia for the use of those disadvantaged people who are in need of it. I feel very strongly about this and hope that you will do all you can to make sure that 115 N. Patrick Street will be dedicated for this purpose.

Very sincerely yours,

Edith Lund
3217 Martha Custis Drive
Alexandria, VA 22302

Be a PS3 game guru.

Get your game face on with the latest PS3 news and previews at Yahoo! Games.

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Del Ray Citizens Association March 12, 2007
Subject: SUP #2007-0002; Safe Haven at 115 North Patrick Street.

Page 3 of 3

Special Needs Housing units for adults with mental retardation quietly occupy single-family homes and apartments nearby.

- The Windsor Avenue Group Home program provides transitional housing for adult men with substance abuse disabilities and/or serious mental illness. Clients are referred by health professionals and/or by a Court order, and are screened by health professionals before being admitted. The program requires clients to abide by rules or they will be expelled. It requires clients to leave the house weekdays each morning until 5:00 pm, usually to attend work, training, or AA/NA meetings. Every 18 months or less the program introduces up to 8 new people with substance abuse and/or serious mental illness into a stable, family-centric area. Each day when CSB Staff leaves during daytime hours, the house is unattended.

- The most affected residents of Windsor Avenue do not fear for their safety. Their houses have not decreased in value. Many residents aren't even aware the existence the special needs houses in our midst.

It is now a decade after the Windsor Avenue Group Home was built and Area VI/Potomac West remains the highest concentration area in Alexandria of group homes and apartments owned by CSB or private companies. We have seen unprecedented increases in our property values. We embrace our neighborhood diversity. We have integrated the many individuals living in long term and transitional housing into the fabric of our lives, given them a sense of belonging in the neighborhood and help make them whole.

We believe the renovation of 115 North Patrick Street is economical. The site complies with Policy 13 criteria for placement of new facilities. It is a relatively safe neighborhood and transit friendly. We believe the Safe Haven program will not pose an adverse impact on tourists or its residential and business neighbors.

Thank you for your consideration.

Sincerely,
Amy Slack
Co-Chair
Land Use Committee

cc:
Judy Carter, LCSW, City of Alexandria
Mary Riley, Chair, Community Services Board
M. Catherine Gibbs, representing attorney

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"Patrice Tighe"
<patricetighe@hotmail.com>
02/20/2007 08:55 PM

To erwagner@comcast.net, hsdunn@ipbtax.com,
jssjennings@aol.com, jlr@cpma.com, komorosj@nasd.com,
fossum@rand.org, mslyman@verizon.net
cc kendra.jacobs@alexandriava.gov

bcc

Subject Safe Haven - SUP # 2007 - 0002

301 Summers Drive
Alexandria, VA 22301-2446
February 20, 2007

Dear Planning Commission member:

I'm writing to request that you to support the creation of a Safe Haven in Alexandria.

The City is to be commended for approving its Ten Year Plan to end chronic homelessness in Alexandria. Since statistics have revealed that the number of chronic homeless in Alexandria is increasing, the creation of a Safe Haven at 115 North Patrick Street is a very important step in the plan to decrease the number of chronic mentally ill homeless individuals.

I hope that the current neighborhood opposition to the proposed Safe Haven site at 115 North Patrick street will not cause the Planning Commission or the City Council to lose this opportunity to provide practical and compassionate help to Alexandria's mentally ill chronic homeless population.

Neighborhood concern is understandable, but the Community Services Board (CSB) has meticulously addressed and followed up on concerns that neighbors and other Alexandria residents have brought to its attention regarding the Safe Haven site, and the CSB has a track record of successfully operating residential programs in Alexandria for more than 20 years.

At this time, the Alexandria community has much to gain if the Planning Commission and the City Council support the Safe Haven site that the City Council approved in June 2004. As an Alexandria resident, a former chair of the ALIVE House Shelter for Women and Families, and a former ALIVE President, I hope that the Planning Commission will recommend that a Safe Haven be established at 115 North Patrick Street.

Yours truly

Patrice Malley Tighe

The average US Credit Score is 675. The cost to see yours: \$0 by Experian.
<http://www.freecreditreport.com/pm/default.aspx?sc=660600&bcd=EMAILFOOTERAVERAGE>

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Friends of the Alexandria Mental Health Center
720 North Saint Asaph Street, Alexandria, Virginia 22314

February 24, 2007

The Alexandria Planning Commission
Chairman Eric Wagner, H. Stewart Dunn, Jr., Jesse Jennings, H. Lawrence Robinson,
John Komoroske, Donna Fossum, Mary Lyman
City Hall
301 King Street
Alexandria, VA 22314

RE: SUP #2007-0002

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We think Safe Haven will not have the negative effect on Patrick Street that some of its neighbors anticipate. Unfortunately, a climate of fear exists around mental illness. Some may assume that the residents of Safe Haven will be violent and dangerous, but in reality, the people who will live at 115 N. Patrick Street may pose no greater threat to the neighborhood than any other resident on the street. In fact, mental health professionals will assess all candidates for Safe Haven in order to select those whose background and demeanor indicate that they do not present a risk to themselves or others. More may be known about the potential behavior of Safe Haven residents than about other people who may move into the neighborhood.

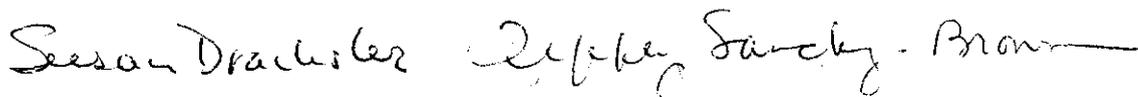
126

Opponents to Safe Haven have also expressed concern that the building will look shabby and that the presence of Safe Haven residents will create minor disturbances that will detract from businesses in the area. Safe Haven will have rules to foster a safe and peaceful atmosphere for its occupants and neighbors. These are clearly outlined on the Safe Haven web site. They include regulations on noise, loitering, and behavior. The CSB has successfully operated other residences for mental health consumers throughout the City. Mental health workers at these sites are sensitive to neighbors' concerns and are quick to respond if any problems arise. We think the Safe Haven home will be as successful in maintaining neighborhood decorum as these other CSB homes have been. Regarding the upkeep of the building, CSB residences are extremely well maintained. Neighbors can be sure that the Safe Haven building will be kept in peak condition.

The stigma that is associated with mental illness is often tempered by personal experience. Friends of the AMHC supports the activities of the West End Club, the city's daytime support program for Alexandrians with serious mental illnesses, and we have had positive and rewarding experiences working with its members. A West End Club consumer is an active member of the Friends' board. Many West End Club members face similar mental health problems as the people who will live at Safe Haven. Some club members are potential candidates for Safe Haven. They may even have been participants when the club was housed at 115 N. Patrick Street. The fact that these and other candidates for Safe Haven are already known to the City's mental health workers reflects well on the assessment process mentioned above.

Safe Haven is a national housing program that is helping to solve a serious social problem. Our City's Community Services Board has the expertise and the experience to successfully implement this program in Alexandria. Under their stewardship Safe Haven will be a home like the other homes on Patrick Street. Its residents may be people we already know who need the security of a home before they can concentrate on addressing an illness that has come to them unbidden. The initial fears of those who will live near this home should not deter the installation of this important service at 115 N. Patrick Street.

Sincerely,



Susan Drachsler and Tiffeny Sanchez-Brown
Co-chairs, Friends of the Alexandria Mental Health Center



"SANDRA JORGENSON"
<sandrajorgenson@verizon.net>

03/01/2007 01:05 PM

Please respond to
"SANDRA JORGENSON"
<sandrajorgenson@verizon.net>

To <kendra.jacobs@alexandriava.gov>

cc

bcc

Subject safe haven

Sandra Jorgenson

14 West Spring Street

Alexandria, Virginia 22301

February 26, 2007

Dear Mayor Euille, Members of City Council, and Members of the Planning Commission,

I am writing to express my support for the City's plan to create a Safe Haven facility for people with severe mental illness at 115 N. Patrick Street. I feel that this plan is excellent for this time and for this downtown location, just as it was one year ago. It is perturbing that newcomers to the neighborhood, which has been the home to many disenfranchised people since before I arrived in 1980, have been able to delay this valuable resource for the neighbors to which they now object.

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188

children as their home town. I feel privileged to live in this City where people, such as those who are involved with the Community Services Board, lead us in the right direction of compassion and justice for this disenfranchised group.

Alexandria is not a place of fear and hatred. Show that this is so by supporting the creation and development of the Safe Haven at 115 N. Patrick Street.

Sincerely,

Sandra Jorgenson

189



"Mary Jo Johnson"
<johnsonmaryjo@hotmail.com>

03/01/2007 07:09 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>, <jssjennings@aol.com>, <jlr@cpma.com>, <komorosj@nasd.com>, <fossu@rand.org>, <jim.hartmann@alexandriava.gov>, <Jackie.Henderson@alexandriava.gov>

bcc

Subject Safe Haven

Dear Hon. Mayor Euille, Members of the City Council, and Members of the Planning Commission,

The Safe Haven "Housing First" model has been proven to work to keep people housed and to move the chronic homeless into services and treatment. Therefore, in the spirit of good government for all Alexandrians, and those who have special needs, I urge you to support Safe Haven on Patrick Street. The Patrick Street site has a long history as a site to serve persons with severe mental illness and substance use disorders. Just as important is the fact that the Community Services Board has a long history of successfully operating residential and day programs. We can find confidence in their 25 year record.

Sincerely,

Mary Jo Johnson

3947 Fort Worth Ave.

Alexandria, Virginia 22304



<frannytk@aol.com>

03/02/2007 04:18 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>
cc <komorosj@nasd.com>, <fossum@rand.org>,
<mslyman@verizon.net>,
<kendra.jacobs@alexandriava.gov>

bcc

Subject safe haven

To the Planning Commission:

We have become acquainted with many of the homeless community for more than ten years as volunteers, preparing evening meals at Christ House. As leaders of a crew from the Old Presbyterian Meeting House, we have first hand knowledge that mental illness is a factor in creating a homeless situation for many people.

But, in all this time of close contact with those coming to the free meal program, we have not had occasion to feel unsafe in any way. We wonder if those objecting to this aptly-named Safe Haven have ever had any actual contact with the prospective residents other than seeing them on the street.

The Community Services Board has the kind of experienced staff to efficiently manage this proposed residence. We feel confident that this program will be a plus for the homeless community of Alexandria, these "least" of the "least of these," who deserve our care and support.

Signed: James and Frances Killpatrick
2117 Paul Spring Rd.
Alexandria, Va 22307
703 768-1372

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<AHMcMurray@aol.com>

03/03/2007 08:57 AM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<JssJennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>.

cc

bcc

Subject Christ Church Outreach Committee support for Safe Haven

Dear Members, Alexandria Planning Commission:

We write as members of the Outreach Committee of Christ Episcopal Church, to request your support for the Safe Haven facility to be located at 115 North Patrick Street (SUP #2007-0002).

As a downtown church, we seek to minister to anyone who needs assistance, and many of the people who might find shelter in the Safe Haven are known to us. Through our Lazarus ministry, which provides comfort and some small assistance to people who are living in very difficult and often dangerous circumstances, we understand what the Safe Haven might mean to our brothers and sisters. As a parish that is located just a few short blocks from North Patrick Street, we know the needs of our neighbors.

We welcome this facility and feel assured that the City commitment will mean improved safety and health for the individuals who will live at Safe Haven, and will improve conditions in the neighborhood as well. People living without shelter and without guidance is the alternative, and that would not be a good decision.

We appreciate your commitment to ending homelessness and caring for those least able to help themselves.

Sincerely,

Nancy Carson
Crystal Collier
Ted Ellett
Dorothy Friedlander
Rev. Shirley Smith Graham
Mary Dixon Hutcheson
Craig Keith
Tara Knox
Helen Lewis
Ann McMurray
Andrea McNicholas
Kim Newman
Chris Newton
Gary Norek
Steve Ridenhour
Nancy Runton
Anne Shackleton
Michele Smith

1912



Tom and Susanne Arnold
<a.tsamold@verizon.net>
03/01/2007 04:19 PM

To <erwagner@comcast.net>, <jssjennings@aol.com>,
<hsdunn@ipbtax.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>

cc

bcc

Subject We Support Safe Haven

February 28, 2007

Members of the Planning Commission

We were too few to form a quorum at our last meeting to register the Upper King Street Neighborhood Civic Association as favoring the Safe Haven proposed by the Community Service Board for 115 North Patrick Street. However, we the undersigned members of that organization wish to record our individual support for this project.

Our hearts tell us that it is the right idea to provide housing for the most vulnerable of our citizens, those people afflicted by mental health disorders and substance abuse. We are encouraged by the record of Safe Havens in other areas which have helped their residents to accept treatment, stay off the streets, and be good neighbors. We have listened to a presentation on the program and believe it will make our city stronger.

Our minds tell us that we must also be concerned for the safety and well-being of our neighborhood. Reassured by the outstanding record of the CSB residential programs throughout the City, we support the establishment of the Safe Haven here, but we do want to be kept informed of its operations - its success and failures. We would like one of our members to be on the Advisory Board to report back to our community.

Sincerely,

Sarah Allen

Susanne Arnold

Mary Longacre

Bea Porter

Members of the Upper King Street Neighborhood Civic Association

**City of Alexandria
Economic Opportunities Commission**

March 5, 2007

The Honorable Eric Wagner and Members of the Planning Commission
City Hall
301 King Street
Alexandria, Virginia 22314-3211

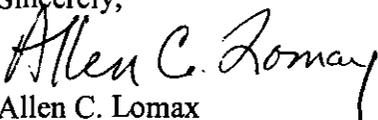
Dear Chairman Wagner and Members of the Planning Commission:

At our February 21, 2007, Economic Opportunities Commission meeting the Commissioners reaffirmed their long-standing support for the proposed Safe Haven facility at 115 N. Patrick Street (SUP #2007-0002).

The proposed Safe Haven facility has been discussed and debated in our City over the past several years. As you know, once it is built, Safe Haven will provide critical support services to the chronically homeless individuals in our community. Many of our fellow community members will most likely not receive the vital services they need to recover from mental illness and/or other disabling conditions without the building of Safe Haven. As a long time Alexandrian, I know how caring Alexandrians are towards those in our community who need help. Alexandrians need to step up again to show our caring side and support the building of Safe Haven and the services it will provide to the chronically homeless living in our community. The Economic Opportunities Commission hopes that the members of the Planning Commission will vote in favor of the Special Use Permit for Safe Haven.

If you have any questions regarding this letter, please contact me at 703-578-3054.

Sincerely,



Allen C. Lomax
Chair

cc: Kendra Jacobs

194



"Holly Schumann"
<theschumanns@comcast.net>
↳

03/05/2007 10:44 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,
cc <Kendra.jacobs@alexandriava.gov>

bcc

Subject SUP #2007-0002

Dear Mr. Chairman and Members of the Planning Commission,
I write in support of the Community Services Board's (CSB) application for a Special Use Permit to operate a Safe Haven at 115 North Patrick Street. Alexandrians who are homeless and have serious mental illness and substance abuse disorders are among the most vulnerable members of our community, and it is imperative that we move forward as quickly as possible to establish permanent supportive housing for them. The lack of a Safe Haven is a critical gap in the City's current array of services.

I understand the concerns and fears of some of the neighbors of the Safe Haven site. Many years ago, my family was alarmed when the property adjacent to our home in the Midwest was purchased for use as a group home for individuals with mental disabilities. Our fears proved unfounded, and decades later the group home is still operating successfully, and my brother is raising his two young children next door. Moreover, for the past seven years I have lived within several blocks of a Community Services Board (CSB)-operated residential facility, and I have never heard any complaints from my neighbors. While neither I nor anyone else can guarantee that the Safe Haven will be problem-free, I have great confidence in the ability of CSB staff to operate this program effectively and safely.

The CSB has successfully operated a clubhouse program at 115 North Patrick for over 20 years, and I am sure it will continue its longstanding efforts to work constructively with the neighbors and the larger community to make the Safe Haven a success for everyone. I urge you to vote in favor of the SUP. This is the right time and the right place to provide our fellow citizens with much-needed help.

Yours truly,

Holly Schumann
810 Janney's Lane
Alexandria, VA 22302



winmail.dat

195

March 5, 2007

Re: SUP#2007-0002

Dear Members of the Planning Commission:

I am writing in support of Safe Haven at 115 N. Patrick Street. I have been a resident of the City of Alexandria for five years, living in the Landmark area. For the past two and a half years, I have worked in Old Town. I am also a member of the Board of Directors of Alexandrians Involved Ecumenically (ALIVE!), an organization of 41 congregations, which passed a resolution last year and again in February 2007 in support of Safe Haven.

I am an active volunteer with several service organizations in the City of Alexandria that bring me into direct contact with the population that would be served by Safe Haven. With ALIVE!, I am a regular volunteer at their Last Saturday Food Distribution program as well as a volunteer with the Furniture and Family Emergency Programs. My church (Fairlington United Methodist Church) is one of the overflow locations for the hypothermia program run by David's Place, a program for the chronic street homeless population. I have volunteered several evenings at this hypothermia program. I prepare and deliver food to Max's Place, a Safe Haven in Falls Church, VA. I regularly help serve dinner at the Carpenter's Shelter. Lastly, I am a volunteer at the Alexandria Domestic Violence Program's Hotline and Shelter. I can tell you with absolute certainty that if I believed that there were any safety-related issues I would not volunteer with any of these programs. My experiences have been positive and rewarding.

It's important that people move beyond outdated descriptions of substance abusers, the mentally ill, and the homeless. Just this past weekend, I met two successful entrepreneurs in Charlottesville, VA for whom a friend of mine helps with business development. In talking to these women, you would have never guessed that they were former substance abusers. Now they are business leaders in their community. People can change and make positive contributions. Safe Haven can help.

It's also important for all areas of the City of Alexandria to be part of the solution in helping substance abusers, the mentally ill, and the chronic homeless population. The West End, Del Ray, Brookville and many other sections have successfully hosted group homes, apartments and other facilities for this population. Just like Old Town, these are residential communities near schools and centers of retail. The Community Services Board and the Safe Haven program have an established and successful track record in helping people with substance abuse and mental health issues. The residents of Safe Haven will be residents of the City of Alexandria who have been pre-screened to eliminate potential problems. There will be trained staff present at Safe Haven to supervise residents.

Safe Haven is an incredible opportunity for the City of Alexandria to take another step to help city residents in need. While many other communities have cut funding for the poor and needy and are reducing services to other groups, the City of Alexandria has chosen to remain compassionate and has dedicated resources to help residents who need a helping hand. I would ask that you continue to show support for everyone in the community by approving this important program at 115 N. Patrick Street.

Thank you for your consideration.

Sincerely,

Pamela Goodell
220 Century Place, #3309
Alexandria, VA 22304

196



HUMAN RIGHTS COMMISSION

421 KING STREET, SUITE 400
ALEXANDRIA, VIRGINIA 22314

alexandriava.gov

703.838.6390

March 5, 2007

Chairman Eric Wagner and
Members of Planning Commission
City Hall
Alexandria, Virginia 22314

Re: SUP #2007-0002

Dear Chairman Wagner and Commissioners:

On behalf of the Human Rights Commission, I want to voice support for the Safe Haven Program proposed by the Community Services Board ("CSB") for 115 North Patrick Street. The Commission is concerned that opposition to this residential program, intended to provide supported, supervised housing for homeless persons with disabling conditions in Alexandria, is based on misunderstanding and fear, which can lead to discrimination.

Federal and Virginia Fair Housing Laws and the Alexandria Human Rights Code provide protection against unlawful housing practices. The Commission believes that opponents' public policy arguments against the Safe Haven Program are a pretext for discrimination. The CSB operates many residential programs in the City successfully, as measured by both the lack of community incidents and positive outcomes for consumers. The Safe Haven Program is a "best practices" model for providing housing and services to the chronic street homeless population, and offers the same potential for success here.

The Human Rights Commission, in its role as an advisory body to the City Council and in accordance with its mandate to administer the provisions of the Human Rights Code, respectfully requests that you grant the Special Use Permit on March 6, 2007, and permit the CSB to move forward with the Safe Haven Program.

Very truly yours,

/s/

Matt Harris, Chair

cc: James K. Hartmann, City Manager
Jackie Henderson, City Clerk
Jean Kelleher Niebauer, Director, Office of Human Rights

197



"Alivel House"
<alive_house@verizon.net>
03/05/2007 01:38 PM

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,

cc

bcc

Subject Safe Haven

Ref: SUP#2007-2002

March 5, 2007

To Whom It May Concern:

I am compelled to write this urgent letter of support for Safe Haven; I speak based on my own experiences with the homeless population in Alexandria. As Director of ALIVE! House, the oldest continuously operating shelter for women and families in the Commonwealth of Virginia, I am very much aware of the ongoing need that exists for shelter and comprehensive services for the homeless and mentally disabled.

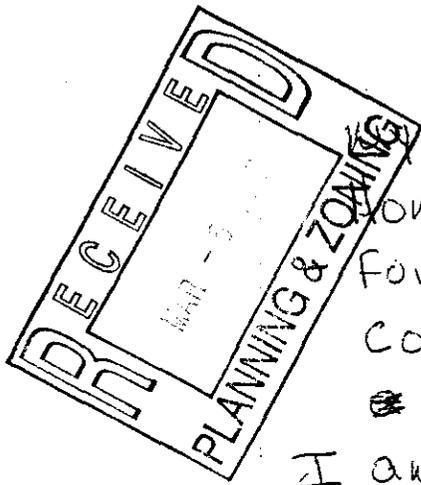
For many years ALIVE! House has operated in Old Town with the support and good will of our neighbors. They often donate needed items, water our flowers, shovel our snow and even hold an annual fundraiser on behalf of our shelter.

Statistics and endless studies have indicated no impact on the neighborhood of the proposed Save Haven, yet dissension continues while our homeless remain unsheltered, and lack even basic services. The funding is there. The need is great. It is time to set aside differences and provide for those less fortunate in our community. It is the right thing to do.

Sincerely,

La Rue S. Barnes
1202 S. Washington Street, #824
Alexandria, VA 22314

198



TO the city council PLANNING COMMISSION
Name is Rick Scales I have been
knocked off and on for 20 years suffering
from drug addiction and mental health
conditions as well the city of Alexandria
gave me a second chance in life
I am grateful for all the people that are
in my life such as my therapist and
case managers as well as my doctor I was
in a program called day support and a
active member of the Club House I work
part time for TK delivery service
and what we do is sell the Washington
time news paper and I am all so going
to work for the city hall part time in
April I am now in one of the city houses
and every thing is going well people that
are struggling should be given a second
chance in life to get it right housing is
a serious problem in the ~~united~~ USA.
People that homeless should have the right
to live iney where they chose
so please let them and long ~~as~~ as they
are law ~~abiding~~ abiding citizens!

199

From Rick Scales

2/26/07

2/26/07

Safe Haven - 115 North Patric St.

I believe that the safe Haven facility would be a valued and constructive place for the continued help and assistance to people with mental health and substance abuse issues. It will be operated by city and local government agencies to insure compliance with rules and regulations for continued operations. I also believe that the facility will be beneficial to businesses in the area because many members hold jobs and pay taxes in the community.

Therefore, I am giving my support for the project and would like to see it approved so that it can provide support for people with real needs.

Sincerely,

Albert

300

Dear City Council officials and planning commission:

It is an excellent idea to open a Safe Haven. It should make a positive impact on the 12 people's lives it would help. It's wonderful to open a twenty-four hour seven day a week facility. Instead of people literally living on the street, it is better for them to be in a home, sheltered from bad weather.

The Safe Haven is to be located at 115 N. Patrick St. (which is where the old Patrick Street Clubhouse used to be located). I have heard there are neighbors that oppose the Safe Haven. I wonder what picture they receive when they hear of the Safe Haven. It is to be a place in which its name implies; a safe place for people to go to.

I can not speak as a clinician because I am not one. But I do believe that the clinicians that evaluate what people will live there will be thorough in their evaluations. The clinicians make the assessment of who is qualified to live at the Safe Haven, and will pick people who are not dangerous to others or to themselves.

Neighbors fear several things. They fear that the Safe Haven will attract more crime, low property values, and noise.

Neighbors need not worry because they have nothing to fear. Rest assured their presence in the community should not attract low property values, crime, or noise. The old Patrick Street Clubhouse has coexisted in harmony with its community for over 20 years, and it is the intention of the Safe Haven to also coexist in harmony with its community. Many houses have been bought and sold in that time and there have not been any previous problems and/or complaints about property values. I assure you that the people who would live at the Safe Haven are no different from you or me. They would be participants in a structural program that also want no crime. They may even be taxpaying citizens who have accepted treatment and or recovery.

Yours,



Afework Eshetu

301

To: City Council & Planning Commission
From: Pat Washington

The clubhouse is a safe haven for many mentally ill people. As a member of the clubhouse for many years, I have learned how to live a happy & independent life within the community. The clubhouse have been a source of strength to me. I love the clubhouse & it many people. We also have a very wonderful staff ~~and~~ who help the members to become strong citizens in the community.

11. 7. 2011

To City Council
Planning Commission

The importance of the Safe Haven project cannot be expressed enough. The project will provide approximately twelve living spaces, for citizens of the area to find shelter, food, and a safe place to rest.

The question has been raised by a few in the community, as why would they want this implemented in their back yards? The reality of this situation is that there are many people in our area, for one reason or another are homeless. Many of these people deal with alcoholism and drug addiction, living on the streets wandering from area to area.

With the implementation of the Safe Haven project, these people can be brought off the streets and given help in dealing with the appropriate problems.

Essentially, the Safe Haven Project will become a stepping stone to get people back on their feet, helping them with mental health conditions, receiving medications they might need, therapy, and stabilizing them to continue their treatment into the future.

Without places such as the Safe Haven Project, there won't be an option for our struggling citizens to return to society as the productive people they once were.

Members of the clubhouse have seen in situations of homelessness, and strongly believe the project can help the community as a whole.

Sincerely, William Hoff Jr

2-27-07

TO CITY COUNSEL AND PLANNING COMMISSION

IT IS IMPERATIVE THAT "SAFE HAVEN" REMAIN PART OF THE MENTAL HEALTH NETWORK IN ALEXANDRIA, THE MORE FACILITIES AVAILABLE TO THE MENTALLY ILL THE BETTER. IT IS IMPORTANT TO REALIZE THAT THOSE WHO WOULD LIVE AT "SAFE HAVEN" ARE NOT OUT OF CONTROL AND WOULD BE PROPERLY SUPERVISED. THERE HAS NEVER BEEN A PROBLEM WITH THAT FACILITY IN THE PAST AND PROBABLY NOT HAVE ANY PROBLEMS IN THE FUTURE. IT IS THE RESPONSIBILITY FOR THE CITY OF ALEXANDRIA TO PROVIDE HOUSING FOR THOSE WHO NEED IT. YOU CAN'T HAVE PEOPLE IN ALEXANDRIA SAYING NOT IN MY NEIGHBORHOOD. ALEXANDRIA BELONGS TO ALL OF US!
DO THE RIGHT THING AND PERMIT "SAFE HAVEN" TO EXIST AND HAVE ALEXANDRIA BELONG TO ALL OF US; NOT JUST FOR SOME,

SINCERELY
RICHARD M. BERNHOLZ

203

Dear City Council and Planning Commission,

02.27.07

As a consumer of the Alexandria Community Services Board, I support the old Patrick Street Clubhouse being turned into a Safe Haven. It upsets me that the neighbors should look in disapproval. The Clubhouse had been in existence for over 23 years.

We are just like you, and we deserve the right to receive treatment and live in harmony with our neighbors. To deny housing and treatment for those suffering through mental illness, substance abuse, and homelessness is a terrible injustice. Like everyone else in life, mistakes ~~may~~ might have been made. But when our fellow brother or sister has fallen, should we just turn our backs or maybe kick them to keep them down. NO, that is a terrible sin.

Please listen to your heart and allow the SAFE HAVEN to be built. We are all angels in the eyes of God most high. We are in recovery and have accepted treatment. We are also tax paying citizens.

Now is the time for you to accept the SAFE HAVEN and support it.

Thank You Very Much,

Zena George Bakir

5801 Edsall Rd #301

Alexandria, VA 22304

204

Health treatment on mental

Way a roof over my head but had no mental

whole person. Carpenter - skelt - where I stayed

Current services do not ~~feel~~ on the

option in Alexandria.

lacking, needing a structured treatment

those like me who were down on my

enough housing & residence programs for

my experience is that there is not

my life.

mental illness and was homeless twice in

SAFE HAVEN. I am recovering from my

Thank for considering my letter about

To City Council and the Planning Commission

My name Elmer Lee King Jr. I have been homeless some years ago and I told none. If I had maybe my life would've turned out different. I'm now clean for almost 28 months now and now living in Residential Housing. I finally asked for help managing my life in 04. I am a human being who had not adjusted life's rough spots. Everyone I know has or has had some problems in their life, just some more than oth. I'm now doing better since asking for help over at ~~720 and here at 4480~~ 720 St Asaph and here at 4480 King St (West End (C6)) Having the Safe Haven is a God sent. The Safe Haven will mean alot to those who are trying to turn their life around. Who are homeless and need a place to call home. While I was homeless, I'd seen so many peop who were and still are without a home. I had seen not just alcohol and drug abusers, but whole families who aren't using. They have the right to have a home. Please support the Save Haven. People with mental illness are human beings, human beings who may be on drugs and alcohol. Human beings who need the Safe Haven. As a citizen of Alexandria, I support the Save Haven.

Thankyou

2017 ~~Elmer~~ Elmer Lee King Jr.

Feb. 23, 2007

I'm writing to say that 115 Patrick Street should be used for a Safe Haven. I have Mental Health issues and have used the City's facilities for that, also I have been homeless in the Alexandria Community Shelter myself and there are people out there that need this place. We are tax payers and are no different than other people in the city. We are not sex offenders, we are in a structured program and we don't want crime in Old Town either.

This facility was a clubhouse with therapy sessions for Mental Health from 1984-2004 and we lived in harmony there. Many houses were bought and sold in the area in that time and there have not been previous problems or complaints about property value. In fact, many home owners didn't even know we were there when they moved in.

Please consider these things in your consideration of having the safe haven as it is needed in Old Town.

208 Sincerely yours,
Marie Ann Dineen

To City Council + Planning Commission.

The First Friend a DOG

" When the Man waked up he said
" What is Wild Dog doing here? "

And the woman said,

" His name is not Wild Dog anymore.
but the First Friend,
because he will be our friend
for always and always and always "

by Rudyard Kipling

I would like to be a First Friend
to Safe Haven. Man is a creature
in need of friendship. Let us show
our human friendship and loyalty to
one another by supporting the growth
of friendship in our new city SAFE HAVEN.

We all have to find and support our
sense of humanity. Protecting as well as
appreciating the vulnerable reflects back
on to our own sense of self-worth. I support
the human condition no matter what stage
it may appear in. Be a Friend to Man.

Home is a place where you can be human.
It begins in the love of humans and develops
in to a earth reality. Support the homeless With
a Safe-Haven. Sincerely Sid 209

to City Council, Planning Commission
to who it may concern the safe
heaven is to help the homeless recover
and do better at life it will be a structured
program that help people to make sure that
they take to their meds. instead of living
on the streets and not taking meds, we are
Citizens who are tax payers who do not
want to see the crime in old town, also
and we do not want people to fear the unknown,
there is nothing to be afraid of. We need these
servis to help us, we are not harmful
we like to be helpful This long term
need help for us, the club house been
on patrick street for many years and no
one cared about that was there and no one
heard us then. there will be staff mebers
and case mangers there to help out, we are
people too, we are trying to recover and be
part of the community there nothing to be afraid of.

sincerely yours,
yan casto



"Ann D. Huston"
<national@atra-tr.org>

03/05/2007 11:24 AM

Please respond to
<national@atra-tr.org>

To <erwagner@comcast.net>, <hsdunn@ipbtax.com>,
<jssjennings@aol.com>, <jlr@cpma.com>,
<komorosj@nasd.com>, <fossum@rand.org>,

cc

bcc

Subject Planning Commission Letter

Dear Members of the City of Alexandria Planning Commission,

Please see attached letter regarding my support for SUP #2007-0002.

I have also cut and pasted the letter below.

Thank you for your time and consideration for this very important request.

Ann D. Huston
100 Shooters Court
Alexandria, VA 22314
(703) 966-9289

Ann
D. Huston
100 Shooters Court, Alexandria, VA 22314
(703) 966-9289

February 22, 2007

Planning Commission
City of Alexandria
301 King Street
Alexandria, VA 22314

SUBJ: Reference SUP #2007-0002

I am a resident of the city of Alexandria and run a small business in the Old Town neighborhood. I am writing in support of the proposed Special Use

all

Permit for the Safe Haven proposed for 115 N. Patrick Street.

This proposed congregate housing has potential to meet a great need for the city of Alexandria and the homeless population. Every day I am amazed at the number of individuals living on the streets of the city without support or services. The proposed Safe Haven will provide a permanent, supportive living environment for individuals in need. The stabilized living arrangement has great potential for further rehabilitation and improved quality of life for these residents.

Alexandria has a rich history of providing for those unable to provide for themselves. The individuals to be served by the Safe Haven are citizens in need and we should not turn our backs. The complaints against the Safe Haven are bred in fear and baseless dramatization. Other communities that support Safe Haven residences clearly have the support of the neighbors and city officials. Alexandria should not turn from their responsibility to care for individuals in need.

I encourage the Planning Commission to do the right thing and approve the SUP for the Safe Haven. Thank you.

Sincerely,



Ann D. Huston ADH Letter to Alex Planning Commission.pdf

212

Del Ray Citizens Association

Established 1954
delraycitizens@yahoo.com

P.O. Box 2233, Alexandria, VA 22301
<http://www.delraycitizen.org>

March 2, 2007

Acting Director Rich Josephson
Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314

Subject: SUP #2007-0002; Safe Haven at 115 North Patrick Street.

Dear Mr. Josephson,

At their meeting of February 19, 2007 the Executive Board concurred with the analysis and recommendation made by the Land Use Committee to support the Community Services Board SUP request for a congregate housing facility at 115 North Patrick Street. It is atypical for us to comment on a request that falls outside of our constitutional boundaries. But it is important that Del Ray remain on record in support of equitable distribution of mental health, mental retardation and substance abuse facilities throughout Alexandria (Fair Share Agreement - CSB Policy 13).

On March 12, 2007 the general membership will be asked to discuss this recommendation at their regularly scheduled business meeting.

At the request of DRCA members, the Land Use Committee examined the Safe Haven request for similarities with the Windsor Avenue substance abuse recovery Group Home and its impact on the surrounding Del Ray residential neighborhood. We found:

- The Alexandria Community Services Board (CSB) proposes to spend \$800K to renovate a City owned building into apartment housing to serve 12 homeless clients with mental illness and/or substance abuse disabilities.

- The site was used as 'The Clubhouse', a daytime service offered by CSB to the same client pool for more than 20 years. In anticipation of The Clubhouse relocating to a larger facility, repairs to the building were postponed. Despite the type of use and declining building condition there is no documented adverse impact on the adjacent residential or business uses.



Celebrating 100 years of the Town of Potomac

1908 - 2008 213

- The site is located in a historic district under jurisdiction of the Board of Architectural Review (BAR). The CSB has BAR approval for modifications to the structure in order to meet the occupancy needs and open space requirement. The zoning, Commercial Downtown, allows congregate housing with a SUP.

- The CSB Siting Policy "includes two aspects of the siting process: (1) financial and physical criteria that must be met, and (2) the basis for location of the housing within the City." The building with approved modification meets the physical criteria. The site meets the financial criteria; as an adaptive reuse of City owned property there is no acquisition cost. And the site meets the basis for location criteria that requires "every attempt is made to place new Board owned and operated housing in the Area with the lowest proportion of existing special needs housing." The site is located in Area V/ Braddock Road/Old Town North/Potomac Yard, which is the second lowest area in concentration of mental health, mental retardation and substance abuse facilities in the City. It is one block from the first lowest area boundary line, Area IV/Old Town.

- CSB seeks to operate a Safe Haven program engaging the occupants of the apartments. The program differs from other CSB and shelter programs by not requiring clients to comply with a set of rules prior to receiving shelter. This 'low demand' philosophy reaches out to individuals in ways they willing accept additional help in changing their lives for the better.

- The facility is open 24 hours/day. Trained staff, no fewer than two persons, is always present to provide training, counseling, and support. All potential parking needs are met within 300 feet of the facility.

- Candidates are screened by health professionals; those with unmanageable risk to themselves or others, do not agree to health & safety rules, or are not compatible with other residents will not be admitted into the program.

- Residents are not required to leave the facility to attend training classes, therapy sessions or work at a job.

Once construction is complete, the Safe Haven proposal is similar to the Windsor Avenue Group Home in that it is essentially a new building situated conveniently near public transportation that provides a relatively safe environment in which clients live. In most every other respect it differs.

- Located in the Historic Town of Potomac district yet outside of BAR protection, a single-family home that occupied the Windsor Avenue Group Home site was demolished. It was replaced with new building designed to house 8 clients. The site is zoned R-2-5/Single and Two Family - group or congregate homes not allowed as by-right uses or with a SUP. Even so, Federal Fair Housing law allow for the multiple CSB facilities within a few blocks. Several

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City of Alexandria, Virginia

MEMORANDUM

DATE: MARCH 6, 2007
TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: RICHARD JOSEPHSON, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND ZONING *RJ*
SUBJECT: SUP#2007-0002 (115 N. PATRICK STREET)

The following condition has been amended by staff for clarification purposes:

8. **CONDITION AMENDED BY STAFF:** A minimum of ~~seven~~ nine parking spaces shall be provided in the City parking lot across the street from 115 North Patrick Street, or at a comparably convenient alternative location within 300 feet of the facility. (P&Z)

215

SPEAKER'S FORM

DOCKET ITEM NO. 10

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:** Oakleigh Thorne
2. **ADDRESS:** 10605 Concord Street Kensington MD
TELEPHONE NO. (301) 231-4700 **E-MAIL:**
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**
Alex CSB
4. **WHAT IS YOUR POSITION ON THE ITEM?**
For
5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,
LOBBYIST, CIVIC INTEREST, ETC.):**
Conducted Property Value Study
6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE
COUNCIL?**
Yes

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

SPEAKER'S FORM

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BEFORE YOU SPEAK ON A DOCKET ITEM.

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. **NAME:** Lynn M. Fritts
- 2. **ADDRESS:** 720 North Saint Asaph Street
TELEPHONE NO. 703-838-6400 **E-MAIL:** lynn.fritts@alexandriava.gov
- 3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**
Alexandria Community Services Board (ACSB)
- 4. **WHAT IS YOUR POSITION ON THE ITEM?**
For
- 5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):**
Homeless Services Coordinator for ACSB
- 6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?**
Yes

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Has requested additional time to speak

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SPEAKER'S FORM

DOCKET ITEM NO. 10

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BEFORE YOU SPEAK ON A DOCKET ITEM.**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. **NAME:** Mary Catherine Gibbs
2. **ADDRESS:** 307 N. Washington Street
TELEPHONE NO. 703-836-5757 **E-MAIL:** mcg.hcgk@verizon.net
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**
The Applicant
4. **WHAT IS YOUR POSITION ON THE ITEM?**
For
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

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HART, CALLEY, GIBBS & KARP, P.C.

ATTORNEYS AND COUNSELLORS AT LAW

307 NORTH WASHINGTON STREET
ALEXANDRIA, VIRGINIA 22314-2557

TELEPHONE (703) 836-5757
FAX (703) 540-5443
hcgk.law@verizon.net

HARRY P. HART
MARY CATHERINE H. GIBBS
HERBERT L. KARP

ASSOCIATE
DAVID L. CHAMOWITZ

OF COUNSEL
CONSTANCE H. PIERCE

RETIRED
ROBERT L. MURPHY, 2001
CYRIL D. CALLEY, 2005

10
3-17-07

LURAY OFFICE:

170 KIBLER DRIVE
LURAY, VA 22835

TELEPHONE: 540-743-2922
FAX: 540-743-2422

March 16, 2007

Ms. Jackie M. Henderson, City Clerk
and Clerk of Council
City Hall, Room 2300
Alexandria, VA 22314

Re: Docket Item No. 10, SUP# 2007-0002
March 17, 2007 City Council Public Hearing

Dear Ms. Henderson:

In an abundance of caution, this letter is written to formally request additional time for the Applicant, the Community Services Board ("CSB") and myself to speak for the above-referenced docket item. The CSB Staff will be presenting as part of the Staff's presentation at the beginning of the item and their presentation will exceed three minutes. Considering the CSB is the applicant, we thought it prudent to make this formal request. My brief presentation will not exceed three minutes.

Very truly yours,

Mary Catherine Gibbs
Mary Catherine Gibbs

10

3-17-07

Attention: Jackie Henderson
Office of the Mayor
City of Alexandria

I will be speaking tomorrow morning about the Docket item # 2007-0002 (SUP for 115 North Patrick Street), and would respectfully request some additional time if the 3 minute rule is enacted.

I would like to request an additional 2-3 minutes, for a total of 5-6 minutes.

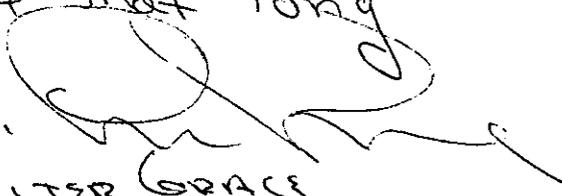
Thank You very much,
Andy Kunz



10

3-17-07

I request that I ~~beg~~ have additional time to speak. I have a prepared statement to read. I ask for 15 minutes but it will most likely not take that long.


WALTER GRACE

10
3-17-07

Safe Haven Program SUP 2007-0002



115 North Patrick Street

March 17, 2007

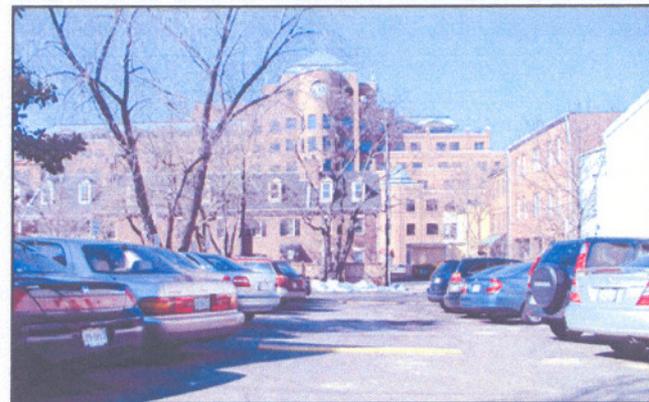
City Council

Summary of Request



Site Context

- Special Use Permit for Congregate Housing Facility
- Conversion of City owned 4,000 SF building into residential facility
 - Anticipated to serve 12 homeless Alexandrians
- Parking within 300 ft of the Facility



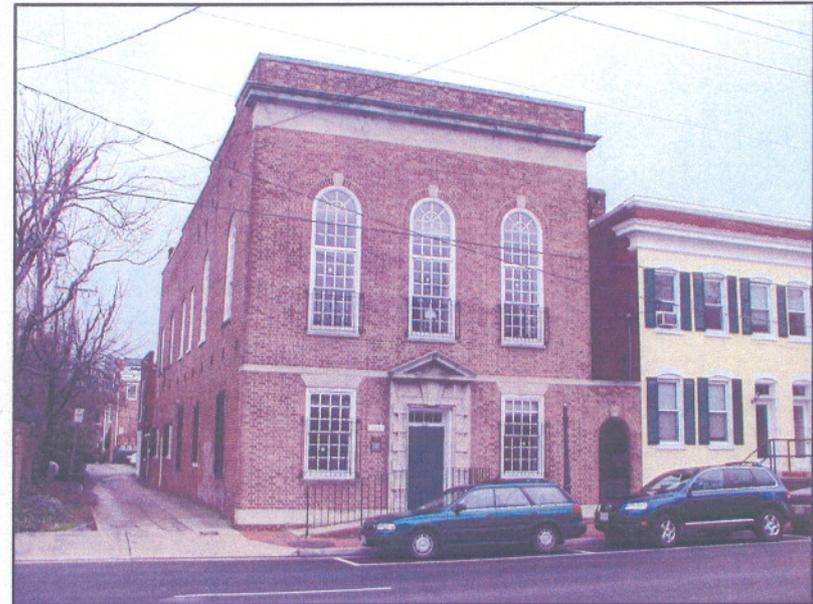
City Owned Parking Lot

March 17, 2007

City Council

Site Description

- Site served public uses including:
 - Firehouse
 - Juvenile and Domestic Relations Court
 - City of Alexandria Clubhouse



Proposed Safe Haven from N Patrick Street

Proposed Program

- Safe Haven Program
 - Supervised housing and supportive services
 - 3 apartment units to house 12 formerly homeless Alexandrians with mental illness and some with other disabling conditions such as substance use disorders
- “Housing First” approach to treatment
- Staffed with trained mental health personnel at all times

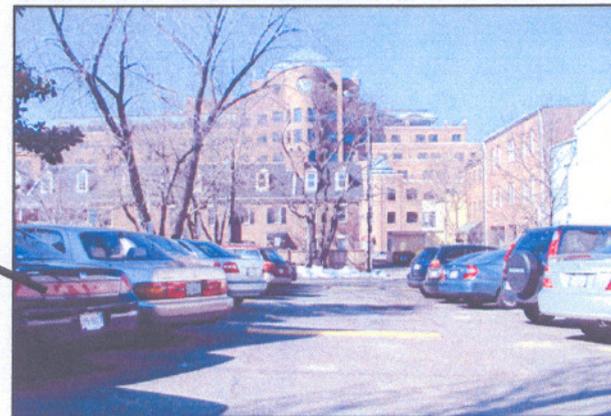
Screening Potential Residents

- Potential residents will be screened by trained mental health professionals
- Screening to include:
 - Personal Interviews
 - Review of Background Information
 - Hospital, Health, and Psychiatric Records
- Screening and evaluation continue after admittance

Parking



- Staff determined 9 parking spaces are necessary for proposed use
- 19 space City owned parking lot located across N Patrick Street
 - Nine spaces currently allocated for facility
 - Off site parking permitted within 300 ft with SUP



March 17, 2007

Site Context

City Council

City Owned Parking Lot

Staff Analysis



Site Context and Zoning

March 17, 2007

- Implements City Council's Strategic Plan
- Appropriate Location for Use
- Zoning Impacts
 - Noise, Traffic, and Parking



Site and Southern Neighbors

City Council

Community Concerns

- Safety
 - Eligibility Criteria
 - Curfew
 - Crime and Nuisance Behavior
- Property Values
- Compatibility



View of N Patrick Street
March 17, 2007



View of N Patrick Street
City Council

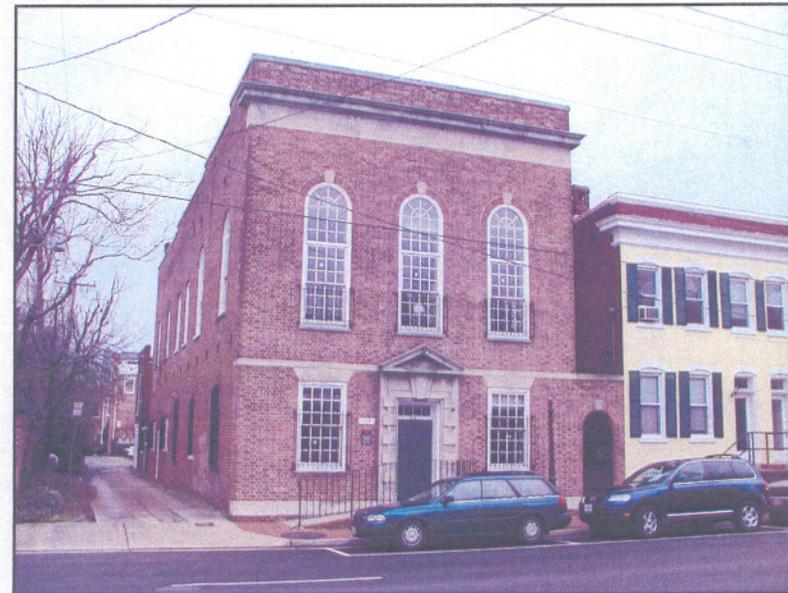
Conclusion



Site Context and Zoning

March 17, 2007

- Staff recommends approval subject to compliance with recommended conditions



Proposed Safe Haven from N Patrick St

City Council



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2007-0002

PROPERTY LOCATION: 115 North Patrick Street
TAX MAP REFERENCE: 64.03-06.18 ZONE: CD

APPLICANT

Name: Alexandria Community Services Board
Address: 720 N. St. Asaph St Alexandria, VA 22314

PROPERTY OWNER

Name: Alexandria Fire House City Council
Address: P.O. Box 178 Alexandria, VA 22313 1500

PROPOSED USE:

4 unit apartment building with services: Congregate and parking within 300-feet. (See Attachments) Housing

THE UNDERSIGNED hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

*mcb
2/20/07*

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

L. Michael Gilmore, Ph.D.
Print Name of Applicant or Agent

L. Michael Gilmore (tc)
Signature

720 N. St. Asaph Street
Mailing/Street Address

(703) 838-4455 (703) 838-5070
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

acsb@alexandriava.gov
Email address

12/27/06
Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Date & Fee Paid: \$ _____

ACTION - PLANNING COMMISSION: Recommended Approval w; amendments 3-6-07 6-0

ACTION - CITY COUNCIL: 3/17/07 - CC approved PC recommendation 7-0 (see attached)

1 44

Council Action: _____

- 8. SPECIAL USE PERMIT #2006-0124
520 JOHN CARLYLE STREET, UNIT 110
BRUEGGER'S BAKERY CAFE
Public Hearing and Consideration of a request to operate a restaurant; zoned CDD #1/Coordinated Development District. Applicant: Bruegger's Enterprises, Inc. by Duncan Blair, attorney

PLANNING COMMISSION ACTION : Recommend Approval 6-0

City Council approved the Planning Commission recommendation, with the following amendment: 1. If City Council passes the smoke-free restaurant ordinance, the restaurant shall be smoke-free within three months of adoption .

Council Action: _____

- 9. SPECIAL USE PERMIT #2006-0123
3101 NORTH HAMPTON DRIVE - COM 101
RESTAURANT/PARKING REDUCTION
Public Hearing and Consideration of a request to operate a restaurant and for a parking reduction; zoned CRMU-H/Commercial Residential Mixed Use High. Applicant: David Gwathmey

PLANNING COMMISSION ACTION : Recommend Approval 6-0

City Council approved the Planning Commission recommendation, with the following amendments: 1. If City Council passes the smoke-free restaurant ordinance, the restaurant shall be smoke-free within three months of adoption; 2. There shall be up to 51 seats, including outdoor seating, if approved by the Condominium Association; and 3. Condition #4 is changed to read that the parking reduction is commensurate with the number required to accommodate the number of seats in the restaurant .

Council Action: _____

- 10. SPECIAL USE PERMIT #2007-0002
115 NORTH PATRICK STREET
CONGREGATE HOUSING/SAFE HAVEN
Public Hearing and Consideration of a request to allow a congregate housing facility for the Safe Haven Program, and approval to provide parking within 300 feet of the facility, zoned CD/Commercial Downtown. Applicant: Alexandria Community Services Board by M. Catherine Gibbs, attorney.

PLANNING COMMISSION ACTION : Recommend Approval w/amendments 6-0

City Council approved the Planning Commission recommendation, with the following amendments: 1. Amend condition #9 to add an additional sentence that reads "Residents can ask for reestablishment of the Neighborhood Advisory

Commission at any point in the future."; 2. Change condition #6 to read "The program shall include a sign-in/sign-out program to track residents coming and goings."; 3. Amend condition #5 to add to the list the word "violence" in with the other words; 4. Add a new condition #16 to read: "The House Rules shall be publicly available to the community and any changes to the House Rules have to be discussed with the Neighborhood Advisory Commission for their input before changes are made ."

Council Action: _____

ORDINANCES AND RESOLUTIONS

None.

REPORTS OF BOARDS, COMMISSION AND COMMITTEES (continued)

None.

REPORTS OF BOARDS, COMMISSIONS AND COMMITTEES (continued)

DEFERRAL/WITHDRAWAL CONSENT CALENDAR (11-14)

Planning Commission (continued)

- 11. VACATION #2006-0004
10 RUSSELL ROAD
Consideration of a request to vacate public right-of-way; zoned R-5/Residential.
Applicant: Earnest Baucom and Vi Jaramillo

PLANNING COMMISSION ACTION : Deferred

- 12. TEXT AMENDMENT #2007-0001
COVERED OPEN PORCHES/LANDINGS
Consideration of a request to amend Section 11-1300 of the Zoning Ordinance allowing covered open porches in required front yards by special exception, and Section 7-200 amending the zoning regulations applicable to open covered landings in all yards. Staff: Department of Planning and Zoning (Deferred from the February Docket)

PLANNING COMMISSION ACTION : Deferred

- 13. VACATION #2006-0005
PARCEL OF LAND AT THE TERMINUS OF WEST UHLER AVE
BETWEEN 2418 & 2500 SANFORD AVENUE
Consideration of a request to vacate public right-of-way; zoned R-8/Residential.
Applicant: Meade and Janie Rhoades by Lonnie Rich , agent

PLANNING COMMISSION ACTION : Deferred