

EXHIBIT NO. 1

11
1-21-06

Docket Item #
BAR CASE #2005-0273
BAR CASE #2005-0274

City Council
January 21, 2006

ISSUE: Appeal of decisions of the Board of Architectural Review, Old & Historic Alexandria District approving a partial demolition and a Certificate of Appropriateness for alterations.

APPELLANT: Craig S. Miller, Jr., on behalf of petitioners

LOCATION: 115 N. Patrick

ZONE: CD/Commercial



**LOCATION OF
115 N. PATRICK ST.**



I. EXECUTIVE SUMMARY

- The building at 115 N. Patrick St., located in a commercial zone ½ block from King Street, is being converted to a multi-family residential building by the Community Services Board. Although it is currently vacant, it was formerly a clubhouse operated by the City's Department of Mental Health, Mental Retardation & Substance Abuse.
- The building is visible from Patrick Street and from the public alley on the north side of the building. Other views of the building from the public rights-of-way are limited.



Figure 2 - 115 N. Patrick Street

- The major proposed alteration to the building is removal of a section of the roof structure to build an interior stairway and a sunken roof promenade. The roof promenade is obscured by the building parapet and is in the center of the roof structure, a good distance from the public rights-of-way. A small portion of the top of the interior stairway will be visible from the public rights-of-way.
- Other proposed alterations involve minor changes to infill windows or create window and door openings. A number of the proposed alterations will be made to non-original openings.
- The Old and Historic Alexandria District Board of Architectural Review (BAR) considered the applications for a Permit to Demolish and Certificate of Appropriateness at a public hearing on December 7, 2005. With minor modifications, the BAR voted to approve the applications by a vote of 7-0.

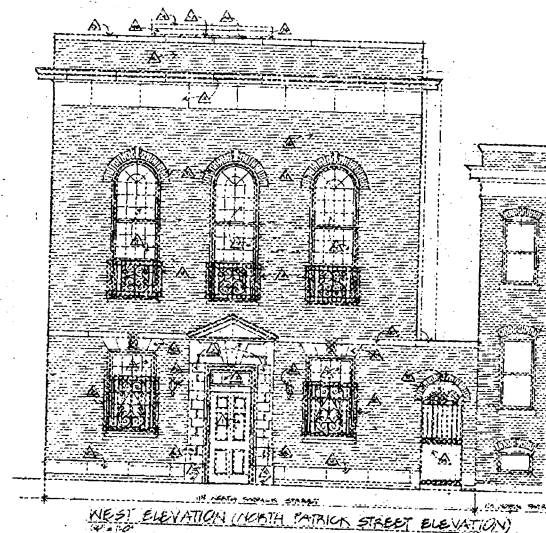


Figure 3 - Front Facade Plan

- On December 20, 2005, a timely appeal of the BAR decision was filed by neighbors with

the City Clerk. The appellants claim that the BAR did not properly consider the criteria set forth in the zoning ordinance for demolition and did not consider how the use of the property by the Community Services Board would impact the criteria.

- The BAR agreed with the staff that none of the criteria for demolition in Section 10-105(B) of the zoning ordinance are met and approved the Permit to Demolish by a 7-0 vote. The use of the property is not within the purview of the BAR.
- **RECOMMENDATION:** Support the BAR decision and approve the applications.

II. BACKGROUND

In its 100 years of existence, the building at 115 North Patrick Street has had a history of adaptations and additions to ensure its continued functionality and service to the citizens of Alexandria.

The two story, brick building at 115 North Patrick Street was constructed between 1896 and 1902 as Engine House No. 3. The large rectangular building occupied most of the lot. However, a one story wood shed was located at the rear in the northeast corner and a “drying pan” (fire hose drying facility) in the southeast corner. By 1907, the Engine House designation changed from No. 3 to No. 5. Sanborn maps indicate no physical changes to the property until 1921 when the one story wood shed is shown as a two-story brick storage building and a small addition for a water closet links the firehouse to the storage building.

By the mid-1940s, the engine house was no longer required for its original use as a fire house. The rapid growth of the city ensured that the property would be re-used. In 1946, the City Manager appointed Milton Grigg as the architect for the remodeling of the building as the new home of the Juvenile and Domestic Relations Court for the city.

Grigg’s final design showed a firehouse transformed into a Georgian Revival courthouse with a central pedimented doorway with quoin surrounds, a pair of flanking multi-light windows with a segmental jack arch with keystone on the first floor and large two story arched windows with keystones on the second level. Grigg’s design mirrors closely that of the former Federal Post Office building built in 1930 at the corner of South Washington and Prince Streets with a central pedimented quoined limestone entryway and arched windows with keystones. Bids were opened in December 1946 and the work was completed by October of 1947.



Figure 6 - Front View

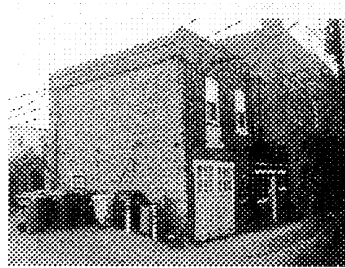


Figure 4 - Side View

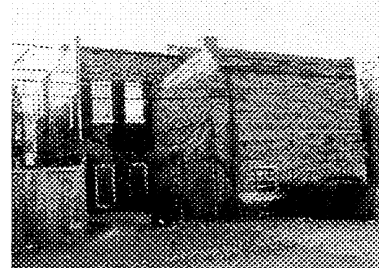


Figure 5 - Rear View

Despite a subsequent change in use to a Community Mental Health Center, the exterior appearance of the facility is largely unchanged from the Grigg renovation. In 1980, a handicapped ramp was approved for the front elevation (Building Permit #36379, 7/2/1980). In 1987, alterations and additions at the rear of the main building permitted the former storage building in the northeast corner of the lot to be used as an office (Building Permit #1252, 12/7/1987). These plans were approved by the Board of Architectural Review on May 20, 1987 (Bar Case #87-88).

On October 5, 2005, the Board denied the approval of a Permit to Demolish and a Certificate of Appropriateness for alterations to this property (BAR Case #2005-0193 & 0194). The Board denied the project on the basis of a second floor deck that was proposed for the rear of the main building.

The issue of proposed use has previously been reviewed by the City. In 2004, City Council considered the Community Services Board application for grant funds from the United States Department of Housing and Urban Development for a new Safe Haven housing program, identifying 115 N. Patrick Street as the proposed program site. In public hearing on June 22, 2004, Council reviewed City Staff determinations, which found that the use of 115 N. Patrick Street for development of a Safe Haven site (multi-family dwelling) was consistent with zoning and building use requirements, and that no further land use approval was required for use.

III. DISCUSSION AND ANALYSIS

In considering a Permit to Demolish, the Board, and the Council acting on an appeal, must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In summary, the opinion of the Board of Architectural Review and staff is that none of the zoning ordinance criteria are met. Following is a point by point response to the criteria.

- (1) The sections of the building proposed to be demolished and capsulated do not affect the character defining features that make this building of architectural and historic interest. The areas affected are the roof and sections of window and door openings on both the north and south sides of the building.
- (2) This criterion applies to domestic structures of substantial historic interest. 115 North Patrick Street is an institutional building dating from the 20th Century.
- (3) 115 North Patrick Street is a 20th century building. Because of this, the techniques and materials used to construct the building are not unusual and are in common use today and thus any fabric that is removed can be easily reproduced.
- (4) The building is not on the Parkway. Therefore, this criterion is not applicable.
- (5) The building is being retained and will continue to visually contribute to the overall resource base of the historic district.
- (6) The building is being retained and will continue to be available to those interested in studying the evolution of architecture in Alexandria.

The proposed alterations are relatively minor and will not alter the overall public visual experience of the building. Because this is a 20th century building, the techniques and materials used to construct the building are not unusual and are in common use today and thus any fabric that is removed can be easily reproduced. The only alterations proposed for the front elevation on North Patrick Street are the removal of the modern handicapped ramp and the extension of the door opening to grade. Raising the original opening by less than a foot is required to facilitate access and allows for the removal of the non-original ramp. A number of the proposed alterations to infill, enlarge or reduce existing openings will be made to non-original openings. In general, a conscious attempt has been made to keep alterations to original openings at a minimum.

The demolition of a section of the roof structure of the building to construct the roof promenade is of some concern. However, the roof framing is not something that is or ever was intended to be visible from the public rights-of-way. The relatively recent (circa 1900) date of construction ensures that the roof framing will hold little value in terms of unusual construction techniques or craftsmanship. The sunken roof top promenade approach ensures that the historic appearance of the building from N. Patrick Street will be largely unaltered.

In approving the applications at the December 7, 2005 public hearing, the BAR added three conditions that were agreed to by the applicant.

- A second story connector in the rear between the main building and the secondary building was proposed by the applicant. But, after discussion at the hearing, the applicant offered to delete the connector, and the Board accepted that as a condition. The elimination of the connector further reduced alterations to the existing building and maintained the visual relationship between the main building and secondary building.
- A proposed fence and gate at the rear of the property was changed to be in line with the rear wall of the secondary building so that neighbors could have access to the back alley.

- Outdoor lights on the south side of the building would be put on motion sensors to minimize disturbance to the neighbors.

IV. RECOMMENDATION

Staff recommends that the Council support the decision of the Board of Architectural Review and approve the Permit to Demolish and the Certificate of Appropriateness.

ATTACHMENTS

December 7, 2005 staff report for BAR Case #2005-0273

December 7, 2005 staff report for BAR Case #2005-0274

ISSUE: Demolition and capsulation
APPLICANT: City of Alexandria Community Services Board by L. Michael Gilmore
LOCATION: 115 North Patrick
ZONE: CD/Commercial

BOARD ACTION, DECEMBER 7, 2005: The Board combined the discussion of docket item #'s 28 & 29. On a motion by Mr. Wheeler, seconded by Mr. Smeallie, the Board approved the applications for Permit to Demolish and Certificate of Appropriateness with the following conditions:

1. That the second story connector be deleted in its entirety;
 2. That the new fence and gate at the rear of the property be brought into line with the east (rear) wall of the secondary building; and,
 3. That the lights on the south side of the building be put on a motion sensor.
- The roll call vote on the motion was 7-0.

REASON: The Board felt that the proposal was reasonable and consistent with the Board's *Design Guidelines*. The Board agreed that the removal of the second story connector further improved the project.

SPEAKERS: Bud Hart, attorney for the Community Services Board, spoke in support. Mr. Hart offered to move the gate on the trash enclosure to ensure that neighbors have access to the back alley.

John Savage, project architect, spoke in support. Mr. Savage stated that he would explore how to make the lights motion sensitive. Mr. Savage offered to remove the second story connector and showed boards illustrating this alteration.

Michael Chamowitz, 118 North Alfred Street, spoke in support.

Boyd Walker, 922 Cameron Street, spoke in support.
Cynthia Shartzter, 113 North Patrick Street, spoke in opposition.
Andy Kuntz, 113 North Patrick Street, spoke in opposition.
Dr. Walter Grayson, 908 Cameron Street, spoke in opposition.

Craig Miller, 915 Cameron Street, spoke in opposition.

Art Dahlberg, Code Enforcement, explained that the stair tower is not required to be lighted.

Lisa Senich, 910 Queen Street, spoke in opposition.

Terence Everitt, 719 South Alfred Street, spoke in support.

David Hudgins, 909 Cameron Street, spoke in opposition.

Ignacio Pessoa, City Attorney, explained that the Planning Director has confirmed that the project complies with open space requirements, that once the use was categorized as residential there was no need for a Special Use Permit and hearing, that the City Council had approved the funding at a prior meeting, and that if it is determined that the Loomis easement is valid, adjustments to the project might need to be made.

John Loomis, 112 & 114 North Alfred Street, spoke in opposition.

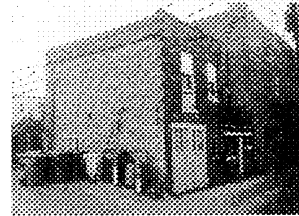
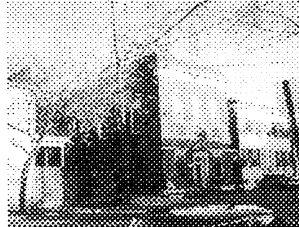
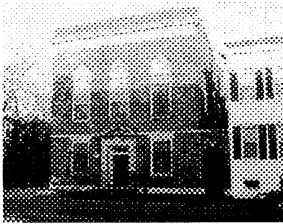
STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: This docket item requires a roll call vote.

I. ISSUE:

Currently vacant, the former clubhouse operated by the City's Department of Mental Health, Mental Retardation & Substance Abuse is being converted to a multi-family residential building. To facilitate this adaptive re-use, the applicant is requesting approval of a Permit to Demolish/Capsulate. The major alteration is removal of a section of the roof structure for the sunken roof promenade. A connecting corridor will be constructed to link the main and secondary buildings on the second level. Other alterations involve minor changes to infill or create window and door openings. The proposed demolition and capsulation is described in more detail below:



Roof of main building

- remove section of roof at the middle of the building measuring 28' x 30' for the construction of a sunken roof promenade
- remove section of roof 21' back from the front building wall and measuring 10' x 10' for a the construction of enclosed stairway to access roof

Front (west) elevation of main building

- demolish existing (1980) handicapped ramp
- extend front door opening to ground level

North elevation of main building

- extend two existing window openings for longer window openings at back of first story
- create new window opening in place of existing small masonry opening at back of first story

North elevation of existing first level connecting link

- infill two existing openings
- reduce existing door opening for new window opening

North elevation of secondary building

- infill existing window opening on first story
- reopen original door opening on second story by removing wood panels

East (rear) elevation of main building

- infill existing window opening
- capsulate an area of wall measuring 6' x 8'

East (rear) elevation of secondary building

- infill existing window opening in first story on south side
- create new window opening in first story on north side

West (front) elevation of secondary building

- capulate an area of wall measuring 6' x 8'

South elevation of main building

- infill existing window openings in first story near front of building
- create two new door openings in the first story near front of building in place of existing window openings
- infill two existing window openings between the first and second stories near the rear of the building

The complex is visible from Patrick Street and from the public alley on the north side of the building. The rear is partially visible in a through-block view down the alley. Views of the first story of the main building at the rear and the south side from the public right of way are limited.

II. HISTORY:

The two story, brick building at 115 North Patrick Street was constructed between 1896 and 1902 as Engine House No. 3. The large rectangular building occupied most of the lot. However, a one story wood shed was located at the rear in the northeast corner and a “drying pan” in the southeast corner. By 1907, the Engine House designation is changed from No. 3 to No. 5. Sanborn maps indicate no physical changes to the property until 1921 when the one story wood shed is shown as a two story brick storage building and a small addition for a water closet links the firehouse to the storage building.

By the mid-1940s, the engine house was no longer required for its original use. The rapid growth of the city ensured that the property would be re-used. In 1946, the City Manager appointed Milton Grigg as the architect for the remodeling of the building as the new home of the Juvenile and Domestic Relations Court for the city. The City Manager’s action was controversial for several reasons. The Chief Judge of the Court did not favor the location, lawyers practicing before the Court felt it was too far away from the other courts housed in City Hall, and the city rescue squad felt that the firehouse should be given to them when it became available after the fire company moved to a new building on Cameron Street. The matter came to a head at the end of the month when a motion was introduced at City Council to abandon the project. In Grigg’s presentation to Council he stressed the cost saving associated with this adaptive reuse project. The motion to eliminate the project failed on a vote of 4-3, but a subsequent motion required that Grigg’s plans be submitted to City Council for final approval. With this narrow endorsement Grigg commenced work on preparing a design.

Grigg’s final design showed a firehouse transformed into a Georgian Revival courthouse with a central pedimented doorway with quoin surrounds, a pair of flanking multi-light windows with a segmental jack arch with keystone on the first floor and large two story arched windows with keystones on the second level. Grigg’s design mirrors closely that of the former Federal Post Office building built in 1930 at the corner of South Washington and Prince Streets with a central pedimented quoined limestone entryway and arched windows with keystones. Bids were opened

in December 1946 and the work was completed by October of 1947.

Despite a subsequent change in use to a Community Mental Health Center, the exterior appearance of the facility is largely unchanged from the Grigg renovation. In 1980, a handicapped ramp was approved for the front elevation (Building Permit #36379, 7/2/1980). In 1987, alterations and additions at the rear of the main building permitted the former storage building in the northeast corner of the lot to be used as an office (Building Permit #1252, 12/7/1987). These plans were approved by the Board of Architectural Review on May 20, 1987 (Bar Case #87-88).

Milton Latour Grigg (1905-1982) was one several of the original architects for the restoration of Williamsburg, Virginia who subsequently worked in Alexandria. Of these, Grigg did the most work in the city. An Alexandria native, he received his architectural degree from the University of Virginia in 1929 and almost immediately began work at Williamsburg. When the architectural staff was disbanded in 1933, he established his own architectural firm where he continued to practice until his retirement in 1980. Grigg and his firm were prolific and efficient architects and the work ranged widely. He did a great deal of historic preservation and restoration work that drew heavily on his experiences at the Williamsburg restoration. Among Grigg's best known Alexandria projects are the restoration of the Ramsay House and the Parish Halls for both Christ Church on North Washington Street (1950) and St. Paul's Episcopal Church on South Pitt Street (1947).

On October 5, 2005, the Board denied the approval of a Permit to Demolish and a Certificate of Appropriateness for alterations to this property (BAR Case #2005-0193 & 0194). The Board denied the project on the basis of the roof deck. This new application differs from the previous in that it involves the construction of a roof promenade sunken within the roof of the main building. The promenade replaces the roof deck that was proposed for the top of the one story connecting link located toward the rear of the complex. While the sunken roof promenade will entail the demolition of a portion of the roof structure of the main building, the extent of demolition and capsulation to occur at the rear of main building, one story connecting link and secondary building has been reduced from the prior proposal.

III. ANALYSIS:

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by

maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of the staff, none of the above criteria are met. The nearly all of the proposed alterations are relatively minor. Most of the capsulation and demolition is confined to secondary elevations. The only alterations proposed for the front elevation are the removal of the modern handicapped ramp and the extension of the door opening to grade. It is assumed that the extension of the original opening by less than a foot is required to facilitate access and allows for the removal of the non-original ramp. The capsulation at the second story of the rear of the main building and front of the secondary building for the connector is confined to only that area necessary to achieve the connection. A number of the proposed alterations to infill, enlarge or reduce existing openings will be made to non-original openings. Staff believes alterations to original openings have been kept to a minimum. The demolition of a section of the roof structure of the building is of some concern. However, the roof framing is not something that is or ever was intended to be visible to the public. The relatively recent (circa 1900) date of construction ensures that the roof framing will hold little value in terms of unusual construction techniques or craftsmanship.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.

Historic Alexandria

“No comment.”

Docket Item #29
BAR CASE #2005-0274

BAR Meeting
December 7, 2005

ISSUE: Alterations
APPLICANT: City of Alexandria Community Services Board by L. Michael Gilmore
LOCATION: 115 North Patrick
ZONE: CD/Commercial

BOARD ACTION, DECEMBER 7, 2005: The Board combined the discussion of docket item #'s 28 & 29. On a motion by Mr. Wheeler, seconded by Mr. Smeallie, the Board approved the applications for Permit to Demolish and Certificate of Appropriateness with the following conditions:

1. That the second story connector be deleted in its entirety;
2. That the new fence and gate at the rear of the property be brought into line with the east (rear) wall of the secondary building; and,
3. That the lights on the south side of the building be put on a motion sensor.

The roll call vote on the motion was 7-0.

REASON: The Board felt that the proposal was reasonable and consistent with the Board's *Design Guidelines*. The Board agreed that the removal of the second story connector further improved the project.

SPEAKERS: Bud Hart, attorney for the Community Services Board, spoke in support. Mr. Hart offered to move the gate on the trash enclosure to ensure that neighbors have access to the back alley.

John Savage, project architect, spoke in support. Mr. Savage stated that he would explore how to make the lights motion sensitive. Mr. Savage offered to remove the second story connector and showed boards illustrating this alteration.

Michael Chamowitz, 118 North Alfred Street, spoke in support.

Boyd Walker, 922 Cameron Street, spoke in support.

Cynthia Shartzter, 113 North Patrick Street, spoke in opposition.

Andy Kuntz, 113 North Patrick Street, spoke in opposition.

Dr. Walter Grayson, 908 Cameron Street, spoke in opposition.

Craig Miller, 915 Cameron Street, spoke in opposition.

Art Dahlberg, Code Enforcement, explained that the stair tower is not required to be lighted.

Lisa Senich, 910 Queen Street, spoke in opposition.

Terence Everitt, 719 South Alfred Street, spoke in support.

David Hudgins, 909 Cameron Street, spoke in opposition.

Ignacio Pessoa, City Attorney, explained that the Planning Director has confirmed that the project complies with open space requirements, that once the use was categorized as residential there was no need for a Special Use Permit and hearing, that the City Council had approved the funding at a prior meeting, and that if it is determined that the Loomis easement is valid, adjustments to the project might need to be made.

John Loomis, 112 & 114 North Alfred Street, spoke in opposition.

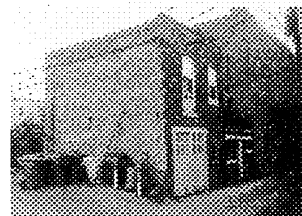
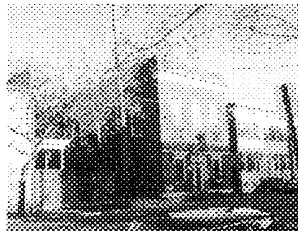
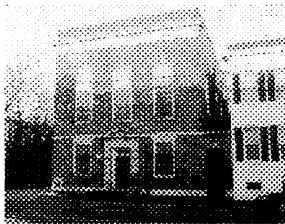
STAFF RECOMMENDATION:

Staff recommends approval of the application as submitted.

NOTE: Docket item #28 must be approved before this docket items can be considered.

I. ISSUE:

Currently vacant, the former clubhouse operated by the City's Department of Mental Health, Mental Retardation & Substance Abuse is being converted to a multi-family residential building. To facilitate this adaptive re-use, the applicant is requesting approval of a Certificate of Appropriateness to make alterations to 115 N. Patrick Street. The major alteration is removal of a section of the roof structure for the sunken roof promenade. A connecting corridor will be constructed to link the main and secondary buildings on the second level. Other alterations involve minor changes to infill or create window and door openings.



The complex is visible from Patrick Street and from the public alley on the north side of the building. The rear is partially visible in a through-block view down the alley. Views of the first story of the main building at the rear and the south side from the public right of way are limited.

In summary, the alterations proposed for this application are as follows:

- Construct a roof promenade set within the roof and set back from the N. Patrick Street elevation, and obscured by the parapet and the distance from the public-rights-of way. The applicant provided sight lines documentation.
- Construct an interior stairway to provide access to the roof top promenade, the enclosed stairway will be sided with Hardi-plank, and will mimic board-and-batten construction, only a minute portion of the top of the stairway will be visible from the public rights-of-way
- A connector will be constructed, to provide access between the main block of the building and the carriage house, the connector will be sided with Hardi-plank and will contain three fixed wood windows, the new connector will only be visible from the alley, due to its location towards the rear.

II. HISTORY:

The two story, brick building at 115 North Patrick Street was constructed between 1896 and 1902 as Engine House No. 3. The large rectangular building occupied most of the lot. However,

a one story wood shed was located at the rear in the northeast corner and a “drying pan” in the southeast corner. By 1907, the Engine House designation is changed from No. 3 to No. 5. Sanborn maps indicate no physical changes to the property until 1921 when the one story wood shed is shown as a two story brick storage building and a small addition for a water closet links the firehouse to the storage building.

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Grigg’s final design showed a firehouse transformed into a Georgian Revival courthouse with a central pedimented doorway with quoin surrounds, a pair of flanking multi-light windows with a segmental jack arch with keystone on the first floor and large two story arched windows with keystones on the second level. Grigg’s design mirrors closely that of the former Federal Post Office building built in 1930 at the corner of South Washington and Prince Streets with a central pedimented quoined limestone entryway and arched windows with keystones. Bids were opened in December 1946 and the work was completed by October of 1947.

Despite a subsequent change in use to a Community Mental Health Center, the exterior appearance of the facility is largely unchanged from the Grigg renovation. In 1980, a handicapped ramp was approved for the front elevation (Building Permit #36379, 7/2/1980). In 1987, alterations and additions at the rear of the main building permitted the former storage building in the northeast corner of the lot to be used as an office (Building Permit #1252, 12/7/1987). These plans were approved by the Board of Architectural Review on May 20, 1987 (Bar Case #87-88).

Milton Latour Grigg (1905-1982) was one several of the original architects for the restoration of Williamsburg, Virginia who subsequently worked in Alexandria. Of these, Grigg did the most work in the city. An Alexandria native, he received his architectural degree from the University of Virginia in 1929 and almost immediately began work at Williamsburg. When the architectural staff was disbanded in 1933, he established his own architectural firm where he continued to practice until his retirement in 1980. Grigg and his firm were prolific and efficient architects and the work ranged widely. He did a great deal of historic preservation and restoration work that drew heavily on his experiences at the Williamsburg restoration. Among Grigg’s best known Alexandria projects are the restoration of the Ramsay House and the Parish Halls for both Christ

Church on North Washington Street (1950) and St. Paul's Episcopal Church on South Pitt Street (1947).

On October 5, 2005, the Board denied the approval of a Permit to Demolish and a Certificate of Appropriateness for alterations to this property (BAR Case #2005-0193 & 0194). The Board denied the project on the basis of the second story

III. ANALYSIS

The proposed alterations comply with the zoning ordinance requirements. There are no recorded legal easements for this property.

The issue of proposed use has previously been reviewed by the City. In 2004, City Council considered the CSB application for grant funds from the United States Department of Housing and Urban Development for a new Safe Haven housing program, identifying 115 N. Patrick Street as the proposed program site. In public hearing on June 22, 2004, Council reviewed City Staff determinations, which found that the use of 115 N. Patrick Street for development of a Safe Haven site (multi-family dwelling) was consistent with zoning and building use requirements, and that no further land use approval was required for use.

Staff believes that the proposed alterations minimize the impact on historic fabric. Nearly all of the proposed alterations on the building's facades are relatively minor. Most of the capsulation and demolition is confined to secondary elevations. The only alterations proposed for the front elevation are the removal of the modern handicapped ramp and the extension of the door opening to grade. It is assumed that the extension of the original opening by less than a foot is required to facilitate access and allows for the removal of the non-original ramp. The capsulation at the second story of the rear of the main building and front of the secondary building for the connector is confined to only that area necessary to achieve the connection. A number of the proposed alterations to infill, enlarge or reduce existing openings will be made to non-original openings. Staff believes alterations to original openings have been kept to a minimum. The demolition of a section of the roof structure of the building is of some concern. However, the roof framing is not something that is or ever was intended to be visible to the public. The relatively recent (circa 1900) date of construction ensures that the roof framing will hold little value in terms of unusual construction techniques or craftsmanship. With the approach to have a sunken roof top promenade, the historic appearance of the building from N. Patrick Street will be largely unaltered.

IV. STAFF RECOMMENDATION:

Therefore, Staff recommends approval of the application as submitted.

CITY DEPARTMENT COMMENTS

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

Code Enforcement:

- F-1 The scope of this project is not shown. The current use group is classified as B, Business and shall conform to handicap accessibility requirements of Chapter 11 of the USBC. The submitted application shows the elimination of the handicap accessible entrance with no alternative accessible entrance proposed. The code requirements affecting this project will be determined based upon additional information pertaining to intended use of the structure. The following are general comments. More detailed comments will occur at the time of building plan review.
- F-2 Proposed exits discharge past window openings in the public pedestrian way between 115 and 113 N. Patrick Street. A Code Modification or additional fire protection requirements are required, subject to the approval of the Director of Code Enforcement.
- F-3 The rear gate configuration discharges onto the public access easement. The proposed configuration obstructs the existing gate located at 113 N. Patrick Street. The proposed gate and fence location for this project should be coordinated with the property owner at 113 N. Patrick Street.
- C-1 All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides of the wall. As alternative, a 2 hour fire wall may be provided. This condition is also applicable to skylights within setback distance. Openings in exterior walls between 3 and 5 feet shall not exceed 25% of the area of the entire wall surface (This shall include bay windows). Openings shall not be permitted in exterior walls within 3 feet of an interior lot line.
- C-2 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-3 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-6 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the

mechanical, electrical, and plumbing systems.

- C-7 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.

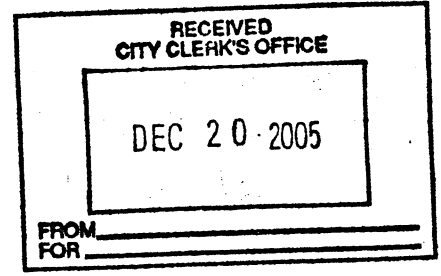
Historic Alexandria

“No comment.”



RECORD OF APPEAL
FROM A DECISION OF THE BOARD OF ARCHITECTURAL REVIEW

Date Appeal Filed With City Clerk: 12/20/05
B.A.R. Case # 2005-0273 and 2005-0274
Address of Project: 115 N. PATRICK STREET
Appellant is: (Check One)



- B.A.R. Applicant
- Other Party. State Relationship Affected Neighbor

Address of Appellant: Craig S. Miller, Jr.
915 Cameron St. Alexandria, VA 22314
Telephone Number: (703) 548-1738

State Basis of Appeal: The 12/7/05 decisions of the BAR,
in approving the applications of the Community
Services Board in the above cases, did not
adequately or properly consider the criteria set
forth in the Alexandria Zoning Ordinance, §10-105(b)
In addition, the BAR failed to consider how the use of the property
Attach additional sheets, if necessary. by the CSB would impact the criteria.

A Board of Architectural Review decision may be appealed to City Council either by the B.A.R. applicant or by 25 or more owners of real estate within the effected district who oppose the decision of the Board of Architectural Review. Sample petition on rear.

All appeals must be filed with the City Clerk on or before 14 days after the decision of the B.A.R.

All appeals require a \$150.00 filing fee.


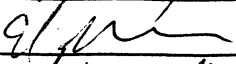

If an appeal is filed, the decision of the Board of Architectural Review is stayed pending the City Council decision on the matter. The decision of City Council is final subject to the provisions of Sections 10-107, 10-207 or 10-309 of the Zoning Ordinance.

[Signature]
Signature of the Appellant

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # _____ regarding the property at 115 North Patrick Street (street address).

	Name	Signature	Owner of Real Property At:
1.	DAVID HODGINS	<i>[Signature]</i>	909 CAMERON
2.	Craig S. Miller	<i>[Signature]</i>	915 CAMERON
3.	Molly Valente	<i>[Signature]</i>	200 N Alfred
4.	Lisa S. Brock	<i>[Signature]</i>	403 S. WASHINGTON ST. 915 CAMERON Street
5.	Joseph Judson Smith III	<i>[Signature]</i>	401 Wilkes St
6.	BOWMAN H. MILLER	<i>[Signature]</i>	2916 Arzyle Drive
7.	Suzanne S. Brock	<i>[Signature]</i>	314 So. St. Asaph St
8.	Bruce G Rodenberg	<i>[Signature]</i>	913 CAMERON St
9.	CATHY SACHS	<i>[Signature]</i>	410 Duke Street
10.	Robert Bentley Adams	<i>[Signature]</i>	405 S. Washington St 510 S. Fairfax St. resident
11.	PATRICK CAMUS	<i>[Signature]</i>	225 N PITT ST
12.	Ann Hudgins	<i>[Signature]</i>	909 Cameron Street
13.	David L Pele	<i>[Signature]</i>	917 Cameron St
14.	Kimberly C Pele	<i>[Signature]</i>	917 Cameron St.
15.	Wendy Wendy	<i>[Signature]</i>	1301 E. Abingdon Rd
16.	Louis B. Rodenberg.	<i>[Signature]</i>	913 Cameron St.
17.	Susan Hinely	<i>[Signature]</i>	113 - 111 N. Patrick St
18.	Tom Hinely	<i>[Signature]</i>	113 - 111 N. Patrick St
19.	Anita McSwain	<i>[Signature]</i>	919 Cameron Street
20.	Robert McSwain	<i>[Signature]</i>	919 Cameron Street
21.	Tom Valentine	<i>[Signature]</i>	200 N. Alfred St
22.	Kevin Keatings	<i>[Signature]</i>	306 N. Alfred St
23.	Stephen Stephen	<i>[Signature]</i>	816 Duke St
24.	WALTER GRACE DAS	<i>[Signature]</i>	908 CAMERON St
25.	JIM CANSVAN	<i>[Signature]</i>	908 CAMERON St.

We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case # 2005-0273 regarding the property at 115 N. PATRICK STREET (street address). 2005-0274

	Name	Signature	Owner of Real Property At:
1.	GREGORY OGDEN		414 PRINCESS ST.
2.	ED MILLER		214 S. HENRY ST
3.	MARCIA MILLER		214 S. HENRY ST
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We, the undersigned owners of real estate within the Old and Historic Alexandria District/ Parker- Gray District [strike out as appropriate] appeal the decision of the Board of Architectural Review to the Alexandria City Council in B.A.R. Case #2005-0273 regarding the property at 115 N. PATRICK STREET (street address). 2005-0274

- | Name | Signature | Owner of Real Property At: |
|-------------------------------|--------------------------|---|
| 1. Marie Bullock | <i>Marie Bullock</i> | 621 N. Saint Asaph St #301 |
| 2. Charles Bullock | <i>Charles Bullock</i> | 621 N. St. Asaph St. #301 |
| 3. Helen McNill | <i>Helen McNill</i> | 417 Queen St. |
| 4. ANTONIO ACALA | <i>Antonio Acala</i> | 417 St QUEEN ALEXANDRIA, VA. |
| 5. AHMADY S. BARRIE, ASB | <i>Ashley Barrie</i> | 817 KING ST, ALEX, VA |
| 6. JOHN HENRY LOONIS, TRUSTEE | <i>John Henry Loonis</i> | 112 N. ALFRED ST. ALEX, VA |
| WILHELMINA T LOONIS, TRUSTEE | <i>John Henry Loonis</i> | |
| 7. POA JOHN HENRY LOONIS | POA | 114A N. ALFRED ST. ALEX, VA. |
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| 24. | | |
| 25. | | |

JAMES P. MORAN
8TH DISTRICT OF VIRGINIA



11
1-21-06

WASHINGTON OFFICE:
2239 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4808
(202) 225-4378
FAX: (202) 225-0017

COMMITTEE ON APPROPRIATIONS
SUBCOMMITTEES:
DEFENSE
INTERIOR

DISTRICT OFFICES:
5115B FRANCONIA ROAD
ALEXANDRIA, VA 22310
(703) 871-4700
FAX: (703) 822-9436

SUITE 504
1760 RESTON PARKWAY
RESTON, VA 20190
(703) 481-4338
FAX: (703) 481-4338

Congress of the United States
House of Representatives

January 18, 2006

www.house.gov/moran

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

Dear Mayor *Emille*

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. Last year, 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.

While my offices have received several inquiries from Alexandria residents, I have asked that the residents make their concerns known to the City Council and the Community Services Board. I believe this decision needs to be made at the local level, and I have complete confidence that any decision made will be in the best interest of the City of Alexandria.

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
James P. Moran

JPM/rm

- cc: Vice Mayor Redella S. "Del" Pepper
Council Member Ludwig P. Gaines
Council Member C. Rob Krupicka
Council Member Andrew H. Macdonald
Council Member Paul C. Smedberg
Council Member Joyce Woodson

11
1-21-06



<alive.house@verizon.net>

01/20/2006 03:22 PM

Please respond to
<alive.house@verizon.net>

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

cc

bcc

Subject COA Contact Us: Safe Haven

COA Contact Us: Safe Haven

Time: [Fri Jan 20, 2006 15:22:13] IP Address: [63.40.194.157]

Response requested:

First Name: La Rue
Last Name: Barnes
Street Address: 125 South Payne Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703-684-1430
Email Address: alive.house@verizon.net
Subject: Safe Haven

Dear Mr. Mayor, Vice-Mayor and Council Members:

Comments:

As director of a small homeless shelter in Alexandria, I feel compelled to add my voice to those of the many supporters of Safe Haven. ALIVE! House, our shelter for women and families, has operated as a homeless shelter in Old Town for over 25 years. Our residents respect the neighborhood, are quiet and take pride in keeping the premises clean and neat. Our neighbors have been extremely supportive, shoveling our walks and even organizing an annual sidewalk sale for our benefit. We stand as proof that a venture such as Safe Haven and Old Town residents can successfully co-exist.

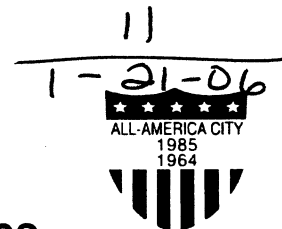
I strongly urge you to support Safe Haven. It is incumbent upon those of us who have so much to help provide for those less fortunate in our community.

Sincerely,

La Rue Barnes
Director, ALIVE! House



AcPd



Alexandria Commission on Persons with Disabilities

Amanda Babcock, Chair
703-519-3357

Office of Human Rights
421 King Street, Suite 400
Alexandria, VA 22314

703-838-6390 TTY
703-838-4976 Fax

January 19, 2006

Mayor William D. Euille
Members of City Council
City Hall
Alexandria, VA 22314

Dear Mayor Euille and Members of City Council:

The Alexandria Commission on Persons with Disabilities ("ACPD") writes today to encourage you to support the Safe Haven program to be located at 115 North Patrick Street in Alexandria.

Among our many goals and purposes to help improve the quality of life, housing, employment, and transportation, the ACPD seeks to ensure that basic needs are met for those most vulnerable in our community – people with disabilities. As you know, Safe Haven would provide much needed permanent housing and support services for twelve persons with disabilities who are currently homeless.

We were discouraged to hear and read some of the arguments against this BAR approved proposal that is currently before the City. It saddens us that perhaps many of those opposed are expressing fears based on stereotypes, but it is without question that persons with disabilities have a right to housing without facing discrimination.

The Alexandria Community Services Board has a measured record of many successes in supported and supervised residential programs. It is our hope that you will move to allow this important project to continue forward. Alexandrians with disabilities truly need and deserve your support for this program to facilitate these persons the opportunity to realize and fulfill their potential for success.

Sincerely,

Amanda Babcock, Chair

cc: James K. Hartmann, City Manager
Jackie Henderson, City Clerk

11
1-21-06



<johnsonmaryjo@hotmail.com>

01/20/2006 11:33 AM

Please respond to
<johnsonmaryjo@hotmail.com>

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

cc

bcc

Subject COA Contact Us: Safe Haven

COA Contact Us: Safe Haven

Time: [Fri Jan 20, 2006 11:33:25] IP Address: [68.85.219.139]

Response requested: []

First Name: Mary Jo
Last Name: Johnson
Street Address: 3947 FORT WORTH AVE
City: ALEXANDRIA
State: VA
Zip: 22304
Phone: 703-370-9109
Email Address: johnsonmaryjo@hotmail.com
Subject: Safe Haven

Dear Mayor and Council Members:

Comments: 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 Community Services Board has a long history of successfully operating residential and day programs. We can find confidence in their 20 year record.

Sincerely,

Mary Jo Johnson

11
1-21-06

January 6, 2006

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

RECEIVED
JAN 20 2006

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.

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

Thank you.

Sincerely,

William M. Willis
Deacon William Willis



"Peggy Faragasso"
<PFaragasso@capitalsource.com>

12/15/2005 02:26 PM

<alexvamayor@aol.com>, <delpepper@aol.com>,
To <councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@aol.com>, <paulcmedberg@aol.com>,

cc

bcc

Subject Safe Haven

11

1-21-06

Dear Mayor Euille and Members of the Alexandria City Council:

I am writing to you in support of the plan to construct Safe Haven at 115 N. Patrick Street, as supportive permanent housing for the mentally ill. As a City community with a history of support for its poor and disabled, we can do no less for our mentally ill and homeless residents. Clearly, this is our responsibility. The Safe Haven proposal is not only logical, and cost effective but it is also the morally correct action.

Supportive housing for persons with disabilities should be distributed throughout the City, and, as you know, Old Town has not borne its share. However, a day program has existed on this site for years without incident. Permanent housing for only twelve persons will have less traffic and noise than the previous program, and will likely be less disruptive than any typical residence which houses twelve individuals, as there will be children and staff will always be present to assure compliance.

The CSB has complied with all applicable zoning and code requirements in designing its plan and has met with and communicated with the neighboring community residents to an extent far beyond what is required. This is a highly experienced and successful organization and the proposed Safe Haven model is a nationally recognized and proven model.

The people that Safe Haven will house in a dignified, clean and safe environment are Alexandria residents and are and will be with us, regardless. Our choice is to have them with us, - sleeping, eating and relieving themselves in our streets, or housing them in an environment which will stabilize their lives and possibly enable them to lead a productive life and become contributors to our City.

Again I urge your approval and continued support of this sorely needed (and very small) facility so that it might move forward without further delay.

Thank you.

Sincerely,

Peggy O'Brien Faragasso

Peggy O'Brien Faragasso

Chief Underwriter

CapitalSource Mortgage Finance

4445 Willard Avenue

Chevy Chase, MD 20815

Phone: 301-841-2809

Fax: 301-841-2304

pfaragasso@capitalsource.com

IMPORTANT: The information contained in this e-mail message is confidential and is intended only for the named addressee(s). If the reader of this e-mail message is not an intended recipient (or the individual responsible for the delivery of this e-mail message to an intended recipient), please be advised that any re-use, dissemination, distribution or copying of this e-mail message is prohibited. If you have received this e-mail message in error, please reply to the sender that you have received the message in error and then delete it. This e-mail and all other electronic (including voice) communications from CapitalSource and its representatives are for informational purposes only. No such communication is intended by the sender to constitute either an electronic record or an electronic signature, or to constitute any agreement by the sender to conduct a transaction by electronic means. Any such intention or agreement is hereby expressly disclaimed unless otherwise explicitly indicated.



<dsbeyerjr@aol.com>

01/20/2006 11:22 AM

Please respond to
<dsbeyerjr@aol.com>

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

cc

bcc

Subject COA Contact Us: Safe Haven home

11

1-21-06

COA Contact Us: Safe Haven home

Time: [Fri Jan 20, 2006 11:22:39] IP Address: [12.26.119.123]

Response requested:

First Name: Don
Last Name: Beyer
Street Address: 312 Queen Street
City: Alexandria
State: Virginia
Zip: 22314
Phone: 703 836 3425
Email Address: dsbeyerjr@aol.com
Subject: Safe Haven home

Dear Mr. Mayor and Council Members,

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

I am the father of a 30-year-old son who was stricken 11 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.

Comments:

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.

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.

11
1-21-06

6 West Linden Street
Alexandria, VA 22301
January 9, 2006

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...

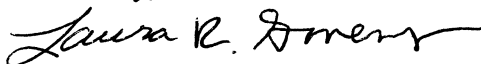
Laura, what do you want to do this summer? Remember the last two summers you worked with the Therapeutic Recreation kids at the Lee Center. Oh, and how did you enjoy your recent volunteering at the Northern Virginia Training Center and the West End Clubhouse?
.....Rochelle Givens 01/08/06

Dear Mayor Euille:

In the past twenty years we, as mother and daughter, 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,



Laura R. Givens
T.C. Williams High School '03
Colorado State University '07
and



Rochelle R. Givens

cc: Alexandria City Council
City Manager Hartmann

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/20/2006 09:54 AM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: SAFE HAVEN

Jackie - Didn't see you on this distribution. --Mary
----- Original Message -----

From: Bruce Johnson
To: dellepper@aol.com ; Rob@krupicka.com ; paulsmedberg@aol.com ;
alexvamayor@aol.com ; maryriley@comcast.net ; council@joycewoodson.net ;
macdonaldcouncil@msn.com
Sent: Friday, January 20, 2006 9:10 AM
Subject: SAFE HAVEN

Please count me as a supporter of the Safe Haven program at 115 N Patrick St.

Libby Eife-Johnson
3508 Halcyon Dr
Alex. VA 22305



<jceconsulting@comcast.net>

01/20/2006 09:04 AM

Please respond to
<jceconsulting@comcast.net>

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

cc

bcc

Subject COA Contact Us: Alexandria CSB Safe Haven Program

11

1-21-06

COA Contact Us: Alexandria CSB Safe Haven Program

Time: [Fri Jan 20, 2006 09:04:53] IP Address: [69.140.84.94]

Response requested: []

First Name: Jeannie
Last Name: Cummins Eisenhour
Street Address: 4 East Oxford Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 703-548-6814
Email Address: jceconsulting@comcast.net
Subject: Alexandria CSB Safe Haven Program
Dear Mayor Euille, Vice-Mayor Pepper and
Honorable Members of the Council:

I am writing to express my support for the proposed Safe Haven Program which the Alexandria Community Services Board has thoroughly and carefully planned for the Patrick Street location. The residents with mental disabilities who will live there are citizens of our city, and deserve housing and supportive services to remain in their housing just as all of Alexandria's citizens and families do.

Comments: I live in the Del Ray neighborhood which has several supportive housing projects that are tucked away and integrated into our community. Those who live in these homes and receive services go to St. Elmo's, participate in Art on the Avenue and are a valued part of our neighborhood. That is the way it should be.

I urge you to fully support the Save Haven project so it can help these 12 homeless individuals turn their lives around and "come home" to Alexandria once again.

Sincerely,

Jeannie Cummins Eisenhower

11

1-21-06



"Ken & Cris Naser"
<kcnaser@comcast.net>

01/20/2006 08:08 AM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc <maryriley@comcast.net>

bcc

Subject Safe Haven

Dear Mr. Mayor and Honorable Members of City Council:

We write in support of the continuation of the previously approved efforts to finalize the establishment of Safe Haven at the site of the former Clubhouse on North Patrick Street.

As you know, Safe Haven will provide permanent housing for 12 homeless men and women with mental illness. The program will provide extensive round-the-clock supervision 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. A thorough risk assessment will be made by experienced clinicians before admitting anyone into the program. Moreover, no resident will be approved who is determined to be a risk to himself or herself or others.

While we understand neighbors' concerns about safety, we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. The residents of the Safe Haven will have backgrounds and diagnoses similar to the 60-65 people who, for more than 20 years, attended the Clubhouse program (a day program for persons with serious mental illness) daily, at the exact same site without incident.

As long-time volunteers in our City, we have worked one-on-one with many of the clients of the Clubhouse and recognize that they need our support more than anyone else. Many of them cannot fend for themselves because they have not been given the many skills and talents that we possess. Yet, all studies recognize that this type of support means dramatic, positive changes in their situations. ***If we don't watch over them, who will?***

This transition from Clubhouse to Safe Haven has been in the planning, voting and approval stages for years and, having been formally approved, it should proceed without further delay. Our community, as well as the individuals it will serve, will thrive on the establishment of a Safe Haven.

Thank you, one and all, for your strong commitment to this effort in the past and now.

Sincerely,

Ken and Cris Naser
603 N. Naylor Street
Alexandria, VA 22304

11

1-21-06



Margaret Moore
<maggieomoore@yahoo.com>
01/19/2006 04:17 PM

To <council@joycewoodson.net>
cc <Jackie.Henderson@alexandriava.gov>
bcc
Subject Please support the Safe Haven project

6632 Cypress Point Road
Alexandria, VA 22312
January 19, 2006

Ms. Joyce Woodson
Councilwoman
City of Alexandria
301 King Street
Alexandria, VA 22314

Dear Ms. Woodson:

I am asking for your support for the Safe Haven Program proposed by the Alexandria Community Services Board to be located at 115 N. St. Asaph 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.

My son has been homeless a few times during his 23 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 a day 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.

It is my guess that all of those 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.

Sincerely,
Margaret A. Moore

11

1-21-06



<CSImagine@aol.com>

01/19/2006 06:33 PM

<Jackie.Henderson@alexandriava.gov>,
To <jim.hartmann@alexandriava.gov>,
<council@joycewoodson.net>, <PaulCSmedberg@aol.com>,
cc

bcc

Subject Safe Haven Needs Your Support

Dear Mayor Euille:

I have owned a business on King Street since 1992. Six of those years I operated at 823 King Street, just one block from the former "Clubhouse" at 115 N. Patrick Street and two blocks from Second Genesis. The past eight years I have been at 1124 King Street.

Over the years, I met several of the residents and staff of both places. Never in fourteen years have any of these persons caused me concern or harm. The need for and value of supervised programs for people who need help and are willing to participate in those programs cannot be disputed.

There is no place for discrimination and bias at Safe Haven. Mental illness can strike anyone of us at anytime, regardless of status, income or personal circumstances. No one of good conscience could oppose this program. I cannot condone denying assistance to our fellow citizens on the basis of unfounded fears.

Please support Safe Haven.

Carol Supplee
Imagine Artwear
Named "Top 100 Retailer of American Crafts," Niche Magazine
1124 King Street
Alexandria, VA 22314
703-548-1461
703-548-3050 (fax)
703-969-6820 (cell)

11

1-21-06



<Aclomax@aol.com>

01/19/2006 11:33 PM

To <Jackie.Henderson@alexandriava.gov>

cc

bcc

Subject Letter from the Economic Opportunities Commission

Dear Ms. Henderson,

Attached is a letter from the Economic Opportunities Commission regarding Safe Haven and agenda item #11 on the City Council's Public Hearing Docket for Saturday, January 21, 2006.

Best Wishes,



Allen EOCCityCouncilJan19.doc

City of Alexandria
Economic Opportunities Commission

January 19, 2006

The Honorable William D. Euille and Members of City Council
City Hall
301 King Street
Alexandria, Virginia 22314-3211

Dear Mayor Euille and Members of the City Council:

At our January 18, 2006, meeting the members of the Economic Opportunities Commission reaffirmed its long-standing support for the proposed Safe Haven facility. We also voted to support the City's Board of Architectural Review (BAR) -Old and Historic District's December 7, 2005, approval of the architectural design for Safe Haven and hope that you will as well.

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. We hope that the discussion and debate will end and construction of this facility will begin as soon as possible. Additional delays will only hurt those in our City who most need this facility and the services it will provide to them.

If you have any questions regarding this letter, please contact me at 703-578-3054.

Sincerely,

[signed]

Allen C. Lomax
Chair

cc: James K. Hartmann, City Manager
Jackie Henderson, City Clerk

11

1-21-06



"Michele Stephens"
<mstephens@curciolaw.com>
01/19/2006 03:05 PM

To <alexvamayor@aol.com>
<delpepper@aol.com>, <councilmangaines@aol.com>,
cc <Rob@krupicka.com>, <macdonaldcouncil@msn.com>,
<paulcsmedberg@aol.com>, <council@joycewoodson.net>,
bcc
Subject Safe Haven -

<<Safe Haven.doc>>

Michele Thompson Stephens
Legal Secretary to Thomas J. Curcio
Law Office of Thomas J. Curcio, P.C.
707 Prince Street
Alexandria, Virginia 22314
Telephone: 703.836.3366, ext. 220
Facsimile: 703.836.3360



E-mail: mstephens@curciolaw.com Safe Haven.doc

LAW OFFICE OF THOMAS J. CURCIO, P.C.

THOMAS J. CURCIO
tcurcio@curciolaw.com

Attorneys and Counsellors at Law

NANCIE GALLEGOS KIE
ngallegoskie@curciolaw.com

January 19, 2006

The Honorable Mayor William D. Euille and other City Council Members
City Hall
301 King Street
Alexandria, VA 22314

Re: Safe Haven

Dear Mayor Euille:

I write to support the Alexandria Community Services Board's Safe Haven project and to urge you and other council members to affirm the Board of Architectural Review's approval of this worthy project.

I am a trial lawyer actively engaged in the practice of law in Old Town for more than 20 years. I am a former partner in the Cohen, Dunn & Curcio, P.C. law firm located for many years at 221 South Alfred Street and am currently the president of the Law Office of Thomas J. Curcio, P.C. located at 707 Prince Street. Both locations are within blocks of the planned Safe Haven project to be located at 115 N. Patrick Street. Additionally, through my professional and personal relationships, I have been by the that building many times while used by the Community Services Board as a daytime facility to serve the same intended population as that to be served by the Safe Haven project. Through the innumerable hours I have spent in Old Town during the past 22 years of my life, I cannot recall being harassed or intimidated by any probable or likely client of the day facility operated at that location. Additionally, through my practice and personal life, I have come to recognize and appreciate that people from all walks of life, with all different backgrounds, sometimes confront personal, financial, emotional, or physical challenges which render them in need of assistance from community services and organizations. Not all people living in our community are so fortunate as to have supportive family and friends to help them through the tough times. I am convinced that most people want to lead positive and productive lives, but sometime need assistance in getting back on the right road. Programs such as Safe Haven help immensely by providing that most needed of all services-a safe and secure place to live. The intended residents of the Safe Haven building, in my experience, pose no risk to the surrounding community. To the contrary, I am a firm believer that by providing such services, once assisted, such individuals will be truly thankful for the helping hand and be positive members of our community.

I have first-hand experience in both the desire and difficulty in finding housing as that to be provided the Safe Haven program. My wife's sister, who is 39 years old, had Down's syndrome. She has lived her entire life with my mother-in-law, who is 84 years old. In getting her affairs in order, my mother-in-law has been working with her local community in Fairfield, Connecticut for the last several years to find appropriate housing for her daughter. My sister-in-law is a productive member of the community, working at her local supermarket. While she needs supervision, she does not pose a threat to anyone. To the contrary, I see her natural desire to be independent, as best she can, and to live her life with dignity. I am convinced that having her placed in a facility, similar to that of the planned Safe Haven program, would benefit her emotionally, and ultimately, the rest of those she comes into contact with.

The Honorable Mayor William D. Euille
January 19, 2006
Page 2

In closing, let me add that I came to Alexandria, and principally Old Town in 1981. I was helped in my personal and professional life by many people here to become a contributing member of this community. I found Alexandria to be an open and nurturing community, one creating an environment that enables each of us to accomplish our respective goals.

I urge you and other members of the City Council to maintain that positive spirit and to extend a helping hand to other members of our community in need of assistance. I am confident that the community as a whole will be better for it. To that end, I urge you to affirm the Board of Architectural Review's approval of the Safe Haven project.

If you have any questions, or would like to discuss this matter further with me, please feel free to contact.

I thank you for your consideration of this letter.

Best regards,

Sincerely,

Thomas J. Curcio

Thomas J. Curcio

TJC:mts

cc: Vice Mayor Del Pepper (via e-mail)
Councilman Ludwig Gaines (via e-mail)
Councilman Rob Krupicka (via e-mail)
Councilman Andrew Macdonald (via e-mail)
Councilman Paul Smedberg (via e-mail)
Councilwoman Joyce Woodson (via e-mail)
City Manager James Hartmann (via e-mail)
City Clerk Jackie Henderson (via e-mail)

11

1-21-06



"kathleen dewey"
<kpmjd@msn.com>
01/19/2006 10:04 AM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc
bcc
Subject Support for Safe Haven

Dear Mayor Euille, Council Members and City Officials,
I have attached a letter supporting the Safe Haven Program. Please consider my strong support in your decision on the matter. Feel free to contact me if you have any questions.
Sincerely,
Kathleen P. Dewey



Alexandria, VA Safe Haven Letter.doc

3920
Colonel Ellis Avenue

Alexandria, VA 22304

January
19, 2006

Dear Mayor Euille and Alexandria
City Council Members:

I am sending this email to speak out strongly in favor of the proposed Safe Haven Program, which will be the subject of a hearing this Saturday. I am not able to attend the hearing, but I did want to express my support for this vital program. I believe that the opposition to the program is founded on fears rather than facts and I would hate to see such a necessary program thrown off track due to misguided fears and uninformed prejudices.

The fears expressed by residents near the Safe Haven site include fears about increased crime and fears about economic damage to their properties. The fears about crime and safety issues ignore one key fact: homeless people with mental illness **ARE ALREADY LIVING IN OUR COMMUNITY!!** The Safe Haven program will not import homeless people with mental illness into our community or, indeed, into the vicinity of 115 N. Patrick Street. Mentally ill homeless people are already in Alexandria, already part of our community. The issue is NOT whether they should be here, the question is how we as a community will respond to their presence. Will we ignore them? Will we ask the police to make them move to someone else's neighborhood? The answer we give determines what type of people we are, what type of community we are. We can either pretend the issue doesn't exist OR we can take action to address the problems faced by the most vulnerable among us. We can either take care of the problem or we can take care of ourselves.

Since homeless mentally ill people are already living in our community, many of the fears expressed by residents near 115 N. Patrick Street can be seen for the smokescreen that they are. If people – and their tiny babies – are ‘threatened’ by homeless people, that is a threat which already exists. In fact, in the absence of a program that offers rehabilitative help to homeless people, the threat is indeed greater! People have been citing the horrible crime committed against Kevin Shiflett as a reason not to provide services to mentally ill homeless people. But that example argues just the opposite. The murderer in that case was NOT part of a residential program aimed at addressing his problems. Indeed, had the murderer been part of such a program perhaps the crime would never have been committed. We can never know for sure, but the opponents offer no proof that mentally ill homeless people are more likely to commit violent crimes.

In fact, if we are going to exclude groups of people on the basis of crimes committed by one

of them we should, perhaps, exclude ALL husbands from the City because Scott Peterson murdered his wife and unborn baby. Statistically, wives who are murdered are most likely to be killed by their husbands. Similarly, children who are murdered are most often killed by a parent or a parent's partner. Surely we would not, could not, exclude all people in these groups based on the actions of a few. Facts, not unfounded fears and prejudice, should form the basis of city decisions.

The other main argument put forth by opponents is an economic argument. This is the basic NIMBY argument. People don't want their economic interests hurt. That is a logical concern. But is it a concern supported by facts? Surely one can ascertain the long-term effects of special needs housing on the surrounding property values in other similar cases. Is there any proof that property values suffer permanent adverse effects? The last I heard, property values (and the accompanying tax assessments) have been rising through the roof

in Alexandria. Housing values are the product of many complex factors. There is no reason to believe that the presence of the Safe Haven program will counter the other factors, such as close-in location, that make Old Town a desirable place to live.

Moreover, in any such inquiry, we need to look at the specific facts in this case. Here, the building had been used as recently as 2004 as a day program club house for 60 mentally ill and homeless people. Whatever effect the presence of 12 mentally ill homeless people might have on the area would surely have already occurred by the presence of the clubhouse for 60 such individuals! So there is no 'new' or 'additional' effect here. If individual property owners were unaware of the existing use of the property, that is hardly a reason for the City Council to change ongoing plans for the property's use. Indeed, the individual owners should see that they are better off by the use involving fewer people than they would have been had the 60-person day program continued. If anything, the presence of

heavily screened, constantly supervised, motivated clients would improve the situation. And those living in Old Town have chosen to live in a densely populated urban environment, an environment where homeless people already live. Being part of a community means sharing the burdens, as well as the benefit. According to an article in the *Washington Post* (Dec. 15, 2005, *Alexandria-Arlington Supplement* at p.15), Old Town has fewer special needs housing that other areas of the city. I know of at least one special needs house within a mile of my residence and there are probably more nearby. We simply cannot externalize the solution to a problem that is already part of our community.

As I stated at the outset of my letter, the way this issue is decided will express who we really are. Are we a community that reaches out with compassion to those among us with special needs? Or are we a rich, urban group of people who care only about our own bottom lines? And, if we are, we delude ourselves anyway. The world is

not divided into the “normal and perfect” and the “disabled and flawed.” At some level, we are all disabled. Of course, most of us – at least right now – are not disabled to the extent that the clients of the Safe Haven program are. But they are not so very different from us, really. They are, after all, someone’s brother, or daughter, or uncle, or father, or son. None of us can sit here and predict with certainty that no one in our family will ever be in need of a program like Safe Haven. It’s easier to go through life if we delude ourselves into thinking that homelessness and mental illness happen only to ‘other’ people, people who somehow deserve it or somehow brought it on themselves. But such an outlook is itself delusional. Mental illness happens – to people from all walks of life and income levels, even to the precious children of young, upwardly mobile people like some of those who oppose this program. Instead of seeing the program as a threat to their children, perhaps they should view it instead as a promise to them. Should, God forbid, their own beloved children ever need

such assistance, wouldn't it be a relief to know that the Safe Haven program is here in our community already? If we want to keep our children safe, helping those with problems is a step in the right direction. If we value our children, we should support programs like Safe Haven and not let our fears about our property values overcome human values like compassion. In the end, we are our brothers' and sisters' keepers. We can either help the homeless who live among us or we can pretend we don't see them or argue that someone else somewhere else should help them. In the end, what we do will tell us who we are.

Sincerely,

Kathleen

P. Dewey

11
1-21-06



"Mirta E. Arazoza"
<maragoza@chamlaw.com>

01/19/2006 10:04 AM

To <alexmayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Safe Haven

Mr. Mayor and Members of City Council:

I would like to lend my support to the many people who have voiced their approval of the decision of the BAR to permit the Community Services Board to construct modifications to their building on Patrick Street for the benefit of the Safe Haven Project. It appears to be a well thought out development and will enhance the diverse architecture of the area.

I am a neighbor of the Clubhouse and a supporter of the work of the Community Services Board. For those Members who may be unfamiliar with the area, Second Genesis, a residential drug treatment program, for many years was located less than 1/2 a block away from the proposed Safe Haven. To that small group of misguided individuals who oppose this project by parading down Cameron Street with cries of "Protect you Children: and other such nonsense, I would remind them that Second Genesis specialized in court mandated referrals. Those of us who spent time in the neighborhood knew their residents as good neighbors.

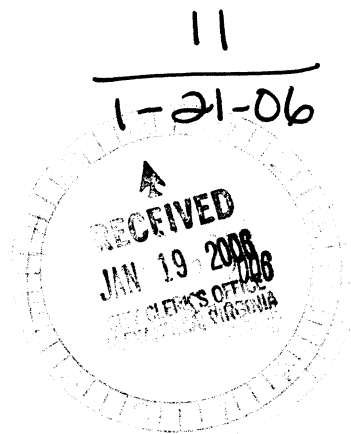
I have spent almost thirty years as an Alexandrian. I have been proud of the leadership shown by our governing bodies on issues of diversity and enlightenment. I am confident that you will judge this appeal on its merits. I trust that you will not be swayed by a vocal minority who neither understand the Fair Housing Laws nor appreciate the damage done to the reputation of our City and our neighborhood by their outrageous hostility.

I thank you for your focus and your commitment to doing the right thing.

Michael Chamowitz

Chamowitz, Chamowitz & Engle, PLC
118 North Alfred Street
Alexandria, VA 22314
(703) 548-0110-Telephone Number
(703) 836-8857-Fax Number

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



January 17, 2006

The Honorable Mayor and Members of City Council
City of Alexandria, Virginia
P.O. Box 178
Alexandria, Virginia 22313

Dear Mayor Euille and Members of City Council:

I am writing to urge you to uphold the decision of the Board of Architectural Review in support of the application by the Alexandria Community Services Board to make minor alterations to its property at 115 North Patrick Street (Docket Item 11 for the January 21, 2006 City Council Public Hearing). I have read the docket item and I concur with the BAR decision and staff recommendations.

The use of the Patrick Street property as a Safe Haven has been thoroughly vetted in the community over the past several years. The City Council voted its support and included the project in its capital budget. I urge you to continue your strong support by voting to uphold the decision of the Board of Architectural Review.

Thank you for your consideration.

Sincerely,

Robert C. Eiffert
Robert C. Eiffert

11

1-21-06



<lroushorn@brethrenhousing.org>

01/19/2006 09:39 AM

Please respond to
<lroushorn@brethrenhousing.org>

To <alexvamayor@aol.com>, <delpepper@aol.com>, <council@joycewoodson.net>, <councilmangaines@aol.com>, <council@krupicka.com>, <macdonaldcouncil@msn.com>, cc bcc Subject COA Contact Us: Support for Safe Haven

COA Contact Us: Support for Safe Haven

Time: [Thu Jan 19, 2006 09:39:12] IP Address: [71.114.30.27]

Response requested: []

First Name: Luke
Last Name: Croushorn
Street Address: 10039 Nokesville Road, Suite 101
City: Manassas
State: VA
Zip: 20110
Phone: 703-330-9996
Email Address: lroushorn@brethrenhousing.org
Subject: Support for Safe Haven
Mayor, Vice Mayor, and City Council,

I am writing to add my support to the renovation of the Safe Haven facility 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.

Comments: 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 renovation project and urge you to continue to support the project's completion.

Sincerely,

Luke Croushorn
Executive Director, Brethren Housing Corporation

11

1-21-06

Nancy Coats/Alex
01/17/2006 11:36 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Response from Dr. Florentino

----- Forwarded by Nancy Coats/Alex on 01/17/2006 11:36 AM -----



"Mary Riley"
<maryriley@comcast.net>
01/17/2006 09:49 AM

"Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>, "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
To
cc
Subject Response from Dr. Florentino

Mr. Mayor and Council Members,

Dr. Paul Florentino's response to the CSB's letter to him explaining the costs of the Safe Haven is below.

Mary

To: <Carol.Layer@alexandriava.gov>
From: <PFFlorentino@Bethesda.med.navy.mil>
Date: 01/15/2006 03:18PM
Subject: RE: Safe Haven

Dear Ms. Layer:

Thank you for your thoughtful reply to my inquiry to the Mayor and City Council Members regarding the Safe Haven at 115 North Patrick Street. Your response has answered many of my questions and I intend to review the information on the links you provided. I will reserve judgment until such time that I am able to research this issue further.

Paul F. Florentino, MD, FACP
Associate Director of Medical Services
National Naval Medical Center, Bethesda
Office: 301-319-4398
Fax: 301-319-8240
Pager: 1240936

11
1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 04:13 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven -- Florentino Response

History: This message has been replied to.

Jackie - I didn't know if you want to be copied on the CSB's responses to opponents' letters, but here's one response, just in case. Let me know if you need others.

Thanks.
Mary

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

From: Mary Riley
To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille
Cc: Dr. Michael Gilmore ; Deputy City Manager Michele Evans ; City Manager James Hartmann

Sent: Tuesday, January 03, 2006 4:09 PM
Subject: Fw: Safe Haven -- Florentino Response

Mr. Mayor and Council Members,

The CSB's response to the letter you received from Dr. Paul Florentino, who expressed concerns about the costs of placing the Safe Haven in Old Town, is below. (His letter to you is below the response.)

Mary

Dear Dr. Florentino,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the *Safe Haven* program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise about the costs of placing the Safe Haven in the historic district.

You may not be aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

The City had set aside \$795,000 for the renovation of this building some time ago in its Capital Improvement Program funds. The building, which the City has owned for more than 60 years, has been in need of renovation for many years. Because the City had been anticipating the Clubhouse relocation for many years, costly improvement projects were delayed pending the move of the Clubhouse. At this time, substantial renovation is required (as it would be for any use of the building).

I address several other fiscal aspects of the Safe Haven program below, but it is important to note that the CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

It is also important to note that by virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any "actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons." Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City. In fact, the CSB's Housing Policy states that should affordable housing not be available in that area of the City with the lowest density of special needs housing, the Board may petition City Council for additional funding so that housing can be placed in that area. Without such legal protections and policies, disabled individuals would continually be relegated to the least desirable areas of the City.

You note that the revenue generated by selling this building would be enough to provide services for a larger number of persons in a less costly part of the city. In addition to the siting reasons just noted, the 115 N. Patrick Street location is one of the few properties examined over the past several years that would permit the CSB to serve as many as 12 individuals in private apartments within the costs allocated for this program. The CSB's experience in looking for property in Alexandria indicates that to find another location for this program (consistent with the Board's Housing Policy described above), purchase land and/or a building, and renovate it to serve 12 (or more) individuals, would cost as much as, if not more, than placing the program at this site. Moreover, serving a larger number of people anywhere in the City would entail *increased, ongoing* personnel and operational costs for which we currently do not have funding.

With respect to your comment about serving more than 12 individuals, the Safe Haven model

that has proven to be successful with these vulnerable individuals (and which will be provided at the Patrick Street property) has been a homelike, non-institutional environment with a strong emphasis on nurturing and support. The literature on successful Safe Haven models notes that there needs to be “a communicated sense that Safe Haven is a home rather than a shelter or institution.” Also, the U.S. Department of Housing and Urban Development (HUD) notes that an important feature of a Safe Haven is for the residents to learn community living skills – how to interact in a community setting – going to the bank, the post office, the library, for example. Finally, the 115 N. Patrick Street site is well-suited for a Safe Haven because of its proximity to other community resources such as employment, social services and CSB services.

While the costs of operating the Safe Haven on an annual basis appear relatively high (\$527,000), the cost of housing and providing services to this population is actually about the same, and in some cases less, than not housing them. See the FAQs (“Frequently Asked Questions”), Questions 21 and 22, on the CSB’s website at http://alexandriava.gov/mhmrsa/safe_haven.html.

Anyone who has a relative in a nursing home can appreciate the annual cost of providing housing and services to this population, with 24-hour-per-day, 7 days per week, awake overnight staffing. The costs associated with the operation of the Safe Haven are comparable to the operational costs of a number of the CSB’s other 24/7 residential programs. It is also important to note that the City’s contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program’s revenue coming from Federal and State sources.

Nationally, it is estimated that 10% of the single adult homeless population experiences chronic homelessness. This 10% has been found to consume 50% of the resources expended on the homeless population. In Alexandria, approximately 20% of the homeless population experience chronic homelessness, with 80 – 90 unsheltered homeless persons identified in each of the past several years, of about 450 total homeless persons in the City. The fiscal benefits of serving this high-need population are reflected in the current national effort to end chronic homelessness within the next decade, and in Alexandria’s *Ten-Year Plan to End Chronic Homelessness* (copy at the CSB website noted above).

In the attached document (*Safe Haven Information Summary*), we provide some background information on the Safe Haven and address its impact on the neighborhood, safety, financing of the project, and other issues.

I would be happy to speak with you directly about the Safe Haven program and answer any additional questions you might have. Please contact me at any time at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

Sincerely,

Carol Layer

Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

From: PFFlorentino@Bethesda.med.navy.mil [mailto:PFFlorentino@Bethesda.med.navy.mil]
Sent: Friday, December 23, 2005 8:43 AM
To: alexvamayor@aol.com; delpepper@aol.com; jim.hartmann@alexandriava.gov;
councilmangaines@aol.com; rob@krupicka.com; macdonaldcouncil@msn.com; paulcsmedberg@aol.com;
council@joycewoodson.net
Subject: Safe Haven

Honorable Mayor and City Council:

Happy Holidays. It seems particularly uncharitable to write you this time of year to ask that you reconsider the decision to locate the Safe Haven at 115 North Patrick Street. However, on the surface it does not seem like a wise use of resources given the costs of property located within the historic district. By selling the property, I am sure the revenue generated will be enough to provide services for a larger number of persons in a less costly part of the city. I intend to follow closely your actions with regard to this issue and trust that if the plan to renovate the property on North Patrick goes forward that you will be able to fiscally justify your decision to your constituents. Thank you for your service and your consideration.

Paul F. Florentino, MD, FACP
Associate Director of Medical Services
National Naval Medical Center, Bethesda

806 Cameron Street
Alexandria, VA 22314
Home: 703-683-6799
Office: 301-319-4398
Fax: 301-319-8240



Pager: 1240936 Safe Haven Information Summary121505.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:50 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven Response to Mr. Buracker

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

From: "Mary Riley" <maryriley@comcast.net>
To: "Councilwoman Joyce Woodson" <council@joycewoodson.net>; "Councilman Paul Smedberg" <paulsmedberg@aol.com>; "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>; "Councilman Rob Krupicka" <Rob@krupicka.com>; "Councilman Ludwig Gaines" <councilmangaines@aol.com>; "Vice Mayor Del Pepper" <delpepper@aol.com>; "Mayor William D. Euille" <alexvamayor@aol.com>
Cc: "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>; "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>; "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>
Sent: Tuesday, December 13, 2005 1:19 PM
Subject: Safe Haven Response to Mr. Buracker

> Mr. Mayor and Council Members,
>
> The CSB's response to the letter you received from Mr. Dave Buracker is
> below. (His letter to you is below the response.)
>
> Mary
>
>> Dear Mr. Buracker,
>>
>> I am the Director of Extended Care Services for the City's Community
>> Services Board (CSB)/Department of Mental Health, Mental Retardation and
>> Substance Abuse, which will oversee the Safe Haven program at 115 North
>> Patrick Street. The Department was provided with a copy of your letter to
>> City Council concerning the Safe Haven and we wanted to respond to the
>> concerns that you raise.
>>
>> As a new resident to Old Town, you may not be aware that our Department
>> operated a Clubhouse program for approximately 65 persons with severe
>> mental illness and substance use disorders at the 115 North Patrick
>> Street
>> location for more than 20 years. We moved this program to a larger
>> facility at 4480 King Street in August of 2004.
>>
>> While I understand your concerns about safety, we have no reason to
>> believe
>> that the Safe Haven program will compromise the safety of the
>> neighborhood.
>> The Clubhouse served a population quite similar to the population that
>> the
>> Safe Haven will serve, and in all the years of operating the Clubhouse,
>> we

>> are aware of no actions by any of our clients which threatened the safety
>> of any member of the neighborhood. Since the Safe Haven will be
>> providing
>> permanent supportive housing to only 12 people, we would expect that it
>> will have significantly less of an impact on the neighborhood than the
>> previous program at that site. Furthermore, the individuals who will
>> live
>> at the Safe Haven will undergo a thorough risk assessment by experienced
>> clinicians prior to being admitted into the program. No one will be
>> allowed to be admitted into the Safe Haven, or remain there, if assessed
>> to present a risk to the other residents, staff, members of the
>> community,
>> or him/herself.

>>

>> There will be at least two staff members on duty, providing supervision
>> 24-hours a day, 7 days per week, including awake overnight staff. At our
>> first meeting with the neighbors of 115 N. Patrick Street in July 2004,
>> an
>> Alexandria Police Department officer with extensive experience on the
>> force
>> noted that he had no issues with our programs (we have 63 residential
>> sites
>> throughout the City) and noted the excellent communications between the
>> CSB
>> and the police. He said that, before the meeting, he had e-mailed his
>> colleagues throughout the Police Department to ask if they knew of any
>> serious issues related to our consumers around the 115 N. Patrick Street
>> site, and that no one had reported any problem.

>>

>> You mentioned your experience with the zoning and placement of special
>> needs housing. The CSB also has considerable experience --over 25
>> years --
>> in siting and operating a variety of residential and non-residential
>> special needs facilities throughout Alexandria. The CSB has complied
>> with
>> all applicable zoning and code requirements and has significantly
>> exceeded
>> any requirement for community notification regarding the Safe Haven.
>> Furthermore, the CSB's Housing Policy requires that the Board disperse
>> its
>> special needs housing programs throughout the City. 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.

>>

>> The CSB's analysis of special needs housing throughout the City has shown
>> that the area with the lowest density of special needs housing is CSB
>> Housing Planning Area IV, Old Town & the Southwest Quadrant, with two
>> such
>> facilities. The area with the second lowest density is Area V, with four
>> facilities. (As a point of comparison, Board Area VI, Potomac West/Del
>> Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on
>> the border between the two lowest density areas - the 1st being Area IV
>> and the 2nd, Area V.

>>
>> It is also important to note that by virtue of their disabilities, the
>> individuals who will live in the Safe Haven are protected under federal
>> Fair Housing law, which prohibits public officials or their designees
>> from
>> taking any "actions that treat groups of persons with disabilities less
>> favorably than groups of non-disabled persons." Fair Housing law also
>> prohibits a jurisdiction from developing policies or taking actions which
>> have the effect of foreclosing special needs residences from locating in
>> entire neighborhoods or areas of the City.
>>
>> I would also like to point out the distinction between a "homeless
>> shelter"
>> and what the Safe Haven program is. The Safe Haven will provide
>> permanent
>> supportive housing to individuals who have been homeless. Shelters
>> generally provide temporary housing to large numbers of individuals and
>> are
>> neither designed nor staffed to respond to the needs of people with
>> disabilities. Shelters generally perform only cursory admission
>> screenings
>> on their clients. The Safe Haven, on the other hand, is a residential
>> program that will carefully screen clients and the program will be
>> licensed
>> and staffed with qualified professionals trained to assess, monitor, and
>> treat the Safe Haven population.
>> .
>> In the attached document (Safe Haven Information Summary), we provide
>> some
>> background information on the Safe Haven and address its impact on the
>> neighborhood, safety, financing of the project, and other issues.
>>
>> I would be happy to speak with you directly about this program and answer
>> any additional questions you might have. Please contact me anytime at
>> 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter,
>> the Assistant Director of Extended Care Services, is also available at
>> the
>> same number or at judy.carter@alexandriava.gov.
>>
>> I look forward to hearing from you.
>>
>> Sincerely,
>>
>>
>> Carol Layer (Document link: Carol Layer)
>> Director, Extended Care Services
>> CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse
>> (See attached file: Safe Haven Information Summary121305.doc)
>>
>> -----Original Message-----
>> From: Dave Buracker [<mailto:dburacker@comcast.net>]
>> Sent: Monday, December 12, 2005 10:32 PM
>> To:
>>
>> Subject: new resident -- concerned

>>

>> City of Alexandria Elected Officials,

>>

>> I am a resident of Old Town Alexandria, from the 200 block of North
>> Patrick Street and have paid a considerable amount of money to buy a
>> nice town home in this historic area. I have only now just learned
>> that the City has pursued a homeless shelter, that will house persons
>> with mental illness on the 100 block of North Patrick Street - almost
>> flush with your cities prized, historic King Street. While I adamantly
>> believe that these places are necessary, housing mentally ill persons
>> in a residential and business district that attracts thousands of
>> tourists a year is poor judgment. Old Town is an internationally
>> renowned historic district and this decision is a blemish on a
>> beautiful and safe neighborhood. As a former public safety consultant,
>> I have had experience with zoning and placement of such facilities. I
>> have never seen such an improper location of such a facility in all my
>> experience. As a former law enforcement officer, I can say that this
>> decision may have significant repercussions to public safety and the
>> reputation of this district if there are complications associated with
>> your decision.

>>

>> I moved to Old Town to live in a comfortable and historic neighborhood
>> where I can raise a family. I have to reconsider this at this juncture
>> as I will have a hard time raising a family within a block of a "safe
>> house." I sincerely hope that this city reconsiders this decision as
>> I do not feel safe.

>>

>> your new resident,

>>

>> Dave Buracker

>> 223 North Patrick St.

>> Alexandria, VA 22314

>>

>>

>



Safe Haven Information Summary121305.doc



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:54 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven- Mates response

11

1-21-06

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

From: Mary Riley

To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille

Cc: City Manager James Hartmann ; Deputy City Manager Michele Evans ; Dr. Michael Gilmore

Sent: Monday, December 19, 2005 2:43 PM

Subject: Safe Haven- Mates response

Mr. Mayor and Council members,

The CSB's response to the letter you received from Ms. Elizabeth Mates, an Arlington resident, is below. In letters to the Mayor and the City Manager (copied below), Ms. Mates expressed concern about a number of issues, including the fact that the Safe Haven residents would not be required to be on medication, and the fact that the facility would be housed in a neighborhood with children and would be placed in the middle of the tourist area.

Mary

Dear Ms. Mates,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the *Safe Haven* program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise.

Since you live in Arlington, you may not be aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

Since the Safe Haven will be providing permanent supportive housing to only 12 people with similar backgrounds and histories as the consumers of the Clubhouse program, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at

that location.

You question why we would put the Safe Haven “in the midst of a neighborhood with children.” The CSB operates 63 residential facilities throughout the City and all are in residential areas in which children live, many in areas with significantly more families and children than the Old Town area. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We fully expect the Safe Haven to experience similar positive results.

The potential Safe Haven residents are currently living on the street with no supervision. The Safe Haven program incorporates the expectation that participants will achieve and maintain greater stability and avail themselves of mainstream resources. Research has shown that Safe Havens and other “housing first” programs are highly successful in moving people off the street and into treatment. Once housed, these individuals learn to trust treatment workers, accept medication and treatment, and make dramatic changes in their lives.

The individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program. No one will be allowed to be admitted into the Safe Haven if determined to be a risk to the other residents, staff, members of the community, or him/herself.

The attached *Safe Haven Information Summary* provides more detailed background information on the project, including its impact on the neighborhood, safety, financing of the project, and other issues.

You will note in the *Summary* that the CSB’s Housing Policy requires that the Board disperse its special needs housing programs throughout the City. You will also find information about federal Fair Housing law. It is important to note that by virtue of their disabilities, the individuals who will live in the Safe Haven are protected under this law, which prohibits public officials or their designees from taking any “actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons.” Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City.

I would be happy to speak with you directly about the project and address any questions or concerns you might have after reading the attached material. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

I look forward to hearing from you.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

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

From: EL Mates
To: alexvamayor@aol.com
Sent: Friday, December 16, 2005 2:47 PM
Subject: Group Home in Old Town

Sir: Please do not put the home for the mentally unstable right in the middle of your main tourist area. Why drive tourists away? Why drive away those like myself from Arlington who love to come in for a day of shopping and a nice meal--one bad experience from a panhandler or man lounging in the churchyard and I would not come back. The change in the traffic patterns has already driven people away. You get enough competition from malls and the lack of free parking. Save the Old Town. Don't destroy it. (And why put these people in the midst of a neighborhood with children?) Elizabeth Mates Arlington

EL Mates <elmates@yahoo.com>	
12/16/2005 02:42 PM	
To	<jim.hartmann@alexandriava.gov>
cc	
Subject	Group Home in main tourist area

Please save Old Town! As a 60+ lady growing shorter every year, but who loves to enjoy a stroll up and down King Street with a bite to eat and a bit of shopping, please do not put mentally unstable men and women in your main tourist area. These folks are not required to be on medication, they will stand around and panhandle and lounge in the church yard making people uncomfortable. Old Town gets enough competition from malls--why drive your shoppers away? And why put this sort of home on a lot worth \$2 million? And why put this sort of home in the midst of homes with children? I am sure there is a better site for both the occupants and the citizens of your city, and those like me who love to come in for a day. Elizabeth Mates



Arlington Safe Haven Information Summary121505.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:49 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven

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

From: "Mary Riley" <maryriley@comcast.net>
To: "Councilwoman Joyce Woodson" <council@joycewoodson.net>; "Councilman Paul Smedberg" <paulcsmedberg@aol.com>; "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>; "Councilman Rob Krupicka" <Rob@krupicka.com>; "Councilman Ludwig Gaines" <councilmangaines@aol.com>; "Vice Mayor Del Pepper" <delpepper@aol.com>; "Mayor William D. Euille" <alexvamayor@aol.com>
Cc: "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>; "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>; "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
Sent: Monday, December 12, 2005 10:27 PM
Subject: Fw: Safe Haven

> Mr. Mayor and Council Members,
>
> The CSB's response to the letter you received from Ms. Julie Wood is
> below.
>
> Mary
>
>> Dear Ms. Wood,
>>
>> I am the Director of Extended Care Services for the City's Community
>> Services Board (CSB)/Department of Mental Health, Mental Retardation and
>> Substance Abuse, which will oversee the Safe Haven program at 115 North
>> Patrick Street. The Department was provided with a copy of your letter to
>> City Council concerning the Safe Haven and we wanted to respond to the
>> concerns that you raise.
>>
>> Since you moved into the neighborhood in March of 2005, you may not be
>> aware that our Department operated a Clubhouse program for approximately
>> 65
>> persons with severe mental illness and substance use disorders at the 115
>> North Patrick Street location for more than 20 years. We moved this
>> program to a larger facility at 4480 King Street in August of 2004.
>>
>> While I understand your concerns about safety, we have no reason to
>> believe
>> that the Safe Haven program will compromise the safety of the
>> neighborhood.
>> We are aware of no actions by any of our clients, over all the years that
>> the Clubhouse operated serving a similar group of people, which
>> threatened
>> the safety of any member of the neighborhood. Since the Safe Haven will

>> be
>> providing permanent supportive housing to only 12 people, we would expect
>> that it will have significantly less of an impact on the neighborhood
>> than
>> the previous program at that location. Furthermore, the individuals who
>> will live at the Safe Haven will undergo a thorough risk assessment by
>> experienced clinicians prior to being admitted into the program. No one
>> will be allowed to be admitted to or allowed to stay in the Safe Haven if
>> determined to be a risk to the other residents, staff, members of the
>> community, or him/herself. It is also important to realize that the
>> individuals who will live at the Safe Haven are currently living on the
>> streets of Alexandria, completely unsupervised. At the Safe Haven,
>> there
>> will be at least two staff members on duty, providing supervision
>> 24-hours
>> a day, 7 days per week, including awake overnight staff.
>>
>> You also questioned why we would “pick such an expensive location that
>> can
>> only help 12 people.” The CSB’s Housing Policy requires that the Board
>> disperse its special needs housing programs throughout the City. 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.
>>
>> The CSB's analysis of special needs housing throughout the City has shown
>> that the area with the lowest density of special needs housing is CSB
>> Housing Planning Area IV, Old Town & the Southwest Quadrant, with two
>> such
>> facilities. The area with the second lowest density is Area V, with four
>> facilities. (As a point of comparison, Board Area VI, Potomac West/Del
>> Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on
>> the border between the two lowest density areas - the 1st being Area IV
>> and
>> the 2nd, Area V.
>>
>> It is also important to note that by virtue of their disabilities, the
>> individuals who will live in the Safe Haven are protected under federal
>> Fair Housing law, which prohibits public officials or their designees
>> from
>> taking any “actions that treat groups of persons with disabilities less
>> favorably than groups of non-disabled persons.” Fair Housing law also
>> prohibits a jurisdiction from developing policies or taking actions which
>> have the effect of foreclosing special needs residences from locating in
>> entire neighborhoods or areas of the City.
>>
>> With respect to your concerns about the costs of the program, the annual
>> operating budget for the Safe Haven is \$527,000. While the costs of
>> operating the Safe Haven on an annual basis appear relatively high, the
>> cost of housing this population is actually about the same, and in some

>> cases less, than not housing them. See the “Frequently Asked Questions
>> (FAQs),” Questions 21 and 22, on the CSB’s website at
>> http://alexandriava.gov/mhmrsa/safe_haven.html. Also, the costs
>> associated
>> with the operation of the Safe Haven are comparable to the operational
>> costs of a number of our other residential programs and program
>> operational
>> costs would be the same for the Safe Haven, no matter where it were
>> located
>> in the City. Please note that the City’s contribution to the on-going
>> operating costs of the Safe Haven program is only 20%, with most of the
>> program’s revenue coming from Federal and State sources.
>>
>> Nationally, it is estimated that 10% of the single adult homeless
>> population experiences chronic homelessness. This 10% has been found to
>> consume 50% of the resources expended on the homeless population. In
>> Alexandria, approximately 20% of the homeless population experience
>> chronic
>> homelessness, with 80 – 90 unsheltered homeless persons identified in
>> each
>> of the past several years, of about 450 total homeless persons in the
>> City.
>>
>> The City had set aside \$795,000 for the renovation of this building some
>> time ago in its Capital Improvement Program funds. The building, which
>> has
>> always been owned by the City, has been in need of renovation for many
>> years. Because the City had been anticipating the Clubhouse relocation
>> for
>> many years, costly improvement projects were delayed pending the move of
>> the Clubhouse. At this time, substantial renovation is required (as it
>> would be for any use of the building).
>>
>> While you note that the 115 N. Patrick Street location is “expensive,”
>> our
>> experience in looking for property in Alexandria indicates that to find
>> another location for this program (consistent with the Board’s Housing
>> Policy described above), 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 this site.
>>
>> Regarding your concern for the residents of the program and the heavy
>> traffic on Patrick Street, these individuals are currently living on
>> Alexandria’s streets with no supervision or oversight, and to our
>> knowledge, they are navigating the crossing of streets with no
>> difficulty.
>> The vast majority of them walk along Patrick and Henry Streets daily to
>> access David’s Place, a day program for homeless individuals at Carpenter’s
>> Shelter. A more pressing concern for us is the risk they face from
>> exposure
>> to the elements.
>>
>> You note that 115 N. Patrick is “a historic property that should not be
>> destroyed.” We couldn’t agree more, and the City’s Board of
>> Architectural

>> Review (BAR) for the Old and Historic District commended the Safe Haven
>> architect for his design, noting that it brought significant improvement
>> to
>> this historic building. As BAR member Dr. Oscar Fitzgerald commented,
>> "This will truly be a better looking building."
>>

>> While you state that you "doubt that a home owner could get permission to
>> do the proposed plans," there is no reason that any other property owner
>> couldn't do what we are proposing, which is a residential, multi-family
>> use
>> project. In fact, there are apartments similar to what we are proposing
>> in
>> the same block and throughout Old Town.
>>

>> As the City Attorney stated at the BAR hearing on December 7, this
>> project
>> is a by-right, multi-family, residential use and therefore, like every
>> other project of this nature, no public hearing process was required.
>> For
>> the City to have required a public hearing because the residents of the
>> program have mental illness would be a direct violation of federal Fair
>> Housing law because it would be treating the Safe Haven residents in a
>> manner that was different than what is required of any other housing
>> developer or owner. The Safe Haven project has met all of the City's
>> code
>> and zoning requirements. No exceptions were made to the City's rules for
>> use, development and permitting.
>>

>> In the attached document (Safe Haven Information Summary), we provide
>> some
>> background information on the Safe Haven and address its impact on the
>> neighborhood, safety, financing of the project, and other issues.
>>

>> I would be happy to speak with you directly about the project and answer
>> any additional questions you might have. Please contact me anytime at
>> 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter,
>> the Assistant Director of Extended Care Services, is also available at
>> the
>> same number or at judy.carter@alexandriava.gov.
>>

>> Thank you for your interest in the project.
>>

>> Sincerely,
>>

>> Carol Layer
>> Director, Extended Care Services
>> CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse
>> (See attached file: Safe Haven Information Summary120905.doc)
>



Safe Haven Information Summary120905.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:51 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven Response to R. Floyd

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

From: Mary Riley
To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille
Cc: Dr. Michael Gilmore ; Deputy City Manager Michele Evans ; City Manager James Hartmann

Sent: Wednesday, December 14, 2005 6:08 PM
Subject: Safe Haven Response to R. Floyd

Mr. Mayor and Council Members,

A response to the e-mail you received from Mr. Robert Floyd is below, followed by his letter.

Mary

Dear Mr. Floyd,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the *Safe Haven* program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise.

You may not be aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

While I understand your concerns about safety, we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. We are aware of no actions by any of our clients, over all those years, which threatened the safety of any member of the neighborhood. Since the Safe Haven will be providing permanent supportive housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into

the program. No one will be admitted to the program if determined to be a risk to the other residents, staff, members of the community, or him/herself.

There will be at least two staff members on duty, providing supervision 24-hours a day, 7 days per week, including awake overnight staff. In the CSB's view, the extensive supervision on-site at the facility will bring increased safety to the neighborhood.

You note that "the city should follow proper processes" for the Safe Haven program. The Safe Haven is a by-right, multi-family, residential use and therefore, like every other project of this nature, no public hearing process was required. For the City to have required a public hearing because the residents of the program have mental illness would be a direct violation of federal Fair Housing law because it would be treating the Safe Haven residents in a manner that was different than what is required of any other housing developer or owner. The Safe Haven project has met all of the City's code and zoning requirements. No exceptions were made to the City's rules for development and permitting.

Another reason for the selection of the 115 N. Patrick St. site is related to the CSB's Housing Policy. This policy requires that the Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

It is also important to note that by virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any "actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons." Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City.

In the attached document (*Safe Haven Information Summary*), we provide some background information on the Safe Haven and address its impact on the neighborhood, safety, financing of the project, and other issues.

I would be happy to speak with you directly about the project and answer any additional questions you might have. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

<rhfloyd@comcast.

> net>

>

To

> 12/13/2005 05:16

<alexvamayor@aol.com>,

> PM

<delpepper@aol.com>,

>

<jim.hartmann@alexandriava.gov>,

>

<councilmangaines@aol.com>, "Rob

>

Krupicka" <Rob@Krupicka.com>,

>

<macdonaldcouncil@msn.com>,

>

<paulcsmmedberg@aol.com>,

>

<council@joycewoodson.net>

>

cc

>

> Subject Safe Haven

> I was shocked to learn of the city's plans to establish Safe Haven at 115

> N. Patrick Street. This is a poorly conceived location, and I wish to

> express to you my opposition. At the very least the city should follow

> proper processes and hold widely publicized public hearings.

>

> I hope city council will ensure that this location is NOT used for the

> Safe

> Haven in order to protect the well being of the many Alexandria residents

> (including children) who live in close proximity to this address.

>

> Thanks for your attention to this matter.

>

> Robert H. Floyd



> Safe Haven Information Summary121405.doc

11
1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:49 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Fw:Safe Haven E-mail exchange w/ Mr. B. Miller

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

From: "Mary Riley" <maryriley@comcast.net>
To: "Councilwoman Joyce Woodson" <council@joycewoodson.net>; "Councilman Paul Smedberg" <paulcsmedberg@aol.com>; "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>; "Councilman Rob Krupicka" <Rob@krupicka.com>; "Councilman Ludwig Gaines" <councilmangaines@aol.com>; "Vice Mayor Del Pepper" <delperpe@aol.com>; "Mayor William D. Euille" <alexvamayor@aol.com>
Sent: Monday, December 12, 2005 10:35 PM
Subject: Fw:Safe Haven E-mail exchange w/ Mr. B. Miller

> Mr. Mayor & Council Members,
>
> Mr. Bud Miller responded to the CSB's initial letter to him (forwarded to
> you on Dec. 9). His subsequent e-mail exchange with Carol Layer, CSB's
> Extended Care Director, is below.
>
> Mary
>
>> Mr. Miller,
>>
>> I appreciate your taking the time to review the Safe Haven information.
>>
>> The Safe Haven is not a homeless shelter. (This is addressed on page two
>> of the Safe Haven Information Summary). The Safe Haven, like at least
>> one
>> third of the CSB's existing residential programs throughout the City
>> (none
>> of which is considered a shelter), will provide permanent housing to
>> individuals who have been homeless. Shelters generally provide temporary
>> housing to large numbers of individuals and are neither designed nor
>> staffed to respond to the needs of people with disabilities. Shelters
>> generally perform only cursory admission screenings on their clients.
>> The
>> Safe Haven, on the other hand, is a residential program that will
>> provide
>> permanent supportive housing to 12 residents. Prospective residents will
>> be carefully screened and the program will be licensed to provide
>> supportive mental health and substance abuse services (meaning, among
>> other
>> things, that the program will be staffed by qualified professionals
>> trained
>> to assess, monitor, and treat the Safe Haven population).
>>
>> Page four of the Information Summary addressed financial issues related

>> to
>> the Safe Haven. There is no acquisition or leasing cost associated with
>> the use of 115 N. Patrick St., which always has been a City-owned
>> building.
>> There has been \$795,000 budgeted in the City Capital Improvement Plan
>> fund
>> for renovation of 115 N. Patrick St. This money would be required for the
>> building's rehabilitation for any use, because of its age and condition.
>> The annual operating budget for the Safe Haven is \$527,000. The
>> operational costs for the program would be roughly the same regardless of
>> the program's location, assuming it were to serve approximately the same
>> number of individuals. Also, the costs associated with the operation of
>> the Safe Haven are comparable to the operational costs of a number of our
>> other residential programs.

>> I hope this provides some clarification.

>> Sincerely,

>> Carol Layer
>> Director, Extended Care Services
>> CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

>> <ersalexandria@ms
>> n.com>

>> To
>> 12/12/2005 08:44 AM <Carol.Layer@alexandriava.gov>
>> cc

>> Subject
>> Re: updated Safe Haven information
>> summary

>> Dear Ms. Layer,

>> From the materials provided, it appears that the answer to my original
>> question of: Is it true that the City is planning to put a homeless
>> shelter
>> at 115 N. Patrick Street at a total cost of some \$2 million with an
>> annual
>> budget in excess of \$500,000 to house 12 mentally ill people? is yes.

>> Please let me know if I have missed anything in the materials provided

>> to me.
>>
>> Thank you
>>
>> Bud Miller
>> ----- Original Message -----
>> From: Carol.Layer@alexandriava.gov
>> To: ersalexandria@msn.com
>> Sent: Friday, December 09, 2005 2:10 PM
>> Subject: updated Safe Haven information summary
>>
>> Mr. Miller-
>>
>> This attachment is an updated version of the one I sent you earlier
>> today.
>> It includes information on the Board's Client Risk Management Policy and
>> has some additions to the chronology at the end regarding community
>> communication and meetings. Please let me know if you have any
>> questions.
>>
>> Thank you,
>> Carol Layer
>>
>> (See attached file: Safe Haven Information Summary120905.doc)
>>
>

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
12/09/2005 02:46 PM

To "City Clerk Jackie Henderson"
<Jackie.Henderson@alexandriava.gov>
cc "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>
bcc
Subject Fw: Safe Haven

Jackie - For your file - response to Mr. Bud Miller, who wrote to Council through the City website.

Thank you,
Mary

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

From: Mary Riley
To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille
Cc: Dr. Michael Gilmore ; Deputy City Manager Michele Evans ; City Manager James Hartmann

Sent: Friday, December 09, 2005 2:42 PM
Subject: Fw: Safe Haven

Mr. Mayor & Council Members,

Response to letter you received from Mr. Bud Miller is below.

Mary

Dear Mr. Miller,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse* . The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to your questions.

In response to your question about whether the City is planning to put a homeless shelter at 115 N. Patrick Street, our plan is to provide a *Safe Haven* , which is a **permanent supportive housing** program, to 12 homeless individuals at this location. I have attached a document (*Safe Haven Information Summary*) that provides additional information about this program. *Safe Haven* is a proven, nationally-recognized model for providing housing and services to the chronic homeless population.

You may not be aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street

location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004. It is our opinion that the *Safe Haven* program, which will provide permanent supportive housing to only 12 individuals with similar backgrounds and diagnoses as the Clubhouse participants, will have significantly less of an impact on the neighborhood than the previous program.

With respect to your question about the costs associated with the program, the City had set aside \$795,000 for the renovation of this building some time ago in its Capital Improvement Program funds. The building, which the City has owned for more than 60 years, has been in need of renovation for many years. Because the City had been anticipating the Clubhouse relocation for many years, costly improvement projects were delayed pending the move of the Clubhouse. At this time, substantial renovation is required (as it would be for any use of the building).

The annual operating budget for the *Safe Haven* is \$527,000. While the costs of operating the Safe Haven on an annual basis appear relatively high, the cost of housing this population is actually about the same, and in some cases less, than not housing them. See Item 2, Frequently Asked Questions (FAQs) on the CSB's website http://alexandriava.gov/mhmrsa/safe_haven.html (Items 21 and 22). Also, the costs associated with the operation of the Safe Haven are comparable to the operational costs of a number of our other residential programs. Note that the City's contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program's revenue coming from Federal and State sources.

Nationally, it is estimated that 10% of the single adult homeless population experiences chronic homelessness. This 10% has been found to consume 50% of the resources expended on the homeless population. In Alexandria, approximately 20% of the homeless population experience chronic homelessness, with 80 – 90 unsheltered homeless persons identified in each of the past several years, of about 450 total homeless persons in the City.

In the attached document, we provide additional background information on the Safe Haven and address its impact on the neighborhood, safety, financing of the project, and other issues.

I would be happy to speak with you about the project and answer any additional questions you might have. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

I look forward to hearing from you.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

11
1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:52 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven Response - Palmieri

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

From: Mary Riley

To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille

Sent: Friday, December 16, 2005 2:01 PM

Subject: Safe Haven Response - Palmieri

Mr. Mayor and Council Members,

A response to Ms. Palmeiri, a neighbor of 115 N. Patrick St. who wrote to support the Safe Haven program, is attached. (Her letter follows the response.)

Mary

Dear Ms. Palmieri,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the *Safe Haven* program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to thank you for your support.

I appreciate your acknowledgment of the realistic limitations of "guarantees" by anyone for anybody else's safety. A number of neighbors have expressed their concerns about safety, but we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. For over 20 years, our Department operated a program serving approximately 60 seriously mentally ill individuals per day at the 115 North Patrick Street location. This program relocated to a larger facility at 4480 King Street in August of 2004. We know of no instance in which the actions of any of our clients of that program resulted in harm to any neighbor. We expect that the Safe Haven will have even less of an impact on the neighborhood than the previous program that occupied that site because of the far fewer numbers of individuals the Safe Haven will serve.

We have prepared the attached document (*Safe Haven Information Summary*) to respond to the questions and concerns raised by some of the neighbors, and thought you might be interested in a copy. In this *Summary* , we provide some background information on the Safe Haven and address

its impact on the neighborhood, safety, financing of the project, and other issues.

I would be happy to speak with you directly about the project if you have any questions. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

Thank you again for your letter of support.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

<p>"Jennifer Palmieri" <JPalmieri@americanprogress.org> 12/14/2005 03:53 PM</p>	<p>To <alexvamayor@aol.com>, <delpepper@aol.com>, <jim.hartmann@alexandriava.gov>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>, <council@joycewoodson.net></p> <p>cc</p> <p>Subject</p> <p>I am FOR Safe Haven</p>
---	--

Dear Sir or Madam:

I am writing in SUPPORT of the proposed Safe Havens facility in Old Town. The proposed facility was brought to my attention by the group opposing the facility, the "SaveOldTown.org" campaign.

I think the ethnic and economic diversity of Old Town is one of its best features. I was

mildly appalled by SaveOldTown.org's flyer. It is sad that in this day in age people could have such a narrow view of what is in the common good.

And while I am sure you take all precautions you can to protect the safety of residents in Old Town, I certainly don't expect you to guarantee the safety of me or anyone else.

Thank you for your time and for your service to the community.

Sincerely,

Jennifer Palmieri

827 Queen Street



Alexandria, VA 22314 Safe Haven Information Summary121505.doc

11
1-21-06



"Mary Riley"
<maryriley@comcast.net>
12/14/2005 07:01 PM

To "City Clerk Jackie Henderson"
<Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: I am FOR Safe Haven

Dear Jackie -

In case you haven't received this, please enter this letter from Ms. Palmieri into the record as supporting Safe Haven.

Thanks so much,
Mary

"Jennifer Palmieri"
<JPalmieri@americanprogress.org>

12/14/2005 03:53 PM

<alexvamayor@aol.com>, <delpepper@aol.com>, <jim.hartmann@alexandriava.gov>,
<councilmangaines@aol.com>, <rob@krupicka.com>,
To <macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<council@joycewoodson.net>

cc

Subject I am FOR Safe Haven

Dear Sir or Madam:

I am writing in SUPPORT of the proposed Safe Havens facility in Old Town. The proposed facility was brought to my attention by the group opposing the facility, the "SaveOldTown.org" campaign.

I think the ethnic and economic diversity of Old Town is one of its best features. I was mildly appalled by SaveOldTown.org's flyer. It is sad that in this day in age people could have such a narrow view of what is in the common good.

And while I am sure you take all precautions you can to protect the safety of residents in Old Town, I certainly don't expect you to guarantee the safety of me or anyone else.

Thank you for your time and for your service to the community.

Sincerely,

Jennifer Palmieri
827 Queen Street
Alexandria, VA 22314

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:53 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: S.H. Response to Kernodle (supporter)

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

From: Mary Riley
To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille
Cc: City Manager James Hartmann ; Deputy City Manager Michele Evans ; Dr. Michael Gilmore

Sent: Friday, December 16, 2005 6:56 PM
Subject: S.H. Response to Kernodle (supporter)

Mr. Mayor and Council Members,

The CSB's response to Ms. Katrina Kernodle, a Safe Haven supporter whose letter I forwarded to you earlier, is below. Her letter follows the response.

Mary

Dear Ms. Kernodle:

I am the Director of Extended Care Services for the City's Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse, which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter concerning the Safe Haven and we wanted to thank you for your support.

Since you have an interest in the project, I thought I might send you some information about the Safe Haven that we have prepared (mainly in response to concerns raised by neighbors). The attached *Safe Haven Information Summary* provides some more detailed background on the project than may be available elsewhere, including its impact on the neighborhood, safety, financing of the project, and other issues.

If you ever want to talk to anyone at the CSB about the Safe Haven, please feel free to contact me at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

I very much appreciate your taking the time to so cogently express your support for the Safe Haven and the people it will serve .

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

----- Forwarded by Jim Hartmann/Alex on 12/16/2005 02:16 PM -----
"kat kern" <katrina_kernodle@hotmail.com>
12/14/2005 07:13 PM

To
<email@saveoldtown.org>, <jim.hartmann@alexandriava.gov>,
<eileen.fogarty@alexandriava.gov>, <patsy@tidalwave.net>,
<senator@warner.senate.gov>, <senator_allen@allen.senate.gov>

cc

<namivanb@aol.com>

Subject

Safe Haven controversy --- Save Old Town members' appalling message

To whom it may concern:

I was appalled by the bigoted and ignorant language used to express the collective fear of the Save Old Town group regarding development of permanent housing and supportive services for homeless individuals with mental illness -- Safe Haven -- in Old Town Alexandria, Virginia.

Mental health crises can happen to anyone, anywhere. Each condition listed in the Save Old Town posted bulletin (posted in various venues throughout Old Town) -- schizophrenia, delusional disorders, bi-polar disorder and depression -- are treatable medical illnesses. Unfortunately, many people do not get the help they need because of misunderstanding of the issues surrounding the illnesses or the fear associated with stigma. The Save Old Town group continues to propagate misunderstanding and fear.

To impugn individuals who have various illnesses (complicated by homelessness) along with those who support them with fear-mongering "alerts" warning that "our security and safety may be compromised" is not only inaccurate and uninformed but also extraordinarily unkind.

The citizens of Save Old Town should be ashamed of their bulletin, ashamed of their ignorance and most of all ashamed by their lack of compassion.

These citizens should take a moment to consult with representatives from the mental health community including organizations such as NAMI and DBSA. They should find out the facts before making paranoid suppositions. They should quit relying on horror flicks and personal biases as a source of insight and check out www.nami.org or www.dbsaalliance.org. It would certainly be too excessive to ask these folks to try volunteering at a homeless shelter or with an organization that supports the mentally ill (such as the proposed Safe Haven).

Learn the facts about mental health and crime before encouraging others to follow a misguided lead. Consider the following list of individuals who battle or have battled mental illness and think what the world would be if everyone had a similar attitude of impotent trepidation as has been expressed by this group:

Abraham Lincoln (depression) Virginia Woolf (bipolar disorder) Hans
Christian Andersen (bipolar)
Lionel Aldridge (Green Bay Packer - schizophrenia & homeless) Ludwig
van
Beethoven (bipolar)

Leo Tolstoy (detailed his mental illness in his memoirs)
Tennessee
Williams (depression)

Isaac Newton (bipolar) Ernest Hemingway (depression) Buzz
Aldrin (bipolar)

Agatha Christie (bipolar) Winston Churchill (bipolar)
Rosemary Clooney (bipolar)

Francis Ford Coppola (bipolar) Kitty Dukakis (bipolar)
Patty
Duke (bipolar)

T S Eliot (bipolar) F Scott Fitzgerald (bipolar) Ted
Turner (bipolar)

Vivien Leigh (depression) Charles Dickens (depression)

This is a tiny and abbreviated list of the many famous leaders, writers, entertainers, and athletes who have the conditions about which this group has expressed grave fear and concern not to mention everyday neighbors, friends and loved ones who may live with a condition unbeknownst to such an uncompassionate group.

May the holiday season open all ours hearts and minds.

Sincerely,
Katrina Kernodle



Safe Haven Information Summary121505.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:48 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven Response to Mr. Lance Smith

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

From: Mary Riley

To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille

Cc: City Manager James Hartmann ; Deputy City Manager Michele Evans ; Dr. Michael Gilmore

Sent: Friday, December 09, 2005 5:51 PM

Subject: Fw: Safe Haven Response to Mr. Lance Smith

Mr. Mayor and Council Members,

Response to the letter you received about Safe Haven from Mr. Lance Smith is below.

Mary

Dear Mr. Smith,

I am the Director of Extended Care Services for the City's *Community Services Board/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter to the Mayor concerning the Safe Haven and we wanted to respond to the concerns that you raise.

While I understand your concerns about safety, we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. The residents of the Safe Haven will have backgrounds and diagnoses similar to the 60-65 people who, for over 20 years, attended the Clubhouse program daily, at the exact same site. We are aware of no actions by any of our clients, over all those years, which threatened the safety of any member of the neighborhood. Since the Safe Haven will be providing permanent housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program and there will be at least two staff members on duty at all times (including awake overnight) . No one will be allowed to be admitted into the Safe Haven or remain in the program if determined to be a risk to the other residents, staff, members of the community, or him/herself.

With respect to the cost of the renovation, the City had set aside \$795,000 for the renovation of this building some time ago in its Capital Improvement Program funds. The building, which the City has owned for more than 100 years, has been in need of renovation for many years. Because the City had been anticipating the Clubhouse relocation for many years, costly improvement projects were delayed pending the move of the Clubhouse. At this time, substantial renovation is required.

While the costs of operating the Safe Haven on an annual basis appear relatively high, the cost of housing this population is actually about the same, and in some cases less, than not housing them. See Item 2, Frequently Asked Questions (FAQs) on the CSB's website (Items 21 and 22). Also, the costs associated with the operation of the Safe Haven are comparable to the operational costs of a number of our other residential programs. Note that the City's contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program's revenue coming from Federal and State sources.

Nationally, it is estimated that 10% of the single adult homeless population experiences chronic homelessness. This 10% has been found to consume 50% of the resources expended on the homeless population. In Alexandria, approximately 20% of the homeless population experience chronic homelessness, with 80 – 90 unsheltered homeless persons identified in each of the past several years, of about 450 total homeless persons in the City.

In the attached document (Safe Haven Information Summary), we address the program's impact on the neighborhood, the financing of the project, and other issues.

I would be happy to speak with you directly about the program to address your concerns about safety and costs, as well as any other issues. Please contact me anytime at 703-838-5011 or via e-mail at . Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at .

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse



Safe Haven Information Summary120905.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:47 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven Response to Mr. Berge

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

From: Mary Riley
To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille
Cc: Dr. Michael Gilmore ; Deputy City Manager Michele Evans ; City Manager James Hartmann

Sent: Friday, December 09, 2005 5:09 PM
Subject: Fw: Safe Haven Response to Mr. Berge

Dear Mr. Berge,

I am the Director of Extended Care Services for the City's *Community Services Board/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise.

I would like to clarify that the Safe Haven program is not a homeless shelter. Shelters generally provide temporary housing to large numbers of individuals and are neither designed nor staffed to respond to the needs of people with disabilities. Shelters generally perform only cursory admission screenings on their clients. The Safe Haven, on the other hand, is a residential program that will provide permanent supportive housing to 12 residents. Prospective residents will be carefully screened and the program will be licensed to provide supportive mental health and substance abuse services (meaning, among other things, that the program will be staffed by qualified professionals trained to assess, monitor, and treat the Safe Haven population).

While I understand your concerns about safety, we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. The residents of the Safe Haven will have backgrounds and diagnoses similar to the 60-65 people who, for over 20 years, attended the Clubhouse program daily, at the exact same site. We are aware of no actions by any of our clients, over all those years, which threatened the safety of any member of the neighborhood. Since the Safe Haven will be providing housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program and there will be at least two staff members on duty at all times (including awake overnight) . No one will be

allowed to be admitted into the Safe Haven or remain in the program if determined to be a risk to the other residents, staff, members of the community, or him/herself.

The CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

In the attached document (Safe Haven Information Summary), we address the program's impact on the neighborhood, the financing of the project, and other issues.

I would be happy to speak with you directly about the program to address your concerns about safety and costs, as well as any other issues. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse



Safe Haven Information Summary120905.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:47 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven Response to Mr. Lynch

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

From: Mary Riley

To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille

Cc: Dr. Michael Gilmore ; Deputy City Manager Michele Evans ; City Manager James Hartmann

Sent: Friday, December 09, 2005 5:47 PM

Subject: Fw: Safe Haven Response to Mr. Lynch

Mr. Mayor & Council Members,

Response to Mr. Kyle Lynch's letter concerning Safe Haven is below.

Mary

Dear Mr. Lynch,

I am the Director of Extended Care Services for the City's *Community Services Board/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise.

I would like to clarify that the Safe Haven program is not a homeless shelter. Shelters generally provide temporary housing to large numbers of individuals and are neither designed nor staffed to respond to the needs of people with disabilities. Shelters generally perform only cursory admission screenings on their clients. The Safe Haven, on the other hand, is a residential program that will provide permanent supportive housing to 12 residents. Prospective residents will be carefully screened and the program will be licensed to provide supportive mental health and substance abuse services (meaning, among other things, that the program will be staffed by qualified professionals trained to assess, monitor, and treat the Safe Haven population).

In the attached document (Safe Haven Information Summary), we address the program's impact on the neighborhood, the financing of the project, and other issues.

I would be happy to speak with you directly about the program to address your concerns about

safety and costs, as well as any other issues. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse



Safe Haven Information Summary120905.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:46 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven

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

From: Mary Riley

To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille

Cc: Dr. Michael Gilmore ; Deputy City Manager Michele Evans ; City Manager James Hartmann

Sent: Friday, December 09, 2005 2:48 PM

Subject: Fw: Safe Haven

Mr. Mayor and Council Members,

Response to letter you received from Ms. Jasmine Milone is below.

Mary

Dear Ms. Milone,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise.

You may not be aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004. It is our opinion that the Safe Haven program, which will provide permanent supportive housing to only 12 individuals with similar backgrounds and diagnoses as the Clubhouse participants, will have significantly less of an impact on the neighborhood than the previous program. Furthermore, in the CSB's view, the extensive supervision on-site at the facility will bring increased safety to the neighborhood.

In the attached document (*Safe Haven Information Summary*), we provide some background information on the Safe Haven and address its impact on the neighborhood, safety, financing of the project, and other issues.

In response to your statement that “the clients and their guests have access to the facility without any supervision and/or limitations,” you will note that we plan to have at least two staff members on duty, providing supervision 24-hours, 7 days per week, including awake overnight staff. Staff will be present at all times at the front of the building where the residents will enter through a controlled access point. Any guests of the residents will need to sign in, and no overnight visitors will be permitted. The facility is being very carefully designed to ensure that at no time, could someone enter without the knowledge of on-site staff.

In response to your concern that we are “unable to guarantee the safety of any person or persons,” please see Attachment 1 of the *Safe Haven Information Summary*. ” The Board Policy from which that phrase is excerpted, applies to all of the CSB programs, both residential and non-residential and should not be interpreted to mean that any consumer of the Department, or any particular program, poses a safety threat. As explained there, no public official would be in a position to “guarantee” someone’s safety in any circumstance. We do understand and take seriously, however, our obligation to affirmatively act in ways to minimize risk to our residents, our staff and the community. Moreover, our agency has an excellent "track record" of safe operations of our residential programs, which currently exist in 63 sites in Alexandria.

With respect to your comment about the Board of Architectural Review’s hearing, the BAR did approve the Safe Haven application last night. The BAR is concerned only with the exterior architectural features of the building. Testimony on any other issues or concerns are not permitted, as these concerns are not within the purview of the BAR.

I would be happy to speak with you directly about the project and answer any questions you might have. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

I look forward to hearing from you.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse



Safe Haven Information Summary.doc

11
1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:44 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Response to Safe Haven letters

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

From: Mary Riley
To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille
Cc: Dr. Michael Gilmore ; Deputy City Manager Michele Evans ; City Manager James Hartmann

Sent: Monday, December 05, 2005 5:32 PM
Subject: Response to Safe Haven letters

Mr. Mayor and Council Members,

Two of the letters you received in the past week were from neighbors of 115 N. Patrick Street who have been attending our neighborhood meetings since July 2004: Andy Kunz (a tenant at 111 N. Patrick) and James Canavan (908 Cameron Street). The attached letters (*Safe Haven Letter 3 and 4*) , were sent today to these two neighbors, along with the attachment, "*Safe Haven Information Summary.*"

You might find the first page of the "*S.H. Information Summary*" useful in your contacts with citizens, as it provides a one-page, bulleted response to the major issues of concern to the Safe Haven neighbors.



Mary Safe Haven Letter 3.doc Safe Haven Letter 4.doc Safe Haven Information Summary.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:41 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Response to Safe Haven letter writers

Jackie - Here's the first of several e-mails we sent in response to individuals who wrote to City Council opposing the Safe Haven. I'll forward the remainder.

Mary

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

From: Mary Riley

To: Councilwoman Joyce Woodson ; Councilman Paul Smedberg ; Councilman Andrew Macdonald ; Councilman Rob Krupicka ; Councilman Ludwig Gaines ; Vice Mayor Del Pepper ; Mayor William D. Euille

Cc: City Manager James Hartmann ; Michele Evans ; Mike.Gilmore@alexandriava.gov

Sent: Wednesday, November 30, 2005 7:02 PM

Subject: Response to Safe Haven letter writers

Mr. Mayor and Council Members,

The letter below was sent tonight via e-mail to the following individuals who sent letters to you in the past week concerning Safe Haven. In the attachment to the e-mail (see attachment "safe haven info"), we attempt to respond to all of the concerns and issues raised by these individuals.

Marianne Mannschreck
Kevin Keating
Marja and Barry Carpenter
Kim-Scott Miller
Gina Jamsin
Peter Greenberg
Rob Kingsberry
Matthew Gentile

If you should have any concerns or questions, please feel free to contact me.

Mary

Mary Riley
Chair, CSB
703-836-8823

Dear ,

I am the Director of Extended Care Services for the City's *Community Services Board/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise.

You may not be aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004. It is our opinion that the Safe Haven program, which will provide permanent supportive housing to only 12 individuals with similar backgrounds and diagnoses as the Clubhouse participants, will have significantly less of an impact on the neighborhood than the previous program.

Furthermore, the individuals who will live at the Safe Haven are currently living on Alexandria's streets with no supervision. At the Safe Haven, staff will be present every day, with awake overnight coverage. In the CSB's view, this will bring increased safety to the neighborhood.

In the attached document, we provide some background information on the Safe Haven and address its impact on the neighborhood, safety, financing of the project, and other issues.

I would be happy to speak with you about the project and answer any questions you might have. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

I look forward to hearing from you.

Sincerely,

Carol Layer
Director, Extended Care Services



CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse Safe Haven Info.doc

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:43 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven

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

From: "Mary Riley" <maryriley@comcast.net>
To: "Councilwoman Joyce Woodson" <council@joycewoodson.net>; "Councilman Paul Smedberg" <paulcsmedberg@aol.com>; "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>; "Councilman Rob Krupicka" <Rob@krupicka.com>; "Councilman Ludwig Gaines" <councilmangaines@aol.com>; "Vice Mayor Del Pepper" <delpepper@aol.com>; "Mayor William D. Euille" <alexvamayor@aol.com>
Cc: <Mike.Gilmore@alexandriava.gov>; "Michele Evans" <michele.evans@alexandriava.gov>; "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
Sent: Friday, December 02, 2005 6:28 PM
Subject: Fw: Safe Haven

> Mr. Mayor and Council Members,
>
> Carol Layer's response to Mr. and Mrs. Krambeck, who wrote to you today
> about the Safe Haven and expressed concerns about the costs of renovation
> and on-going operations.

> Mary

>> ----- Forwarded by Carol Layer/Alex on 12/02/2005 05:49 PM -----

>> Carol Layer/Alex

>> 12/02/2005 05:48 PM To
>> fjkrambeck@reactech.net]

cc

>> Subject
>> Safe Haven

>> Dear Mr. and Mrs. Krambeck,

>> I am the Director of Extended Care Services for the City's Community

>> Services Board/Department of Mental Health, Mental Retardation and
>> Substance Abuse, which will oversee the Safe Haven program at 115 North
>> Patrick Street. The Department was provided with a copy of your letter to
>> City Council concerning the Safe Haven and we wanted to respond to the
>> concerns that you raise.
>>
>> With respect to the cost of the renovation, the City had set aside
>> \$795,000
>> for the renovation of this building some time ago in its Capital
>> Improvement Program funds. The building, which the City has owned for
>> more
>> than 60 years, has been in need of renovation for many years. You may
>> not
>> be aware that our Department operated a Clubhouse program for
>> approximately
>> 65 persons with severe mental illness and substance use disorders at the
>> 115 North Patrick Street location for more than 20 years. (We moved this
>> program to a larger facility at 4480 King Street in August of 2004.)
>> Because the City had been anticipating the Clubhouse relocation for many
>> years, costly improvement projects were delayed pending the move of the
>> Clubhouse. At this time, substantial renovation is required. (Please
>> note: The assessed value for the 115 N. Patrick Street property is
>> \$907,600
>> and the CIP funds set aside are \$795,000.)
>>
>> While the costs of operating the Safe Haven on an annual basis appear
>> relatively high, the cost of housing this population is actually about
>> the
>> same, and in some cases less, than not housing them. See Item 2,
>> Frequently Asked Questions (FAQs) on the CSB's website
>> http://alexandriava.gov/mhmrsa/safe_haven.html (Items 21 and 22). Note
>> that the City's contribution to the on-going operating costs of the Safe
>> Haven program is only 20%, with most of the program's revenue coming from
>> Federal and State sources.
>>
>> It is our opinion that the Safe Haven program, which will provide
>> permanent
>> supportive housing to only 12 individuals with similar backgrounds and
>> diagnoses as the 65 Clubhouse participants, will have significantly less
>> of
>> an impact on the neighborhood than the previous program.
>>
>> Furthermore, the individuals who will live at the Safe Haven are
>> currently
>> living on Alexandria's streets with no supervision. At the Safe Haven,
>> staff will be present every day, with awake overnight coverage. In the
>> CSB's view, this will bring increased safety to the neighborhood.
>>
>> In the attached document (Safe Haven Info), we provide some background
>> information on the Safe Haven and address its impact on the neighborhood,
>> safety, financing of the project, and other issues.
>>
>> I would be happy to speak with you about the project and answer any
>> questions you might have. Please contact me anytime at 703-838-5011 or
>> via

>> e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant
>> Director of Extended Care Services, is also available at the same number
>> or
>> at judy.carter@alexandriava.gov.
>>
>> I look forward to hearing from you.
>>
>> Sincerely,
>>
>> Carol Layer
>> Director, Extended Care Services
>> CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse
>>
>> (See attached file: Safe Haven Info.doc)
>



Safe Haven Info.doc



"Mary Riley"
<maryriley@comcast.net>
01/03/2006 09:42 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven

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

From: "Mary Riley" <maryriley@comcast.net>
To: "Councilwoman Joyce Woodson" <council@joycewoodson.net>; "Councilman Paul Smedberg" <paulcsmedberg@aol.com>; "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>; "Councilman Rob Krupicka" <Rob@krupicka.com>; "Councilman Ludwig Gaines" <councilmangaines@aol.com>; "Vice Mayor Del Pepper" <delpepper@aol.com>; "Mayor William D. Euille" <alexvamayor@aol.com>
Cc: "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>; "Michele Evans" <michele.evans@alexandriava.gov>; <Mike.Gilmore@alexandriava.gov>
Sent: Friday, December 02, 2005 6:25 PM
Subject: Fw: Safe Haven

> Mr. Mayor and Council Members,
>
> Carol Layer, CSB's Director of Extended Care, received a letter today from
> Mr. Peter Greenberg, Morrison House, in response to her earlier letter to
> him (sent to you on Wednesday). Mr. Greenberg's letter and Carol's
> response is below.

> Mary

>>
>> ----- Forwarded by Carol Layer/Alex on 12/02/2005 05:44 PM -----

>> Carol Layer/Alex
>>
>> 12/02/2005 05:42 PM To "Greenberg, Peter" <peter@greenberg.ch>
>> cc
>> Subject
>> RE: Safe Haven(Document link: Carol Layer)

>> Mr. Greenberg,

>>

>> I truly appreciate your expression of general support for the CSB's
>> mission. And I can certainly understand how, as a business owner, you
>> would
>> be very concerned about neighborhood safety because of its relation to
>> local tourism and the economy. I think a fundamental difference between
>> those of us who want to advance the project and those who oppose it, is
>> the
>> assumption that the Safe Haven at 115 N. Patrick St. will, in fact,
>> compromise the neighborhood's safety and therefore affect business or
>> tourism. We do not think that it will. We base that on the fact that we
>> operated a program for over 20 years at that very site, serving 60-65
>> people per day who had serious mental illness and substance abuse. These
>> consumers came and went from the building with no restrictions whatsoever
>> and they regularly frequented the local businesses. In all that time, we
>> know of no episode in which any member of the public was endangered by
>> our
>> clients.

>>

>> I understand your point about the Aruba tragedy: an awful thing
>> happened,
>> press madness, cries for tourist boycotts, etc. In that same story is
>> also
>> the point, though, that the people seemingly involved were not mental
>> health consumers in a residential program. It is a similar case with the
>> murderer of the young boy in Del Ray and, in fact, in the perpetrators of
>> violent and other offenses that I see listed in the daily crime report
>> that
>> the City puts out through its listserve. Any high profile tragedy could
>> have ill consequence for Old Town business, but I have no reason to
>> believe
>> that serving 12 carefully-screened mentally ill men and women in the Safe
>> Haven (who are currently living unsupervised in the community) increases
>> the likelihood of such a tragedy.

>>

>> I'm sure you have seen in the information that we have put out, that our
>> board follows a Housing Policy that requires us to distribute CSB owned
>> and
>> operated properties throughout the City. At this time, Old Town is the
>> next area planned for placement of such a facility. We also respond to
>> Federal Fair Housing law, which prohibits jurisdictions from developing
>> policies or taking actions which have the effect of foreclosing special
>> needs residences from locating in entire neighborhoods or areas of the
>> City. All of this contributes to the selection of 115 N. Patrick as the
>> location for the Safe Haven.

>>

>> I am very happy to continue this dialog, or respond to any questions or
>> concerns you have, or even just listen to anything else you want to say.
>> Thank you for taking the time to write back to me and articulate your
>> specific point-of-view.

>>

>> Carol Layer

>>

>>

>>

>> Alexandria, VA 22314
>> peter@greenberg.ch
>> 703.587.8090
>> 703.548.5486 (fax)
>>
>> From: Carol.Layer@alexandriava.gov [mailto:Carol.Layer@alexandriava.gov]
>> Sent: Wed 11/30/2005 5:54 PM
>> To: Greenberg, Peter
>> Subject: Safe Haven

>>
>>
>>
>>

>> Dear Mr. Greenberg,

>>

>> I am the Director of Extended Care Services for the City's Community
>> Services Board/Department of Mental Health, Mental Retardation and
>> Substance Abuse, which will oversee the Safe Haven program at 115 North
>> Patrick Street. The Department was provided with a copy of your letter to
>> City Council concerning the Safe Haven and we wanted to respond to the
>> concerns that you raise.

>>

>> You may not be aware that our Department operated a Clubhouse program for
>> approximately 65 persons with severe mental illness and substance use
>> disorders at the 115 North Patrick Street location for more than 20
>> years.

>> We moved this program to a larger facility at 4480 King Street in August
>> of

>> 2004. It is our opinion that the Safe Haven program, which will provide
>> permanent supportive housing to only 12 individuals with similar
>> backgrounds and diagnoses as the Clubhouse participants, will have
>> significantly less of an impact on the neighborhood than the previous
>> program.

>>

>> Furthermore, the individuals who will live at the Safe Haven are
>> currently

>> living on Alexandria's streets with no supervision. At the Safe Haven,
>> staff will be present every day, with awake overnight coverage. In the
>> CSB's view, this will bring increased safety to the neighborhood.

>>

>> In the attached document (also copied below), we provide some background
>> information on the Safe Haven and address its impact on the neighborhood,
>> safety, financing of the project, and other issues.

>>

>> I would be happy to speak with you about the project and answer any
>> questions you might have. Please contact me anytime at 703-838-5011 or
>> via

>> e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant
>> Director of Extended Care Services, is also available at the same number
>> or

>> at judy.carter@alexandriava.gov.

>>

>> I look forward to hearing from you.

>>

>> Sincerely,

>>

>> Carol Layer

>> Director, Extended Care Services

>> CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

>

11

1-21-06

Nancy Coats/Alex
01/17/2006 11:42 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Ms. Crais response - Safe Haven

----- Forwarded by Nancy Coats/Alex on 01/17/2006 11:42 AM -----



"Mary Riley"
<maryriley@comcast.net>
01/15/2006 07:50 AM

To "Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>
cc "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
Subject Ms. Crais response - Safe Haven

Mr. Mayor and Council Members,

Ms. Greta Crais' response to the CSB's letter to her concerning Safe Haven is below.

Mary

-----Forwarded by Carol Layer/Alex on 01/14/2006 11:18AM -----

To: undisclosed-recipients: ;
From: <tellgreta@aol.com>
Date: 01/13/2006 07:32PM
Subject: Re: Safe Haven

Dear Ms.Layer:

Thank you for your prompt response to my comments and explanations.

Let me clarify that I did not mean to put those residents into an institution. There are quite a few buildings in Lorton, and I thought it would be possible to form several different "family pods" in those buildings.

I do not know whether my information is correct, but I am told that the Patrick Street location would not only provide permanent housing but also supportive services. It seems to me that mixing the two does not provide the permanently housed with a calm and family type environment they so desperately need.

I would love to talk to you about all these problems, but I am very close to burning out. What is a ten minute drive to the nursing home takes me close to 1 1/2 on pot holed streets with buses -- whether Metro or Fairfax Connector -- being driven by trainees.

I wrote because I was very shaken by seeing this young man in such a state and having seen the two

others too many times in recent days.

Again, thank you for your lengthy explanations. I hope the State of Virginia will study this problem with the utmost care and speed because the Iraqi war will no doubt strain the resources even more inasmuch as too many of its veterans are suffering from stress disorder.

Sincerely,

Greta Swinnen Crais

Nancy Coats/Alex
01/13/2006 06:07 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Response to Ms. Crais' Council Inertia

----- Forwarded by Nancy Coats/Alex on 01/13/2006 06:08 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/13/2006 05:31 PM

"Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com> "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>
To
cc
Subject Response to Ms. Crais' Council Inertia

Mr. Mayor and Council Members,

The Mayor and at least one Council member received the e-mail, "City Council Inertia," from Ms. Greta Crais. The CSB's response to her e-mail is below. (Her e-mail follows our response.)

Mary

Dear Ms. Crais,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse*, which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your paper, "City Hall Inertia," and we wanted to respond to the questions that you raise about the Safe Haven and State funding for mental health care.

With respect to your question about what the City is doing to get some of the State funding proposed by Governor Warner for mental health care, our Board (a citizen and consumer group of 16 volunteers) has worked hard every year to obtain additional funding to serve our neediest citizens with mental health disabilities. In addition to speaking with our legislators, working with advocacy groups, and speaking at public hearings, our Chair joined with other Board Chairs in the Northern Virginia region this year to urge Governor Warner to address the growing mental

health crisis in the region. (I've attached a copy of the letter from the five Chairs for your information.)

I'm sure you are aware that Governor Warner's recommended budget for mental health funding [1] must be approved by the Virginia General Assembly. If approved, there will be an unprecedented infusion of critically needed financial resources into the public mental health, mental retardation, and substance abuse services system. Allocation of these funds will be based on regional planning and negotiation with the State Department of Mental Health, Mental Retardation and Substance Abuse Services. The most senior management of Alexandria CSB are intensively involved in these regional and state planning efforts, but no allocations (even tentative) have been made to date and will not be made until May or June.

We couldn't agree more with you concerning the closing of the INOVA psychiatric unit. Again, our Board, along with Council members Rob Krupicka and Paul Smedberg, who were assigned by the Mayor to address this problem, worked diligently in negotiating with the hospital's management to keep this unit open. We continue to monitor this situation, meeting with hospital officials bi-monthly and presenting statistics and seeking solutions for any problems faced in placing patients at alternative sites.

Given the experience you describe in your letter, I'm sure you are aware of the public misunderstanding and stigma associated with persons suffering from mental illness. It is for this reason that Fair Housing laws came into being. By virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any "actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons." [2] Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City.

The CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

It is important to note that the CSB has complied with all applicable zoning and code requirements for the Safe Haven program at the 115 N. Patrick Street location. The residential use proposed for the building is in compliance with zoning and building codes. It is a "by-right" use, no Special Use Permit (SUP) was required and no public hearing or community notification

was required. However, within two days of the City Council's approval of the CSB's grant application to HUD for Safe Haven funding, 63 properties surrounding the building were notified. We have had several meetings and letter and e-mail exchanges with the neighbors of the property. (See attached "Safe Haven Summary" for a listing of community contacts.)

The CSB has gone through all of the processes that would be required of any other housing provider or property owner and has actually gone well beyond all legal requirements for neighbor notification, especially in light of Fair Housing Law. Fair Housing law is clear on the community notification issue. (See "Legal Protections for Safe Haven Consumers," attached.) Without the legal protections and policies described in this attachment, disabled individuals would continually be relegated to the least desirable areas of the City.

While you note that decisions were made without any input from the citizens of Alexandria, as noted earlier, we do have a citizen/consumer Board, and that Board is responsible for ensuring that our consumers are afforded the protections to which they are entitled, while at the same time, giving neighbors an opportunity to articulate and share their concerns about the program without infringing on consumer rights. We believe we have achieved this delicate balance.

You suggest that perhaps the City could have a mental facility in Lorton. In the CSB's view, the creation of such a facility would be in direct violation of the Supreme Court's "Olmstead" decision. The "Olmstead" decision clarified that the *Americans with Disabilities Act* (ADA) requires states to place individuals in community settings rather than institutions.

The potential residents of the Safe Haven are known to our outreach workers. Many are long-term Alexandrians, have families who have been in this city for generations and attended our schools. Some are veterans. As you point out, many of the street homeless population are in this neighborhood already. It is our belief, and extensive research bears this out, that once housed, these individuals will begin to trust treatment workers and accept treatment, becoming productive, contributing members of our community.

The Safe Haven model that has proven to be successful with these vulnerable individuals has been a homelike, non-institutional environment with a strong emphasis on nurturing and support. The literature on successful Safe Haven models notes that there needs to be "a communicated sense that Safe Haven is a home rather than a shelter or institution." Also, the U.S. Department of Housing and Urban Development (HUD) notes that an important feature of a Safe Haven is for the residents to learn community living skills – how to interact in a community setting – going to the bank, the post office, the library, for example. Finally, the 115 N. Patrick Street site is well-suited for a Safe Haven because of its proximity to other community resources such as employment, social services and CSB services. In summary, while we understand your recommendation that these individuals would be better in a calm location, far from the City, we believe that most of the individuals with whom we are familiar prefer to stay in Alexandria, close to familiar people and surroundings. And, as noted above, we do not believe we would be compliant with existing disability law to move persons with mental illness out of the City.

You may not be aware that our Department operated a Clubhouse program, a psychosocial day

program for approximately 65 persons with severe mental illness and substance use disorders, at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

The CSB has been operating residential programs in Alexandria for more than 20 years, and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We believe the Safe Haven offers the same potential for success.

The attached "Safe Haven Information Summary" provides some additional information on the Safe Haven, as do the FAQs (Frequently Asked Questions) posted at the CSB's website: http://alexandriava.gov/mhmsa/safe_haven.html.

I would be happy to speak with you directly about the program and answer any additional questions you might have. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

I look forward to hearing from you.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

CITY HALL INERTIA?

A few months ago I asked City Hall what happened to the nine million dollars plus real estate won in a lawsuit by then Attorney General Kilgore who promised to forward it all to the City of Alexandria. I also suggested Jefferson Hospital could be opened for New Orleans refugees or used for mental health patients to replace the psychiatric unit so callously closed by INOVA, a decision Alexandrians as well as the Northern Virginia Association of Psychiatrists made clear was not only ill conceived but detrimental to all Alexandrians in general and the sheriff's department in particular (multiple trips by sheriffs accompanying mental patients to facilities as far away as Richmond.).

Now, Governor Warner has 460 million for mental health care.

What is City Hall doing to get some of that money coming our way to take care of its most vulnerable citizens? Nothing, or so it seems to me.

What City Hall does do however is follow in Vice President Cheney and INOVA's footsteps (closed meetings, etc.) by making decisions without any input from the citizens of Alexandria and by attempting to put a permanent homeless housing facility for people with severe mental disabilities at 115 North Patrick

St., a neighborhood which already has a homeless shelter. A decision made most importantly without apparently asking any specialist's input.

And I certainly am not one (specialist...) Common sense however tells me that putting such a facility in a neighborhood choking with traffic and its related share of pollution and noise is the worst environment for people with schizophrenia, delusional disorders, bi-polar disorder and depression. On what do I base such a reasoning? On spending time five days a week in a facility with plenty of people suffering from mental illnesses situated in a very calm neighborhood (near Mount Vernon Hospital) as well as knowing what has been done in Geel, Belgium.

The legend and lessons of **Geel, Belgium**: a 1500-year-old legend, a ...

Geel, Belgium, is the home of a legendary system of foster family care for the mentally ill. The cur...
[http://www.ncbi.nlm.nih.gov/entrez/query.fcgi ... st_uids=14635986&dopt=Abstr](http://www.ncbi.nlm.nih.gov/entrez/query.fcgi?db=pubmed&term=14635986)

With so much mental health money available it seems to me that the City of Alexandria could, in cooperation with Fairfax County, have a mental facility in Lorton duplicating more or less the Belgian model where those patients could work in the fields or in the park far from a too stimulating urban environment.

Please note:

1. Tuesday morning at 10:30 a.m., a thirty something young man was sitting on the bench on Cosi's sidewalk with a nice pair of athletic shoes neatly put in front of him. I found out he had been walking all night, could not have a job because of schizophrenia and bipolar disease, and did not have any money to pay for medication. He seemed very lucid but, as I have observed too often, five minutes later he was having disjointed jerky movements, was laughing hysterically, started talking nonsense; and his eyes were rolling backwards.
2. A young short woman with mental problems has been walking Old Town Streets day and night for quite a while and harasses tourists coming out of La Madeleine or Starbucks as well as residents, of course.
3. A man in his fifties who talks to himself lately has been getting worse and is yelling (also on King or Washington street.)
4. The Torpedo Factory grapevine tells me that there have been disorderly incidents caused by mentally challenged people.

Is that really the picture of Alexandria this City wants to imprint on tourists?

Greta Swinnen Crais
413 Queen St.
Alexandria, VA 22314

[1] This "System Transformation Initiative" reflects proposals in the State Department of Mental Health, Mental Retardation, and Substance Abuse Services (DMHMRSAS) Comprehensive State Plan for 2006 -- 2012, the DMHMRSAS Integrated Strategic Plan, and the Olmstead Plan. The

initiative contains funds for a significant expansion of community services capacity while replacing four state facilities. Significant increases include Medicaid Mental Retardation (MR) Waiver rates increases, additional Medicaid MR Waiver slots, funds for early intervention services for children, Substance Abuse crisis stabilization services, and Mental Health community-based recovery. Recovery services include discharge (from state facilities) assistance planning, in-home residential support, jail-based hospital diversion projects, psychiatric evaluation and crisis counseling, and expanded case management services.

[2] U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement: The Fair Housing Act Source: http://www.usdoj.gov/crt/housing/housing_coverage.htm



Safe Haven Information Summary011006.doc Ltr to Governor Warner.05-10-21.doc Legal Protections for Safe Haven Consumers.doc



Safe Haven Letter Crais.doc

Safe Haven Information Summary

The CSB's Safe Haven Program at 115 N. Patrick Street:

- Will provide PERMANENT SUPPORTIVE HOUSING to 12 homeless men and women in a facility previously used for more than 20 years for a CSB Clubhouse program for 65 persons with severe mental illness, substance use disorders and similar histories as the Safe Haven consumers
- Will offer EXTENSIVE SUPERVISION with 24 hour, 7 days per week, awake overnight staff
- HAS COMPLIED WITH ALL APPLICABLE ZONING AND CODE REQUIREMENTS. The residential use proposed for the building is in compliance with zoning and building codes. No Special Use Permit (SUP) is required. The CSB has gone through all of the processes that would be required of any other housing provider or property owner.
- Has gone well beyond all legal requirements for neighbor notification, especially in light of Fair Housing Law, which protects the residents of the program by virtue of their disabilities (see Items 7 & 8, "Fair Housing" and "Neighbor Notification")
- Will not negatively affect property values for surrounding homes (see Item 3, "Impact on Property Values")
- Will utilize primarily federal and state funding for on-going operations (see Item 4, "Financial Impact of Program")
- Is a PROVEN, NATIONALLY-RECOGNIZED MODEL for providing housing and services to the chronic street homeless population

In addition . . .

- No one will be allowed in the Safe Haven who is determined to be a risk to the community or him/herself.
- A thorough risk assessment will be made by experienced clinicians prior to admitting anyone into the program
- The cost of housing this population is approximately the same as not housing them in terms of use of public resources since homeless people placed in supportive housing experience marked reduction in shelter use, hospitalizations, length of stay per hospitalization, etc. (See Item 4, "Financial Impact of Program")
- The CSB's Housing Policy requires that the next Board-owned and operated facility be placed in the section of the City that has the lowest proportion of special needs housing (see Item 5, "Reason for Selection of Patrick Street Site")
- Many of those individuals who are homeless are long-term Alexandria residents, have attended City schools, and have families who have lived here for generations. Some are aging veterans.
- Fair Housing law prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City (see Item 7, "Fair Housing")
- The CSB has been operating residential programs in Alexandria for more than 20 years, and 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 560 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 CSB believes the Safe Haven offers the same potential for success.

Safe Haven Information

The following information is intended to provide a summary of information about the Safe Haven. For additional details, please see the Community Services Board's website at http://www.alexandriava.gov/mhmrsa/safe_haven.html.

This program will provide permanent supportive housing (not emergency shelter) to 12 men and women who are currently homeless and are unable to use the existing shelter system due to their mental illness and sometimes co-occurring substance use disorders.

At present, existing housing and services for homeless persons in Alexandria are provided through four emergency shelters, none of which have staff with mental health backgrounds able to serve this population.¹ The Safe Haven will provide intensive, 24-hour, awake overnight coverage with professional mental health staffing.

Safe Haven is a proven, nationally-recognized model for providing housing and services to the chronic street homeless population.²

1. History/Background – Safe Haven

1997 – Safe Haven identified as high-level priority of Alexandria's *Homeless Services Coordinating Committee* (HSCC), a coalition (established in 1989) of approximately 40 private and public agencies providing services to the homeless in Alexandria.

1999 – The HSCC developed strategic objectives to address the pressing needs of the chronically homeless population. One of the objectives was the creation of a Safe Haven.

2000 – Safe Haven incorporated as a priority objective into the City's *Consolidated Plan for Housing and Community Development, 2000 – 2005*. This same year, the *National Alliance to End Homelessness (NAEH)* established a ten-year plan to end chronic homelessness throughout the country.

2002 – The U.S. Department of Housing and Urban Development (HUD) requires all jurisdictions receiving HUD funding to develop a concrete plan to end chronic homelessness. (Alexandria receives approximately \$730,000 in HUD funding annually for homeless programs.) With every application to HUD for funding each year, the City is required to report on its progress in serving the chronic homeless population.

¹ For a comprehensive description of housing and supportive services available to the homeless in the City of Alexandria (i.e., its Continuum of Care) and the history and role of the *Homeless Services Coordinating Committee*, see Appendix 1 of the City's *Ten-Year Plan to End Chronic Homelessness* at the Community Services Board's website: http://alexandriava.gov/mhmrsa/safe_haven.html

² HUD defines chronic homelessness as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years." A "disabling condition" is defined as "a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability including the co-occurrence of two or more of these conditions."

2003 – The U.S. Conference of Mayors unanimously endorsed the 10-year planning process and urged cities across the nation to create and implement strategic plans to end chronic homelessness in 10 years.

2004 – The Commonwealth of Virginia created a *Policy Academy on Chronic Homelessness* and developed an action plan, approved by Virginia’s Governor Mark Warner, entitled, “Virginia: A Common Wealth to End Homelessness.” (Representatives of Alexandria’s HSCC, including an individual who was chronically homeless and had lived on the streets, served on the *Policy Academy*.) Alexandria’s City Council incorporated the Safe Haven into its *2004 – 2015 Strategic Plan* this same year. In June, 2004, Council approved the CSB submittal of a grant to HUD requesting funds for the Safe Haven program. (Neighbors notified two days later.)

2005 – Alexandria’s City Council adopts *Ten-Year Plan to End Chronic Homelessness in Alexandria*, with Safe Haven being one of the key features of the plan. (Alexandria’s plan received recognition from the *U.S. Interagency Council on Homelessness*, a collaborative group of more than 10 federal departments.) In March, 2005, Council authorized acceptance of the HUD grant for Safe Haven.

2. Safety Issues & Impact of Facility on the Neighborhood

The individuals who will live at the Safe Haven are currently living on Alexandria’s streets with no supervision. At the Safe Haven, staff will be present every day, with awake overnight coverage. In the CSB’s view, this will bring increased safety to the neighborhood. The 12 Safe Haven consumers will have similar diagnoses, backgrounds, and criminal histories as the 65 individuals who attended the CSB’s Clubhouse program that previously occupied this same property for more than 20 years. It is the CSB’s opinion that this program will have less of an impact on the neighborhood than the Clubhouse program.

The CSB has assured the 115 N. Patrick Street neighbors that no one will be allowed in the Safe Haven who is determined to be a risk to him/herself or others. CSB outreach staff have worked with this population for many years, and a thorough risk assessment will be made by experienced clinicians prior to admitting anyone into the program. The 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.

The CSB’s experience has been that neighbors of a proposed special needs residence react in a negative way every time a property for persons with mental illness is placed, and we have found that once the project is in operation, neighbors’ fears and concerns abate. At one of our community meetings this past month, neighbors of the CSB’s Men’s Recovery Home on E. Windsor told the 115 N. Patrick Street neighbors that the Men’s Recovery Home residents have posed no problems. The residents of Men’s Recovery, like the Safe Haven residents, were homeless and have mental health and substance abuse issues. (One of the Men’s Recovery Home neighbors was a woman with small children who lives across the street from Men’s Recovery. She said that before her family bought their home, they knocked on many doors to ask about the impact of the Men’s Recovery Home on the neighborhood, and were assured by everyone they spoke with that the residents caused no problems whatsoever, and this has been her experience since living there.)

Additional information on safety can be found at Attachment 1 and also in the Safe Haven FAQs #11 and #12 at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html

3. Impact on Property Values

Research has shown time and again that property values are not affected by the placement of special needs residences. (A handout on this issue has been made available at various meetings held with the neighbors of 115 N. Patrick Street.) An article summarizing research on property values and special needs housing can be found at:

<http://www.nonproffhousing.org/actioncenter/toolbox/acceptance/affhousingpropvalues.pdf>

4. Homeless Population in Alexandria and Financial Impact of Program

Nationally, it is estimated that 10% of the single adult homeless population experiences chronic homelessness. This 10% has been found to consume 50% of the resources expended on the homeless population. In Alexandria, approximately 20% of the homeless population experience chronic homelessness, with 80 – 90 unsheltered homeless persons identified in each of the past several years, of about 450 total homeless persons in the City.

While the costs of operating the Safe Haven on an annual basis appear relatively high, the cost of housing this population is actually about the same, and in some cases less, than not housing them. See Item 2, Frequently Asked Questions (FAQs) on the CSB's website http://alexandriava.gov/mhmrsa/safe_haven.html (Questions 21 and 22). Note that the City's contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program's revenue coming from Federal and State sources.

Anyone who has a relative in a nursing home can appreciate the annual cost of providing 24-hour housing and services to this population. The CSB's other 24/7 residential facilities have comparable operating costs.

With respect to the cost of the renovation of the 115 N. Patrick Street building, the City had set aside \$795,000 for the renovation of this building some time ago in its Capital Improvement Program funds. The building, which the City has owned for more than 60 years, has been in need of renovation for many years. Because the City had been anticipating the Clubhouse relocation for many years, costly improvement projects were delayed pending the move of the Clubhouse. At this time, substantial renovation is required.

5. CSB Housing Policy, Placement of Housing Throughout City and Reasons for Selection of 115 North Patrick Street Site

The CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. This policy received national recognition from the *Bazon Center for Mental Health Law* as a model policy for managing the placement of special needs housing.

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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

In addition to the siting reasons just noted, the 115 N. Patrick Street location is one of the few properties examined over the past several years that would permit the CSB to serve as many as 12 individuals in private apartments. The Safe Haven model that has proven to be successful with these vulnerable individuals has been a homelike, non-institutional environment with a strong emphasis on nurturing and support.

The literature on successful Safe Haven models notes that there needs to be “a communicated sense that Safe Haven is a home rather than a shelter or institution.” Also, HUD notes that an important feature of a Safe Haven is for the residents to learn community living skills – how to interact in a community setting – going to the bank, the post office, the library, for example. Finally, the 115 N. Patrick Street site is well-suited for a Safe Haven because of its proximity to other community resources such as employment, social services and CSB services.

The CSB operates 63 residential facilities throughout the City.

6. Compliance with Planning & Zoning Regulations, Codes, and Other Requirements

The Safe Haven, a multi-family “by right” project, has complied with all applicable zoning and code requirements. The residential use proposed for the building is in compliance with zoning and building codes, and because there is more than adequate parking at the facility, there is no further land use approval required for the use of the 115 North Patrick Street site for a Safe Haven. No Special Use Permit (SUP) is required. The CSB has gone through all of the processes that would be required of any other housing provider or property owner.

7. Fair Housing

While the CSB understands the concerns of the neighbors and wants to work with the neighbors to address their concerns, the Board also has an obligation to protect the rights of persons with disabilities. By virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any “actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons.”³ Simply put, if an apartment building for 12 individuals without disabilities would be permitted at this location, federal law protects the rights of 12 individuals with disabilities to live there.

Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City.⁴

³ U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement: The Fair Housing Act Source: http://www.usdoj.gov/crt/housing/housing_coverage.htm

⁴ Ibid.

8. Neighbor Notification

Neighbors were notified of the Safe Haven project after considerable study of the site, including an analysis of whether the site could be adapted to the proposed use. Once it was determined that the site could be adapted for Safe Haven use, at its June 2004 meeting, the Board approved the submittal of a HUD grant by staff seeking funding for the project. City Council approved the HUD grant submission in the same month. Within two days of the Council's approval for the HUD grant submission, the CSB notified 63 properties surrounding the building on all four sides of the Safe Haven program and, after our first meeting with the neighbors in July 2004, added an "occupant" mailing at the neighbors' suggestion to those buildings whose owners are off-site, bringing the total to 88 letters per mailing. (See Attachment 2, "Safe Haven Meetings" for a listing of letter correspondence and meetings with neighbors since June 2004.) In addition to these property owners and tenants, we have, since the beginning of the project, notified the Presidents of the Upper King Street Civic Association, the Inner City Civic Association, and *Kizmet*, an Old Town business association.

Our legal requirement for neighbor notification under Board of Architectural Review (BAR) rules is limited to the small number of properties which abut the 115 N. Patrick Street site. Thus, the Board believes it has gone above and beyond any requirement for notification of neighbors, especially in light of Fair Housing law.

9. CSB Experience in Operating Programs Like Safe Haven

The CSB has been operating residential programs in Alexandria for more than 20 years, and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly. Since January 1998, when data collection was automated, the CSB has served a total of 560 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.

10. Other Issues

Please visit the CSB's website at http://alexandriava.gov/mhmrsa/safe_haven.html for additional information about Safe Haven.

Questions?

Contact Carol Layer, Director, Extended Care Services at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

**Alexandria Community Services Board
Client Risk Management**

The CSB's Board Policy 30 addresses "Client Risk Management." This policy applies to consumers of all Board programs – residential and non-residential. It is broadly applicable to any client who might pose a risk of violence on the basis of past behavior. Board Policy 30 notes:

The vast majority of people with mental disabilities are law abiding persons who pose no threat or risk to others. As a group, persons with mental disabilities are no more likely to commit an act of violence than persons without mental disabilities.

The CSB serves more than 4,000 persons annually with mental health, mental retardation and substance use disorders. Board Policy 30 acknowledges that some people with mental disabilities - as with some people in the general population without mental disabilities – may pose a threat or risk to others or to property. Policy 30 speaks to the Board's acknowledgement that the Board has a responsibility to do all it can to mitigate this risk for all CSB consumers receiving services, other members of the community, and program staff members. At the same time, Policy 30 also notes that "the Board is not in a position to guarantee the safety of any person or persons." Of course, no official would be in a position to "guarantee" someone's safety in any circumstance; the Board's Policy 30 is simply acknowledging this.

In summary, Board Policy 30 acknowledges the Board's responsibility to operate all of its programs "in good faith and according to professional standards" and to affirmatively act in ways to minimize risk. That would include measures such as those described in the *Safe Haven Information Summary*, Item 2, "Safety Issues."

Attachment 2

Alexandria Community Services Board (CSB) Safe Haven Meetings with Neighbors & Notification Letters to Neighbors

Note: Not included in this listing are the numerous phone calls, e-mails, and letters in which CSB staff and Board members have communicated with individual neighbors to address concerns and respond to questions.

June 24, 2004 – Letter to Neighbors – CSB mailed notice of the Safe Haven plans to all property owners on North Patrick and North Alfred Streets between King and Cameron Streets and on Cameron and King Streets between North Patrick and North Alfred Streets. (Mailing list of 63⁵ addresses.) In addition, letters were sent to the Presidents of the *Upper King Street Civic Association* and the *Inner City Civic Association*, as well as to *Kizmet*, an Old Town business association. The letter invited neighbors to attend a community meeting on July 7 and included a 10-page list of “Frequently Asked Questions.” The letter clearly stated that no SUP was required and no neighbor notification was required. The letter (and all subsequent letters) also clearly stated the use: permanent supportive housing for 12 men and women who are homeless, and who have mental health, substance abuse and/or medical disabilities.

July 7, 2004 First Neighborhood Community Meeting – Mayor in attendance and 16 neighbors. CSB staff and Board members discussed the project in detail, heard neighbors’ feedback, and responded to questions.

July 19, 2004 – Letter to Neighbors - Follow-up letters were mailed to all neighbors with highlights of the meeting, offering to talk or meet with those who were unable to attend the meeting. The letter answered questions that were raised in the July 7 meeting and noted that those in attendance thought that a Neighborhood Advisory Council was a good idea.

October 19, 2004 – Invitation to Neighborhood Advisory Council – Neighbors were mailed invitations to the initial Neighborhood Advisory Council meeting on November 17, 2004.

November 17, 2004 – Second Neighborhood Meeting – 8 neighbors in attendance. CSB staff and Board members responded to additional questions about the project and the vacated property and addressed the future role of the Advisory group.

November 30, 2004 – Letter to Neighbors - Follow-up letters were mailed to all neighborhood property owners and occupants containing details of the November 17 meeting and offering to answer any questions for those unable to attend the meeting.

February 28, 2005 - Letter to Neighbors advising them of HUD funding and advising them that they will receive a subsequent letter inviting them to another Neighborhood Advisory Council meeting after selection of the architect.

⁵At the Neighborhood Advisory Council meeting, neighbors suggested that in cases in which the owner of the building lived at a location other than the owner address, a mailing should also be sent to the building’s occupant. This practice was adopted, resulting in a total of 88 mailings.

May 11, 2005 – Letter to Neighbors announcing a Neighborhood Advisory Group meeting on May 26 to meet with the architect and review building design.

May 26, 2005 Meeting – Third Neighborhood Meeting. One (1) neighbor in attendance. CSB staff and Board members shared the latest information about the Safe Haven and the building architect, John Savage, presented the preliminary building design. The neighbor was generally supportive of the project and requested only that the architect consider changing the arrangement for the trash cans in the back of the building. The architect made this change.

June 3, 2005 – Letter to Neighbors – Follow-up letters (88) were mailed to all neighbors with highlights of the meeting, offering to talk or meet with those who were unable to attend the meeting.

September 14, 2005 – Letter to Neighbors – Neighbors notified of BAR public hearing by John Savage, Architect, who sent the required notification to neighbors. CSB sends 88 letters.

September 27, 2005 – Letter to Neighbors – Neighbors notified (88 letters) of Oct. 3 meeting with architect to discuss concerns raised at BAR hearing on September 21, 2005 and BAR meeting to re-hear the item on October 5, 2005.

October 3, 2005 – Fourth Neighborhood Meeting – Meeting held with neighbors (6 in attendance) to discuss concerns raised at BAR hearing, as well as address other concerns. (Project Architect, Planning & Zoning staff, 6 CSB staff and 2 Board members present.)

October 25, 2005 – Letter to Neighbors – Neighbors notified (88 letters) that BAR denied the Safe Haven application and that CSB would be submitting a new application. In this letter, neighbors were informed that they could access several documents related to the Safe Haven program on the CSB website and given the link to the site.

November 3, 2005 – Letter to Neighbors – Neighbors notified (88 letters) of BAR filing deadline of November 7, 2005 and BAR hearing on December 7, 2005, and fifth neighborhood meeting on November 16, 2005 to meet with the architect to review the new plans for the BAR hearing on December 7, 2005.

November 16, 2005 – Fifth Neighborhood Meeting – Meeting held with neighbors (9 in attendance) to review new design addressing neighbor concerns about privacy, lighting, exterior door on walkway, as well as to discuss neighbor concerns around privacy and other issues. (Also present: Project Architect, 1 General Services staff, 6 CSB staff and Board Chair; 2 Windsor neighbors-speakers; two supporters; 1 Seminary Walk neighbor)

November 18, 2005 – E-Mail - Sent to those neighbors who attended the November 16 meeting who provided CSB staff with their e-mails (7) to follow-up on question from the meeting concerning public availability of plans. (Phone message to some neighbors)

November 21, 2005 – Required BAR Letter to Neighbors – Project Architect, John Savage, sends required notification to adjoining property owners.

November 21, 2005 – Upper King Street Civic Association Meeting - Safe Haven program presented at civic association meeting.

December 6, 2005- Letter to Neighbors Summarizing Community Meetings in November
Letter sent to neighbors summarizing the November 16 Community Meeting and the November 21 Upper King St. Civic Association Meeting.

December 7, 2005- B.A.R. Hearing
Plans presented to B.A.R and unanimously approved with modification (removal of the “connector.”)

December 9, 2005- Letter to neighbors in Follow-up to 12/7 B.A.R. Meeting
Letter sent to all neighbors informing them of BAR approval and next steps on project.

Dear Ms. Crais,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse*, which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your paper, "City Hall Inertia," and we wanted to respond to the questions that you raise about the Safe Haven and State funding for mental health care.

With respect to your question about what the City is doing to get some of the State funding proposed by Governor Warner for mental health care, our Board (a citizen and consumer group of 16 volunteers) has worked hard every year to obtain additional funding to serve our neediest citizens with mental health disabilities. In addition to speaking with our legislators, working with advocacy groups, and speaking at public hearings, our Chair joined with other Board Chairs in the Northern Virginia region this year to urge Governor Warner to address the growing mental health crisis in the region. (I've attached a copy of the letter from the five Chairs for your information.)

I'm sure you are aware that Governor Warner's recommended budget for mental health funding¹ must be approved by the Virginia General Assembly. If approved, there will be an unprecedented infusion of critically needed financial resources into the public mental health, mental retardation, and substance abuse services system. Allocation of these funds will be based on regional planning and negotiation with State Department of Mental Health, Mental Retardation and Substance Abuse Services. The most senior management of Alexandria CSB are intensively involved in these regional and state planning efforts, but no allocations (even tentative) have been made to date and will not be made until May or June.

We couldn't agree more with you concerning the closing of the INOVA psychiatric unit. Again, our Board, along with Council members Rob Krupicka and Paul Smedberg, who were assigned by the Mayor to address this problem, worked diligently in negotiating with the hospital's management to keep this unit open. We continue to monitor this situation, meeting with hospital officials bi-monthly and presenting statistics and seeking solutions for any problems faced in placing patients at alternative sites.

Given the experience you describe in your letter, I'm sure you are aware of the public misunderstanding and stigma associated with persons suffering from mental illness. It is for this reason that Fair Housing laws came into being. By virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law,

¹ This "System Transformation Initiative" reflects proposals in the State Department of Mental Health, Mental Retardation, and Substance Abuse Services (DMHMRSAS) Comprehensive State Plan for 2006 -- 2012, the DMHMRSAS Integrated Strategic Plan, and the Olmstead Plan. The initiative contains funds for a significant expansion of community services capacity while replacing four state facilities. Significant increases include Medicaid Mental Retardation (MR) Waiver rates increases, additional Medicaid MR Waiver slots, funds for early intervention services for children, Substance Abuse crisis stabilization services, and Mental Health community-based recovery. Recovery services include discharge (from state facilities) assistance planning, in-home residential support, jail-based hospital diversion projects, psychiatric evaluation and crisis counseling, and expanded case management services.

which prohibits public officials or their designees from taking any “actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons.”² Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City.

The CSB’s Housing Policy requires that the Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

It is important to note that the CSB has complied with all applicable zoning and code requirements for the Safe Haven program at the 115 N. Patrick Street location. The residential use proposed for the building is in compliance with zoning and building codes. It is a “by-right” use, no Special Use Permit (SUP) was required and no public hearing or community notification was required. However, within two days of the City Council’s approval of the CSB’s grant application to HUD for Safe Haven funding, 63 properties surrounding the building were notified. We have had several meetings and letter and e-mail exchanges with the neighbors of the property. (See attached “Safe Haven Summary” for a listing of community contacts.)

The CSB has gone through all of the processes that would be required of any other housing provider or property owner and has actually gone well beyond all legal requirements for neighbor notification, especially in light of Fair Housing Law. Fair Housing law is clear on the community notification issue. (See “Legal Protections for Safe Haven Consumers,” attached.) Without the legal protections and policies described in this attachment, disabled individuals would continually be relegated to the least desirable areas of the City.

While you note that decisions were made without any input from the citizens of Alexandria, as noted earlier, we do have a citizen/consumer Board, and that Board is responsible for ensuring that our consumers are afforded the protections to which they are entitled, while at the same time, giving neighbors an opportunity to articulate and share

² U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement: The Fair Housing Act Source: http://www.usdoj.gov/crt/housing/housing_coverage.htm

their concerns about the program without infringing on consumer rights. We believe we have achieved this delicate balance.

You suggest that perhaps the City could have a mental facility in Lorton. In the CSB's view, the creation of such a facility would be in direct violation of the Supreme Court's "Olmstead" decision. The "Olmstead" decision clarified that the *Americans with Disabilities Act* (ADA) requires states to place individuals in community settings rather than institutions.

The potential residents of the Safe Haven are known to our outreach workers. Many are long-term Alexandrians, have families who have been in this city for generations and attended our schools. Some are veterans. As you point out, many of the street homeless population are in this neighborhood already. It is our belief, and extensive research bears this out, that once housed, these individuals will begin to trust treatment workers and accept treatment, becoming productive, contributing members of our community.

The Safe Haven model that has proven to be successful with these vulnerable individuals has been a homelike, non-institutional environment with a strong emphasis on nurturing and support. The literature on successful Safe Haven models notes that there needs to be "a communicated sense that Safe Haven is a home rather than a shelter or institution." Also, the U.S. Department of Housing and Urban Development (HUD) notes that an important feature of a Safe Haven is for the residents to learn community living skills – how to interact in a community setting – going to the bank, the post office, the library, for example. Finally, the 115 N. Patrick Street site is well-suited for a Safe Haven because of its proximity to other community resources such as employment, social services and CSB services. In summary, while we understand your recommendation that these individuals would be better in a calm location, far from the City, we believe that most of the individuals with whom we are familiar prefer to stay in Alexandria, close to familiar people and surroundings. And, as noted above, we do not believe we would be compliant with existing disability law to move persons with mental illness out of the City.

You may not be aware that our Department operated a Clubhouse program, a psychosocial day program for approximately 65 persons with severe mental illness and substance use disorders, at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

The CSB has been operating residential programs in Alexandria for more than 20 years, and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We believe the Safe Haven offers the same potential for success.

The attached "Safe Haven Information Summary" provides some additional information on the Safe Haven, as do the FAQs (Frequently Asked Questions) posted at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html.

I would be happy to speak with you directly about the program and answer any additional questions you might have. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

I look forward to hearing from you.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

CITY HALL INERTIA?

A few months ago I asked City Hall what happened to the nine million dollars plus real estate won in a lawsuit by then Attorney General Kilgore who promised to forward it all to the City of Alexandria. I also suggested Jefferson Hospital could be opened for New Orleans refugees or used for mental health patients to replace the psychiatric unit so callously closed by INOVA, a decision Alexandrians as well as the Northern Virginia Association of Psychiatrists made clear was not only ill conceived but detrimental to all Alexandrians in general and the sheriff's department in particular (multiple trips by sheriffs accompanying mental patients to facilities as far away as Richmond.).

Now, Governor Warner has 460 million for mental health care.

What is City Hall doing to get some of that money coming our way to take care of its most vulnerable citizens? Nothing, or so it seems to me.

What City Hall does do however is follow in Vice President Cheney and INOVA's footsteps (closed meetings, etc.) by making decisions without any input from the citizens of Alexandria and by attempting to put a permanent homeless housing facility for people with severe mental disabilities at 115 North Patrick St., a neighborhood which already has a homeless shelter. A decision made most importantly without apparently asking any specialist's input.

And I certainly am not one (specialist...) Common sense however tells me that putting such a facility in a neighborhood choking with traffic and its related share of pollution and noise is the worst environment for people with schizophrenia, delusional disorders, bi-polar disorder and depression. On what do I base such a reasoning? On spending time five days a week in a facility with plenty of people suffering from mental illnesses situated in a very calm neighborhood (near Mount Vernon Hospital) as well as knowing what has been done in Geel, Belgium.

The legend and lessons of **Geel, Belgium**: a 1500-year-old legend, a ...

Geel, Belgium, is the home of a legendary system of foster family care for the mentally ill. The cur...

[http://www.ncbi.nlm.nih.gov/entrez/query.fcgi ... st_uids=14635986&dopt=Abstr](http://www.ncbi.nlm.nih.gov/entrez/query.fcgi?cmd=Retrieve&db=PubMed&list_uids=14635986&dopt=Abstract)

With so much mental health money available it seems to me that the City of Alexandria could, in cooperation with Fairfax County, have a mental facility in Lorton duplicating more or less the Belgian model where those patients could work in the fields or in the park far from a too stimulating urban environment.

Please note:

1. Tuesday morning at 10:30 a.m., a thirty something young man was sitting on the bench on Cosi's sidewalk with a nice pair of athletic shoes neatly put in front of him. I found out he had been walking all night, could not have a job because of schizophrenia and bipolar disease, and did not have any money to pay for medication. He seemed very lucid but, as I have observed too often, five minutes later he was having disjointed jerky movements, was laughing hysterically, started talking nonsense; and his eyes were rolling backwards.

2. A young short woman with mental problems has been walking Old Town Streets day and night for quite a while and harasses tourists coming out of La Madeleine or Starbucks as well as residents, of course.

3. A man in his fifties who talks to himself lately has been getting worse and is yelling (also on King or Washington street.)

4. The Torpedo Factory grapevine tells me that there have been disorderly incidents caused by mentally challenged people.

Is that really the picture of Alexandria this City wants to imprint on tourists?

Greta Swinnen Crais
413 Queen St.
Alexandria, VA 22314

LEGAL PROTECTIONS FOR SAFE HAVEN CONSUMERS

The consumers of the Safe Haven to be placed at 115 N. Patrick Street in Old Town, Alexandria are protected under various federal laws by virtue of their mental health disabilities.

General Information

While the Fair Housing Act does not pre-empt local authority over zoning laws, it applies to local government entities and prohibits zoning or land use decisions or policies that exclude or otherwise discriminate against individuals with disabilities and other protected classes. The Act also requires that local government make reasonable accommodations in policies and practices when accommodations are necessary to provide equal housing opportunities.

The 1990 federal Americans with Disabilities Act (ADA) prohibits discrimination against individuals with disabilities. The subsequent Supreme Court "Olmstead" decision clarified that the ADA requires states to place individuals in community settings rather than institutions.

Safety Issues¹

Many of the complaints from the neighbors of the Safe Haven center around their fear and belief that the placement of the Safe Haven in their neighborhood will create an unsafe situation due to the mental health disabilities of the consumers. (Please see attached "CSB Responses to Neighbor Concerns," pages 1 – 5, for our response to these concerns.)

Federal and state laws do not pre-empt local authority or responsibility to deal with public safety issues when they occur. Local rules that are enacted and enforced to provide for the community's safety are not prohibited under federal or state law as long as they are applied to all community members and groups equally.

The "direct threat" provision of the Fair Housing Act gives local officials sufficient authority to address real dangers to their communities, but the dangers must be real. The direct threat provision cannot be used to preemptively stop the siting of a home that is merely believed or assumed to pose a threat. Rather, local authorities can only use this provision to defend their refusal to permit a certain

¹ Information in this section is excerpted from: "Local Officials Guide – Fair Housing – The Siting of Group Homes for the Disabled and Children," by Cameron Whitman and Susan Parnas, National League of Cities, Washington D.C., 1999, and from "Residential Care Facilities in the Neighborhood: Federal, State and Local Requirements," by Lisa K. Foster, California Research Bureau, 2002. (See footnote 2 for a definition of "group home" under the Fair Housing Act.)

person to live in a facility and only if there is a substantial likelihood that the person will inflict serious bodily or property harm within the foreseeable future.

Courts have ruled that the nebulous nature of the "threat of violence" is not sufficient. In other words, courts will require individualized, rather than general, evidence of a direct threat.

The public safety issue, then, boils down to a basic principle: Local officials are not permitted to blindly exclude people with disabilities from a neighborhood simply because they think a problem may arise.

Notification Issues

Another concern expressed by the neighbors of 115 N. Patrick Street is that they believe they were not properly notified of the placement of the Safe Haven at this location.

Fair Housing law is clear on this issue. "Group homes² that are entitled to locate "by right" under local ordinances or state statutes are not required to provide advance notification or be subjected to public hearing requirements. Notification requirements that are applied only to group homes violate the Fair Housing Act."³

In the "Local Officials Guide to the Fair Housing Act" (cited in Footnote 1), the Coalition to Preserve the Fair Housing Act, a group of more than 50 civil rights, disability, fair housing and human services advocacy organizations, states:

"In virtually every jurisdiction, public hearings have been used to inform residents of proposed changes in their neighborhoods and to give them an opportunity to articulate and share their concerns with local authorities. Both of these goals -- education and community participation -- are appropriate and important, but when it comes to siting a **particular** group home, mandatory notification and public hearing requirements may violate the Fair Housing Act and undermine public officials' attempts to make appropriate, fact-based assessments concerning group homes."

² **Meaning of "group home under the Fair Housing Act":** The term "group home" does not have a specific legal meaning. In this statement, the term "group home" refers to housing occupied by groups of unrelated individuals with disabilities. The Act does not generally affect the ability of local governments to regulate housing of this kind, as long as they do not discriminate against the residents on the basis of race, color, national origin, religion, sex, handicap (disability) or familial status (families with minor children).

³ Ibid, first reference.

The Coalition position goes further by stating that even in cases in which a public hearing IS required (it wasn't in the case of Safe Haven), the Fair Housing Act's "reasonable accommodation provision" allows - **and may even require** - a locality to waive its notification and public hearing requirements when requested to do so, and when alternative means of notification, education and community participation can achieve the same desired goals.

Fair Housing law is clear that local officials must not act on the neighbors' complaints about safety or notification issues, use of the building, or the consumers of the program.

NORTHERN VIRGINIA ASSOCIATION OF COMMUNITY SERVICES BOARDS

720 North Saint Asaph Street, Fourth Floor
Alexandria, Virginia 22314-1960

Michael Gilmore, Ph.D., Chair

Phone 703-838-4455

Fax 703-838-5070

E-mail: mike.gilmore@alexandriava.gov

October 21, 2005

Governor Mark R. Warner
Governor's Office
The State Capitol, Third Floor
P.O. Box 1475
Richmond, Virginia 23219

Dear Governor Warner:

We, the Chairs of the five Community Services Boards (CSBs) in Northern Virginia, are writing to you on behalf of the thousands of our fellow citizens who cannot receive – from either the CSBs or our private sector partners – the care and treatment they require. While we have broad responsibility for serving persons with various disabilities and disorders, we wish to draw your attention at this time to the critical need for both budgetary and policy action regarding a range of issues related to mental health services.

As you are aware from your meetings with Commissioner Reinhard, there is a growing mental health crisis in the Commonwealth because of our increasing population, the growing number of persons without health insurance, fewer private hospitals able to deficit finance inpatient psychiatric treatment, and a chronic under funding of community based mental health services. Our review of this issue over the last year has led us to believe that this crisis is particularly acute in Northern Virginia and now requires your immediate attention.

In brief, the crisis in Northern Virginia has been exacerbated by the closing in rapid succession over the last year of the psychiatric units at Inova Alexandria Hospital (19 beds), Potomac Hospital (12 beds), and Northern Virginia Community Hospital (20 beds). Although the psychiatric unit at Inova Mount Vernon Hospital was expanded by seven beds, there was a net loss of 44 beds or about 15 percent of the previously existing licensed capacity in the private sector. With the potential closure of another 100 beds at Dominion Hospital and the related opening of 40 beds to serve only adolescents, it is absolutely essential that we maintain all of the remaining private sector beds for adults and develop plans to expand capacity on very short notice using State resources if the worst case scenario happens.

At the same time, the Northern Virginia Mental Health Institute (NVMHI), with 129 beds, routinely operates at 98 percent of capacity. However, at any point in time,

between 15 and 20 percent of the beds are used by persons who are ready for discharge to some type of community-based treatment. Since the entire system of community-based care is also filled, these patients can only be accommodated by expanding community services.

All of this is occurring within the context of continuing population growth. Between now and 2020, it is estimated that the total population of Northern Virginia will grow by 546,000 people or 26.7 percent. Yet, at this same time, no hospital – public or private – is planning to expand its psychiatric bed capacity in a manner that increases the total availability of beds in our community.

While the solution to this problem will require a coordinated effort over a period of years among public and private providers and the persons who use these services, there are a few immediate actions that can be taken by your administration to alleviate this looming crisis.

An additional \$615,000 is needed in the current year (FY 2006) for Local Inpatient Purchase of Service (LIPOS) in Northern Virginia. This amount is needed in order to maintain the **current** expenditure level for private inpatient psychiatric care for persons with serious mental illness. (Please note that other areas of the Commonwealth also require additional LIPOS funding.) Without this additional funding, we project that payments to private hospitals in Northern Virginia will cease no later than March 2006.

For the next State Biennium Budget (FY 2006-2008), we are requesting funding for the following projects that are totally consistent with the Commissioner's Transformation Initiatives:

- **Community-based Care: \$965,000** in ongoing funding to allow the discharge of approximately 25 persons from NVMHI. These funds would be used to provide Crisis Stabilization, Intensive Residential Treatment and a variety of residential support services for persons with serious mental illness and those with a co-occurring substance use disorder. The funding of these services will have the effect of adding about 25 beds to the region's psychiatric bed capacity.
- **TDO Per Diem Rate:** Sufficient funding to increase the per diem rate paid to private hospitals for serving persons with a high level of acuity under a Temporary Detention Order (TDO). At the present time, the rate is \$643, which is considerably below the average negotiated LIPOS rate of \$720 in Northern Virginia. Since persons in TDO status frequently require a higher staffing ratio, a supplemental per diem payment should be paid for persons presenting a high level of acuity. It has been estimated that the additional staffing requirements may equate to about \$150 per day.

Letter to Governor Warner
October 21, 2005
Page 3

- **Local Inpatient Purchase of Service (LIPOS):** Fully fund LIPOS on a statewide basis – allowing for a contract rate adjustment in both years of the biennium – as requested by Commissioner Reinhard.

While we appreciate the competing demands you face in preparing both caboose budget amendments and the budget for the next Biennium, we urge you to consider increasing funding to provide the services so desperately needed by our fellow Virginians.

Thank you for considering this request.

Respectfully,

Mary Riley
Chair, Alexandria CSB

Patrick Hope
Chair, Arlington CSB

Josiah Beeman
Chair, Fairfax-Falls Church CSB

Ed Peters
Chair, Loudoun CSB

Arthur Johnson
Chair, Prince William CSB

Copy to:
Jane H. Woods, Secretary of Health and Human Resources
James S. Reinhard, M.D., Commissioner, Department of Mental Health, Mental Retardation, and Substance Abuse Services
Patrick W. Finnerty, Director, Department of Medical Assistance Services
Senator John H. Chichester
Senator Charles J. Colgan
Senator Ken Cuccinelli, II

Letter to Governor Warner

October 21, 2005

Page 4

Senator Jeannemarie Devolites Davis
Senator Janet D. Howell
Senator Bill Mims
Senator Jay O'Brien
Senator H. Russell Potts, Jr.
Senator Toddy Puller
Senator Richard L. Saslaw
Senator Patricia S. Ticer
Senator Mary Margaret Whipple
Delegate David B. Albo
Delegate Kristen J. Amundson
Delegate Richard H. Black
Delegate Robert H. Brink
Delegate Vincent F. Callahan, Jr.
Delegate James H. Dillard, II
Delegate Adam P. Ebbin
Delegate Albert C. Eisenberg
Delegate Jeffrey M. Frederick
Delegate Timothy D. Hugo
Delegate Robert D. Hull
Delegate L. Scott Lingamfelter
Delegate Robert G. Marshall
Delegate Joe T. May
Delegate Michele B. McQuigg
Delegate Brian J. Moran
Delegate Harry J. Parrish
Delegate J. Chapman Petersen
Delegate Kenneth R. Plum
Delegate Gary A. Reese
Delegate Thomas Davis Rust
Delegate James M. Scott
Delegate Stephen C. Shannon
Delegate Mark D. Sickles
Delegate Marian Van Landingham
Delegate Vivian E. Watts

11
1-21-06

Nancy Coats/Alex
01/12/2006 05:34 PM

To Jackie Henderson/Alex@Alex
cc Gloria Sitton/Alex@Alex
bcc
Subject Fw: Safe Haven - Welch response

----- Forwarded by Nancy Coats/Alex on 01/12/2006 05:35 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/12/2006 05:11 PM

"Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>, "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
To
cc
Subject Safe Haven - Welch response

Mr. Mayor & Council Members,

The CSB's response to Ms. Lori Welch, who wrote to you concerning Safe Haven, is below. Ms. Welch's letter follows our response.

Mary

Dear Ms. Welch,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse*, which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise about safety issues and the proposed residents of the Safe Haven program.

You may not be aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

The attached "Safe Haven Information Summary" should respond to several of your concerns, as should the FAQs (Frequently Asked Questions) posted at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html. While I understand your concerns about safety, we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. We are aware of no actions by any of our clients, over all those years, which threatened the safety of any member of the neighborhood.

Since the Safe Haven will be providing permanent supportive housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program. No one will be allowed to be admitted into the Safe Haven if determined to be a risk to the other residents, staff, members of the community, or him/herself.

There will be at least two staff members on duty, providing supervision 24-hours a day, 7 days per week, including awake overnight staff. Our staff will have completed the extensive training required by the Virginia Department of Mental Health, Mental Retardation and Substance Abuse for licensed facilities and mandatory training for all CSB staff. Supervision of the provision of mental health and substance abuse services will be provided by an experienced clinician licensed by the Commonwealth of Virginia. In the CSB's view, the extensive supervision on-site at the facility will bring increased safety to the neighborhood.

You noted that the location "is too close to children whose safety could be put into jeopardy." The CSB has been operating residential programs in Alexandria for more than 20 years, and currently operates 63 residential sites (173 beds) across the City and all are in residential areas in which children live, many in areas with significantly more families and children than the Old Town area. Many of the residents of the CSB's residential facilities were formerly homeless and have disabilities similar to those of Safe Haven residents.

The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We believe the Safe Haven offers the same potential for success.

The potential Safe Haven residents are currently living on the street with no supervision. The Safe Haven program incorporates the expectation that participants will achieve and maintain greater stability and avail themselves of mainstream resources. Research has shown that Safe Havens and other "housing first" programs are highly successful in moving people off the street and into treatment.

It also should be noted that most of the street homeless population are in this neighborhood already, accessing meal programs and a nearby day shelter. It is our belief, and extensive

research bears this out, that once housed, these individuals will begin to trust treatment workers and accept treatment, becoming productive, contributing members of our community.

The potential residents of the Safe Haven are known to our outreach workers. Many are long-term Alexandrians, have families who have been in this city for generations and attended our schools. Some are veterans. Every year, the *Homeless Services Coordinating Committee*, a coalition of 40 public and private homeless service agencies in the City, conducts a comprehensive point-in-time survey of the homeless population in Alexandria. The chronic street population has remained fairly stable throughout the many years that this survey has been conducted.

Another important consideration in the selection of the Patrick Street site is that the CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

It is also important to note that by virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any "actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons." Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City. In fact, the CSB's Housing Policy states that should affordable housing not be available in that area of the City with the lowest density of special needs housing, the Board may petition City Council for additional funding so that housing can be placed in that area. Without such legal protections and policies, disabled individuals would continually be relegated to the least desirable areas of the City.

In summary, we do not believe that the Safe Haven will compromise the neighborhood's safety or affect businesses in a negative way. We base that on the fact that we operated a program for over 20 years at that very site, as noted above, and served 60-65 people per day who had serious mental illness and substance use disorders. These consumers came and went from the building with no restrictions whatsoever and they regularly frequented the local businesses. In all that time, we know of no episode in which any member of the public was endangered by our clients.

I would be happy to speak with you directly about the program and answer any additional questions you might have. Please contact me anytime at 703-838-5011 or via e-mail at

carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement: The Fair Housing Act Source:
http://www.usdoj.gov/crt/housing/housing_coverage.htm

From: JCLServicesLtd@aol.com [mailto:JCLServicesLtd@aol.com]
Sent: Wednesday, January 11, 2006 4:11 PM
To: Alexvamayor@aol.com; DELPepper@aol.com; jim.hartmann@alexandriava.gov;
Councilmangaines@aol.com; rob@krupicka.com; macdonaldcouncil@msn.com; PaulCSmedberg@aol.com;
council@joycewoodson.net
Subject: Safe Haven

As a resident and business owner in Old Town Alexandria, I am very concerned about the proposed Safe Haven project. I would like to receive information about the proposed residents and safety plan. This location is, in my opinion, too close to children whose safety could be put into jeopardy.

Also--I am concerned about the retail businesses on King Street. It has taken a fair amount of time to revitalize the west end retail section of King Street, and I am concerned that this project may in some way have a negative economic impact.

Thank you for your thoughtful consideration of this matter.

Lori Welch



Safe Haven Information Summary011006.doc

Safe Haven Information Summary

The CSB's Safe Haven Program at 115 N. Patrick Street:

- Will provide PERMANENT SUPPORTIVE HOUSING to 12 homeless men and women in a facility previously used for more than 20 years for a CSB Clubhouse program for 65 persons with severe mental illness, substance use disorders and similar histories as the Safe Haven consumers
- Will offer EXTENSIVE SUPERVISION with 24 hour, 7 days per week, awake overnight staff
- HAS COMPLIED WITH ALL APPLICABLE ZONING AND CODE REQUIREMENTS. The residential use proposed for the building is in compliance with zoning and building codes. No Special Use Permit (SUP) is required. The CSB has gone through all of the processes that would be required of any other housing provider or property owner.
- Has gone well beyond all legal requirements for neighbor notification, especially in light of Fair Housing Law, which protects the residents of the program by virtue of their disabilities (see Items 7 & 8, "Fair Housing" and "Neighbor Notification")
- Will not negatively affect property values for surrounding homes (see Item 3, "Impact on Property Values")
- Will utilize primarily federal and state funding for on-going operations (see Item 4, "Financial Impact of Program")
- Is a PROVEN, NATIONALLY-RECOGNIZED MODEL for providing housing and services to the chronic street homeless population

In addition . . .

- No one will be allowed in the Safe Haven who is determined to be a risk to the community or him/herself.
- A thorough risk assessment will be made by experienced clinicians prior to admitting anyone into the program
- The cost of housing this population is approximately the same as not housing them in terms of use of public resources since homeless people placed in supportive housing experience marked reduction in shelter use, hospitalizations, length of stay per hospitalization, etc. (See Item 4, "Financial Impact of Program")
- The CSB's Housing Policy requires that the next Board-owned and operated facility be placed in the section of the City that has the lowest proportion of special needs housing (see Item 5, "Reason for Selection of Patrick Street Site")
- Many of those individuals who are homeless are long-term Alexandria residents, have attended City schools, and have families who have lived here for generations. Some are aging veterans.
- Fair Housing law prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City (see Item 7, "Fair Housing")
- The CSB has been operating residential programs in Alexandria for more than 20 years, and 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 560 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 CSB believes the Safe Haven offers the same potential for success.

Safe Haven Information

The following information is intended to provide a summary of information about the Safe Haven. For additional details, please see the Community Services Board's website at http://www.alexandriava.gov/mhmrsa/safe_haven.html.

This program will provide permanent supportive housing (not emergency shelter) to 12 men and women who are currently homeless and are unable to use the existing shelter system due to their mental illness and sometimes co-occurring substance use disorders.

At present, existing housing and services for homeless persons in Alexandria are provided through four emergency shelters, none of which have staff with mental health backgrounds able to serve this population.¹ The Safe Haven will provide intensive, 24-hour, awake overnight coverage with professional mental health staffing.

Safe Haven is a proven, nationally-recognized model for providing housing and services to the chronic street homeless population.²

1. History/Background – Safe Haven

1997 – Safe Haven identified as high-level priority of Alexandria's *Homeless Services Coordinating Committee* (HSCC), a coalition (established in 1989) of approximately 40 private and public agencies providing services to the homeless in Alexandria.

1999 – The HSCC developed strategic objectives to address the pressing needs of the chronically homeless population. One of the objectives was the creation of a Safe Haven.

2000 – Safe Haven incorporated as a priority objective into the City's *Consolidated Plan for Housing and Community Development, 2000 – 2005*. This same year, the *National Alliance to End Homelessness (NAEH)* established a ten-year plan to end chronic homelessness throughout the country.

2002 – The U.S. Department of Housing and Urban Development (HUD) requires all jurisdictions receiving HUD funding to develop a concrete plan to end chronic homelessness. (Alexandria receives approximately \$730,000 in HUD funding annually for homeless programs.) With every application to HUD for funding each year, the City is required to report on its progress in serving the chronic homeless population.

¹ For a comprehensive description of housing and supportive services available to the homeless in the City of Alexandria (i.e., its Continuum of Care) and the history and role of the *Homeless Services Coordinating Committee*, see Appendix 1 of the City's *Ten-Year Plan to End Chronic Homelessness* at the Community Services Board's website: http://alexandriava.gov/mhmrsa/safe_haven.html

² HUD defines chronic homelessness as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years." A "disabling condition" is defined as "a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability including the co-occurrence of two or more of these conditions."

2003 – The U.S. Conference of Mayors unanimously endorsed the 10-year planning process and urged cities across the nation to create and implement strategic plans to end chronic homelessness in 10 years.

2004 – The Commonwealth of Virginia created a *Policy Academy on Chronic Homelessness* and developed an action plan, approved by Virginia’s Governor Mark Warner, entitled, “Virginia: A Common Wealth to End Homelessness.” (Representatives of Alexandria’s HSCC, including an individual who was chronically homeless and had lived on the streets, served on the *Policy Academy*.) Alexandria’s City Council incorporated the Safe Haven into its *2004 – 2015 Strategic Plan* this same year. In June, 2004, Council approved the CSB submittal of a grant to HUD requesting funds for the Safe Haven program. (Neighbors notified two days later.)

2005 – Alexandria’s City Council adopts *Ten-Year Plan to End Chronic Homelessness in Alexandria*, with Safe Haven being one of the key features of the plan. (Alexandria’s plan received recognition from the *U.S. Interagency Council on Homelessness*, a collaborative group of more than 10 federal departments.) In March, 2005, Council authorized acceptance of the HUD grant for Safe Haven.

2. Safety Issues & Impact of Facility on the Neighborhood

The individuals who will live at the Safe Haven are currently living on Alexandria’s streets with no supervision. At the Safe Haven, staff will be present every day, with awake overnight coverage. In the CSB’s view, this will bring increased safety to the neighborhood. The 12 Safe Haven consumers will have similar diagnoses, backgrounds, and criminal histories as the 65 individuals who attended the CSB’s Clubhouse program that previously occupied this same property for more than 20 years. It is the CSB’s opinion that this program will have less of an impact on the neighborhood than the Clubhouse program.

The CSB has assured the 115 N. Patrick Street neighbors that no one will be allowed in the Safe Haven who is determined to be a risk to him/herself or others. CSB outreach staff have worked with this population for many years, and a thorough risk assessment will be made by experienced clinicians prior to admitting anyone into the program. The 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.

The CSB’s experience has been that neighbors of a proposed special needs residence react in a negative way every time a property for persons with mental illness is placed, and we have found that once the project is in operation, neighbors’ fears and concerns abate. At one of our community meetings this past month, neighbors of the CSB’s Men’s Recovery Home on E. Windsor told the 115 N. Patrick Street neighbors that the Men’s Recovery Home residents have posed no problems. The residents of Men’s Recovery, like the Safe Haven residents, were homeless and have mental health and substance abuse issues. (One of the Men’s Recovery Home neighbors was a woman with small children who lives across the street from Men’s Recovery. She said that before her family bought their home, they knocked on many doors to ask about the impact of the Men’s Recovery Home on the neighborhood, and were assured by everyone they spoke with that the residents caused no problems whatsoever, and this has been her experience since living there.)

Additional information on safety can be found at Attachment 1 and also in the Safe Haven FAQs #11 and #12 at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html

3. Impact on Property Values

Research has shown time and again that property values are not affected by the placement of special needs residences. (A handout on this issue has been made available at various meetings held with the neighbors of 115 N. Patrick Street.) An article summarizing research on property values and special needs housing can be found at:

<http://www.nonprofithousing.org/actioncenter/toolbox/acceptance/affhousingpropvalues.pdf>

4. Homeless Population in Alexandria and Financial Impact of Program

Nationally, it is estimated that 10% of the single adult homeless population experiences chronic homelessness. This 10% has been found to consume 50% of the resources expended on the homeless population. In Alexandria, approximately 20% of the homeless population experience chronic homelessness, with 80 – 90 unsheltered homeless persons identified in each of the past several years, of about 450 total homeless persons in the City.

While the costs of operating the Safe Haven on an annual basis appear relatively high, the cost of housing this population is actually about the same, and in some cases less, than not housing them. See Item 2, Frequently Asked Questions (FAQs) on the CSB's website http://alexandriava.gov/mhmrsa/safe_haven.html (Questions 21 and 22). Note that the City's contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program's revenue coming from Federal and State sources.

Anyone who has a relative in a nursing home can appreciate the annual cost of providing 24-hour housing and services to this population. The CSB's other 24/7 residential facilities have comparable operating costs.

With respect to the cost of the renovation of the 115 N. Patrick Street building, the City had set aside \$795,000 for the renovation of this building some time ago in its Capital Improvement Program funds. The building, which the City has owned for more than 60 years, has been in need of renovation for many years. Because the City had been anticipating the Clubhouse relocation for many years, costly improvement projects were delayed pending the move of the Clubhouse. At this time, substantial renovation is required.

5. CSB Housing Policy, Placement of Housing Throughout City and Reasons for Selection of 115 North Patrick Street Site

The CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. This policy received national recognition from the *Bazelon Center for Mental Health Law* as a model policy for managing the placement of special needs housing.

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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

In addition to the siting reasons just noted, the 115 N. Patrick Street location is one of the few properties examined over the past several years that would permit the CSB to serve as many as 12 individuals in private apartments. The Safe Haven model that has proven to be successful with these vulnerable individuals has been a homelike, non-institutional environment with a strong emphasis on nurturing and support.

The literature on successful Safe Haven models notes that there needs to be “a communicated sense that Safe Haven is a home rather than a shelter or institution.” Also, HUD notes that an important feature of a Safe Haven is for the residents to learn community living skills – how to interact in a community setting – going to the bank, the post office, the library, for example. Finally, the 115 N. Patrick Street site is well-suited for a Safe Haven because of its proximity to other community resources such as employment, social services and CSB services.

The CSB operates 63 residential facilities throughout the City.

6. Compliance with Planning & Zoning Regulations, Codes, and Other Requirements

The Safe Haven, a multi-family “by right” project, has complied with all applicable zoning and code requirements. The residential use proposed for the building is in compliance with zoning and building codes, and because there is more than adequate parking at the facility, there is no further land use approval required for the use of the 115 North Patrick Street site for a Safe Haven. No Special Use Permit (SUP) is required. The CSB has gone through all of the processes that would be required of any other housing provider or property owner.

7. Fair Housing

While the CSB understands the concerns of the neighbors and wants to work with the neighbors to address their concerns, the Board also has an obligation to protect the rights of persons with disabilities. By virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any “actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons.”³ Simply put, if an apartment building for 12 individuals without disabilities would be permitted at this location, federal law protects the rights of 12 individuals with disabilities to live there.

Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City.⁴

³ U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement: The Fair Housing Act Source: http://www.usdoj.gov/crt/housing/housing_coverage.htm

⁴ Ibid.

8. Neighbor Notification

Neighbors were notified of the Safe Haven project after considerable study of the site, including an analysis of whether the site could be adapted to the proposed use. Once it was determined that the site could be adapted for Safe Haven use, at its June 2004 meeting, the Board approved the submittal of a HUD grant by staff seeking funding for the project. City Council approved the HUD grant submission in the same month. Within two days of the Council's approval for the HUD grant submission, the CSB notified 63 properties surrounding the building on all four sides of the Safe Haven program and, after our first meeting with the neighbors in July 2004, added an "occupant" mailing at the neighbors' suggestion to those buildings whose owners are off-site, bringing the total to 88 letters per mailing. (See Attachment 2, "Safe Haven Meetings" for a listing of letter correspondence and meetings with neighbors since June 2004.) In addition to these property owners and tenants, we have, since the beginning of the project, notified the Presidents of the Upper King Street Civic Association, the Inner City Civic Association, and *Kizmet*, an Old Town business association.

Our legal requirement for neighbor notification under Board of Architectural Review (BAR) rules is limited to the small number of properties which abut the 115 N. Patrick Street site. Thus, the Board believes it has gone above and beyond any requirement for notification of neighbors, especially in light of Fair Housing law.

9. CSB Experience in Operating Programs Like Safe Haven

The CSB has been operating residential programs in Alexandria for more than 20 years, and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly. Since January 1998, when data collection was automated, the CSB has served a total of 560 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.

10. Other Issues

Please visit the CSB's website at http://alexandriava.gov/mhmrsa/safe_haven.html for additional information about Safe Haven.

Questions?

Contact Carol Layer, Director, Extended Care Services at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

**Alexandria Community Services Board
Client Risk Management**

The CSB's Board Policy 30 addresses "Client Risk Management." This policy applies to consumers of all Board programs – residential and non-residential. It is broadly applicable to any client who might pose a risk of violence on the basis of past behavior. Board Policy 30 notes:

The vast majority of people with mental disabilities are law abiding persons who pose no threat or risk to others. As a group, persons with mental disabilities are no more likely to commit an act of violence than persons without mental disabilities.

The CSB serves more than 4,000 persons annually with mental health, mental retardation and substance use disorders. Board Policy 30 acknowledges that some people with mental disabilities - as with some people in the general population without mental disabilities – may pose a threat or risk to others or to property. Policy 30 speaks to the Board's acknowledgement that the Board has a responsibility to do all it can to mitigate this risk for all CSB consumers receiving services, other members of the community, and program staff members. At the same time, Policy 30 also notes that "the Board is not in a position to guarantee the safety of any person or persons." Of course, no official would be in a position to "guarantee" someone's safety in any circumstance; the Board's Policy 30 is simply acknowledging this.

In summary, Board Policy 30 acknowledges the Board's responsibility to operate all of its programs "in good faith and according to professional standards" and to affirmatively act in ways to minimize risk. That would include measures such as those described in the *Safe Haven Information Summary*, Item 2, "Safety Issues."

Attachment 2

Alexandria Community Services Board (CSB) Safe Haven Meetings with Neighbors & Notification Letters to Neighbors

Note: Not included in this listing are the numerous phone calls, e-mails, and letters in which CSB staff and Board members have communicated with individual neighbors to address concerns and respond to questions.

June 24, 2004 – Letter to Neighbors – CSB mailed notice of the Safe Haven plans to all property owners on North Patrick and North Alfred Streets between King and Cameron Streets and on Cameron and King Streets between North Patrick and North Alfred Streets. (Mailing list of 63⁵ addresses.) In addition, letters were sent to the Presidents of the *Upper King Street Civic Association* and the *Inner City Civic Association*, as well as to *Kizmet*, an Old Town business association. The letter invited neighbors to attend a community meeting on July 7 and included a 10-page list of “Frequently Asked Questions.” The letter clearly stated that no SUP was required and no neighbor notification was required. The letter (and all subsequent letters) also clearly stated the use: permanent supportive housing for 12 men and women who are homeless, and who have mental health, substance abuse and/or medical disabilities.

July 7, 2004 First Neighborhood Community Meeting – Mayor in attendance and 16 neighbors. CSB staff and Board members discussed the project in detail, heard neighbors’ feedback, and responded to questions.

July 19, 2004 – Letter to Neighbors - Follow-up letters were mailed to all neighbors with highlights of the meeting, offering to talk or meet with those who were unable to attend the meeting. The letter answered questions that were raised in the July 7 meeting and noted that those in attendance thought that a Neighborhood Advisory Council was a good idea.

October 19, 2004 – Invitation to Neighborhood Advisory Council – Neighbors were mailed invitations to the initial Neighborhood Advisory Council meeting on November 17, 2004.

November 17, 2004 – Second Neighborhood Meeting – 8 neighbors in attendance. CSB staff and Board members responded to additional questions about the project and the vacated property and addressed the future role of the Advisory group.

November 30, 2004 – Letter to Neighbors - Follow-up letters were mailed to all neighborhood property owners and occupants containing details of the November 17 meeting and offering to answer any questions for those unable to attend the meeting.

February 28, 2005 - Letter to Neighbors advising them of HUD funding and advising them that they will receive a subsequent letter inviting them to another Neighborhood Advisory Council meeting after selection of the architect.

⁵At the Neighborhood Advisory Council meeting, neighbors suggested that in cases in which the owner of the building lived at a location other than the owner address, a mailing should also be sent to the building’s occupant. This practice was adopted, resulting in a total of 88 mailings.

May 11, 2005 – Letter to Neighbors announcing a Neighborhood Advisory Group meeting on May 26 to meet with the architect and review building design.

May 26, 2005 Meeting – Third Neighborhood Meeting. One (1) neighbor in attendance. CSB staff and Board members shared the latest information about the Safe Haven and the building architect, John Savage, presented the preliminary building design. The neighbor was generally supportive of the project and requested only that the architect consider changing the arrangement for the trash cans in the back of the building. The architect made this change.

June 3, 2005 – Letter to Neighbors – Follow-up letters (88) were mailed to all neighbors with highlights of the meeting, offering to talk or meet with those who were unable to attend the meeting.

September 14, 2005 – Letter to Neighbors – Neighbors notified of BAR public hearing by John Savage, Architect, who sent the required notification to neighbors. CSB sends 88 letters.

September 27, 2005 – Letter to Neighbors – Neighbors notified (88 letters) of Oct. 3 meeting with architect to discuss concerns raised at BAR hearing on September 21, 2005 and BAR meeting to re-hear the item on October 5, 2005.

October 3, 2005 – Fourth Neighborhood Meeting – Meeting held with neighbors (6 in attendance) to discuss concerns raised at BAR hearing, as well as address other concerns. (Project Architect, Planning & Zoning staff, 6 CSB staff and 2 Board members present.)

October 25, 2005 – Letter to Neighbors – Neighbors notified (88 letters) that BAR denied the Safe Haven application and that CSB would be submitting a new application. In this letter, neighbors were informed that they could access several documents related to the Safe Haven program on the CSB website and given the link to the site.

November 3, 2005 – Letter to Neighbors – Neighbors notified (88 letters) of BAR filing deadline of November 7, 2005 and BAR hearing on December 7, 2005, and fifth neighborhood meeting on November 16, 2005 to meet with the architect to review the new plans for the BAR hearing on December 7, 2005.

November 16, 2005 – Fifth Neighborhood Meeting – Meeting held with neighbors (9 in attendance) to review new design addressing neighbor concerns about privacy, lighting, exterior door on walkway, as well as to discuss neighbor concerns around privacy and other issues. (Also present: Project Architect, 1 General Services staff, 6 CSB staff and Board Chair; 2 Windsor neighbors-speakers; two supporters; 1 Seminary Walk neighbor)

November 18, 2005 – E-Mail - Sent to those neighbors who attended the November 16 meeting who provided CSB staff with their e-mails (7) to follow-up on question from the meeting concerning public availability of plans. (Phone message to some neighbors)

November 21, 2005 – Required BAR Letter to Neighbors – Project Architect, John Savage, sends required notification to adjoining property owners.

November 21, 2005 – Upper King Street Civic Association Meeting - Safe Haven program presented at civic association meeting.

December 6, 2005- Letter to Neighbors Summarizing Community Meetings in November
Letter sent to neighbors summarizing the November 16 Community Meeting and the November 21 Upper King St. Civic Association Meeting.

December 7, 2005- B.A.R. Hearing
Plans presented to B.A.R and unanimously approved with modification (removal of the “connector.”)

December 9, 2005- Letter to neighbors in Follow-up to 12/7 B.A.R. Meeting
Letter sent to all neighbors informing them of BAR approval and next steps on project.

11
1-21-06

Nancy Coats/Alex
01/13/2006 06:06 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven Response - Mr. Darlington

----- Forwarded by Nancy Coats/Alex on 01/13/2006 06:07 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/13/2006 05:45 PM

To "Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>
cc "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
Subject Fw: Safe Haven Response - Mr. Darlington

Mr. Mayor and Council Members,

The CSB's response to Mr. Darlington, a recent resident of the City who wrote to you to oppose the Safe Haven, is attached. Mr. Darlington's e-mail follows our response.

Mary

Dear Mr. Darlington,

I am the Director of Extended Care Services for the City's *Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse* , which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise about safety issues and the proposed residents of the Safe Haven program.

Since you are a relatively new resident of Alexandria, you are probably not aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

You also are probably not aware that in 1997, the Safe Haven was identified as a high-priority objective by the City's *Homeless Services Coordinating Committee* , a coalition of 40 private and public agencies working together to serve the City's homeless population. The Safe Haven was incorporated into the City's *2000-2005 Consolidated Plan for Housing and Community Development* , and it was incorporated into the City Council's Strategic Plan under its "Caring Community" Goal.

The attached "Safe Haven Information Summary" should respond to several of your concerns, as should the FAQs (Frequently Asked Questions) posted at the CSB's website:

http://alexandriava.gov/mhmrsa/safe_haven.html. While I understand your concerns about safety, we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. We are aware of no actions by any of our clients, over more than 20 years at the Patrick Street location, which threatened the safety of any member of the neighborhood.

Since the Safe Haven will be providing permanent supportive housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program. No one will be allowed to be admitted into the Safe Haven if determined to be a risk to the other residents, staff, members of the community, or him/herself.

There will be at least two staff members on duty, providing supervision 24-hours a day, 7 days per week, including awake overnight staff. Our staff will have completed the extensive training required by the Virginia Department of Mental Health, Mental Retardation and Substance Abuse for licensed facilities and mandatory training for all CSB staff. Supervision of the provision of mental health and substance abuse services will be provided by an experienced clinician licensed by the Commonwealth of Virginia. In the CSB's view, the extensive supervision on-site at the facility will bring increased safety to the neighborhood.

The CSB has been operating residential programs in Alexandria for more than 20 years, and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We believe the Safe Haven offers the same potential for success.

The potential Safe Haven residents are currently living on the street with no supervision. The Safe Haven program incorporates the expectation that participants will achieve and maintain greater stability and avail themselves of mainstream resources. Research has shown that Safe Havens and other "housing first" programs are highly successful in moving people off the street and into treatment.

As you point out, many of the street homeless population are in this neighborhood already. It is our belief, and extensive research bears this out, that once housed, these individuals will begin to trust treatment workers and accept treatment, becoming productive, contributing members of our community. We do not believe that we are adding to a growing problem, as you suggest; rather, we believe we are providing a proven solution to the chronic street homeless issue that plagues our nation's urban areas.

The potential residents of the Safe Haven are known to our outreach workers. Many are long-term Alexandrians, have families who have been in this city for generations and attended our schools. Some are veterans. Every year, the *Homeless Services Coordinating Committee* conducts a comprehensive point-in-time survey of the homeless population in Alexandria. The chronic street population has remained fairly stable throughout the many years that this survey has been conducted.

Another important consideration in the selection of the Patrick Street site is that the CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

It is also important to note that by virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any "actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons." U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement: The Fair Housing Act Source: http://www.usdoj.gov/crt/housing/housing_coverage.htm Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City. In fact, the CSB's Housing Policy states that should affordable housing not be available in that area of the City with the lowest density of special needs housing, the Board may petition City Council for additional funding so that housing can be placed in that area. Without such legal protections and policies, disabled individuals would continually be relegated to the least desirable areas of the City.

If your mention of "maintaining the gifts of our historic past" was a reference to the historic building in which the Safe Haven will be housed, you might be interested in knowing that one of the members of the *Old and Historic District's Board of Architectural Review (BAR)*, upon approving our application to renovate the building, commended the architect for his design,

noting that it brought significant improvement to this historic building. As BAR member Dr. Oscar Fitzgerald commented, "This will truly be a better looking building."

You noted in your letter the importance of working together to maintain this city as one of the best in the nation. We believe that by serving our neediest citizens, we are contributing to this objective.

I would be happy to speak with you directly about the program and answer any additional questions you might have. Please contact me anytime at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

Sincerely,

Carol Layer
Director, Extended Care Services
CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse

From: Paul Darlington [mailto:pdarlington@seedschooldc.org]

Sent: Thursday, January 12, 2006 10:24 AM

To: alexvamayor@aol.com; delpepper@aol.com; jim.hartmann@alexandriava.gov; councilmangaines@aol.com; rob@krupicka.com; macdonaldcouncil@msn.com; paulcsmedberg@aol.com; council@joycewoodson.net

Subject: Safe Haven

I am writing to express my concerns regarding the plans to establish a "Safe Haven" housing facility at 115 North Patrick Street. As a resident of this neighborhood, 122 S. Fayette Street, I am most concerned with the individuals that this type of facility will bring into a residential neighborhood. I stand adamantly opposed to such a plan.

My wife and I walk the streets every evening and most mornings. After traveling to and spending most of our free time in Old Town over the past 28 years we finally fulfilled our dreams and moved here last year. We truly love Old Town and the lifestyle it has to offer. I work in one of the toughest areas of the District and every evening as I cross the 14th Street Bridge on my way home I take a deep breath and smile as I enter Virginia.

Recently my wife and I both have noticed that there has been a significant increase in "street people" in Old Town and on most evenings we are approached by someone asking for money. Do we really want to add to this growing problem? Do we really want to see an increase in street crime?

Please note my use of the word WE in my previous sentences – yes you are the representatives of the citizens of Alexandria. Yes, we must and should be working together to maintain this city as

one of the best in the nation. And yes, we must join together in maintaining the gifts of our historic past.

Paul Darlington

Paul R. Darlington, M.Ed.
Director of Campus Operations
The SEED School
4300 C Street, SE
Washington, DC 20019
Voice (202) 248 3006
Cell (703) 822 3151



Fax (202) 248 3021 Safe Haven Information Summary011006.doc

11

1-21-06

Nancy Coats/Alex
01/12/2006 11:24 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven

----- Forwarded by Nancy Coats/Alex on 01/12/2006 11:24 AM -----



"Paul Darlington"
<pdarlington@seedschooldc.org
>
01/12/2006 10:24 AM

<alexvamayor@aol.com>, <delpepper@aol.com>, <jim.hartmann@alexandriava.gov>, <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>, <council@joycewoodson.net>
To
cc
Subject Safe Haven

I am writing to express my concerns regarding the plans to establish a "Safe Haven" housing facility at 115 North Patrick Street. As a resident of this neighborhood, 122 S. Fayette Street, I am most concerned with the individuals that this type of facility will bring into a residential neighborhood. I stand adamantly opposed to such a plan.

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Recently my wife and I both have noticed that there has been a significant increase in "street people" in Old Town and on most evenings we are approached by someone asking for money. Do we really want to add to this growing problem? Do we really want to see an increase in street crime?

Please note my use of the word WE in my previous sentences – yes you are the representatives of the citizens of Alexandria. Yes, we must and should be working together to maintain this city as one of the best in the nation. And yes, we must join together in maintaining the gifts of our historic past.

Paul Darlington

Paul R. Darlington, M.Ed.

Director of Campus Operations

The SEED School

4300 C Street, SE

Washington, DC 20019

Voice (202) 248 3006

Cell (703) 822 3151

Fax (202) 248 3021

11

1-21-06

Nancy Coats/Alex
01/17/2006 11:37 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Response to "Neighborhood Safety Alert"

----- Forwarded by Nancy Coats/Alex on 01/17/2006 11:37 AM -----



"Mary Riley"
<maryriley@comcast.net>
01/17/2006 09:14 AM

"Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com> "Ignacio Pessoa" <Ignacio.Pessoa@alexandriava.gov>, "Victor M. Glasberg" <vmg@robinhoodesq.com>, "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
To
cc
Subject Response to "Neighborhood Safety Alert"

Mr. Mayor and Council Members,

Some of you have been provided by the neighbors of Safe Haven with a copy of the "Neighborhood Safety Alert" flyer that the opponents have posted on the door of 115 N. Patrick Street and distributed to homes and businesses throughout the City. In addition to my being misquoted on this flyer, the neighbors included a listing of alarming statistics concerning Safe Haven consumers. These statistics were taken from the Ward Family Foundation (WFF) report. A letter from the WFF's Executive Director is below. In it, she notes that information on the flyer was taken out of context and is misleading.

Mary

January 16, 2006

Dear Alexandria Community Services Board Members,

I am writing this letter in response to a Neighborhood Safety Alert that has been posted at the planned location of a Safe Haven in the City of Alexandria. We believe that a number of the points in that Alert were

taken from a comprehensive study of the Safe Haven program that WFF completed in July 2005, and that some of those points have been taken out of context and are misleading.

Ward Family Foundation (WFF) is a 501 (c)(3) organization. Its mission is to help existing charities improve their effectiveness by taking proven benchmarking and best practices concepts that have been successfully used in the business world and applying them to charitable organizations. We believe that the WFF Safe Haven report should be read in its entirety and that all of its findings and analyses should be taken into account by those who have an interest in the Safe Haven program. Copies of that report have been attached to this letter. It can also be found by going to our web site at www.wardfamilyfoundation.org.

The Neighborhood Safety Alert posted in connection with the planned Safe Haven in Alexandria says that “‘Safe Haven’ provides permanent housing and supportive services for homeless people with severe mental disabilities (and more than 50% will ALSO be substance abusers.)”

The WFF report concludes that while the majority of Safe Haven programs (72.1%) impose no limit to the length of time that residents may stay in their program, the actual average length of stay of residents in these programs is 262.4 days. Therefore, most Safe Haven residents do not remain in the Safe Haven program indefinitely. (WFF report, pp. 51-52) The WFF report also concludes that while 81% of the Safe Haven programs that participated in the study said they are willing to take residents who are active substance abusers, only 36.2% of Safe Haven residents are reported to abuse substances. Therefore, the majority of Safe Haven residents are not substance abusers. (WFF report, pp. 25 and 32)

The Neighborhood Safety Alert says that 79.5% of “‘Safe Haven’ clients nationwide have disputes (including violent ones) with neighbors living in the neighborhood” and that “91% of ‘Safe Haven’ clients nationwide are involved in criminal behavior.”

The WFF study asked Safe Haven programs to report the kind of crisis management skills their staff must be prepared to manage: 79.5% reported that their staff must be prepared to handle “Disputes with Neighbors Including Violent Ones,” and 91% reported that their staff must be prepared to deal with “Criminal behavior, e.g., thefts from program or residents, interactions with police.” (WFF study, p. 20) The survey on which the WFF report is based did not ask for the percentage of Safe Haven residents that actually engage in these kinds of behaviors. Therefore, the percentages cited in the Neighborhood Safety Alert have no basis in fact.

We hope that the information provided helps clarify WFF's findings. Please feel free to contact me if you have any additional questions.

Yours sincerely,

Libby McKeen
Executive Director
Ward Family Foundation
5100 Colebrook Place
Alexandria, VA 22312
703-256-9852
703-914-0488 (fax)

11

1-21-06

Nancy Coats/Alex
01/11/2006 12:24 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven Questions

----- Forwarded by Nancy Coats/Alex on 01/11/2006 12:25 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/11/2006 11:56 AM

"Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>, "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
To
cc
Subject Safe Haven Questions

Mr. Mayor and Council Members,

Questions have come up recently from some of you about how the Safe Haven is different from other CSB programs in terms of its operations and rules. I provide the information below for clarification. If any of you have questions or concerns, I'd be happy to speak or meet with you.

A Safe Haven serves as an entry way to the mental health and other homeless service systems. Rather than demanding immediate compliance with treatment as a prerequisite to housing, a Safe Haven offers support through a "Housing First" model that helps homeless individuals establish trust and eventually engage in needed treatment and services.

The Safe Haven model provides a stable and secure environment for people not yet able to participate in mainstream housing options (e.g., traditional shelters with many "rules" to follow). Shelters have requirements that residents obtain jobs, save money, stay out of the building all day, etc. in order to rapidly achieve self-sufficiency. Safe Haven consumers, all of whom have severe mental illness, are not able to comply with these requirements. Furthermore, emergency shelters generally provide temporary housing to large numbers of individuals and are neither designed nor staffed to respond to the needs of people with severe mental illness.

The Safe Haven - permanent supportive housing (not a shelter) - will provide a

nurturing, home-like environment, with separate apartments for consumers. The program places low demands on residents (e.g., no curfew) so that they can be moved off the street. Research has shown time and again that Safe Havens and other "housing first" programs are highly successful in moving people off the street and into treatment. Once housed, these individuals learn to trust treatment workers and agree to medications, therapy, substance abuse treatment, and so forth. Without such a program, we would probably never get people moved off the street. As you all know, people living on our streets who are unable to access existing shelters is the highest-priority gap in Alexandria's continuum of services for homeless individuals.

Health and safety rules and program rules for Safe Haven will be modeled after existing Safe Haven programs and the rules for consumers in other CSB programs, e.g., loitering, use/possession of drugs and alcohol on premises, and behavior that presents a risk to self or others will not be permitted. Staff are still conducting research on rules at other Safe Havens throughout the country and have not yet drafted all of the rules for Alexandria's Safe Haven. As you probably know, we don't expect to be operational until 2007.

We do plan to have an ongoing Neighborhood Advisory Council and will discuss the program rules with that group. It's important to understand, however, that rules such as demanding immediate compliance with being substance free defeats the whole purpose of Safe Haven.

We understand that the neighbors are concerned about safety, but we believe that the thorough risk assessment that will be made by experienced clinicians prior to admitting anyone into the program will address this issue. CSB outreach staff have worked with this population for many years, as have many of the congregations throughout the City who house these individuals through their Hypothermia/Winter shelters. You have received letters of support from some of these congregation members -- for example, Greg Vogt, who has worked with two congregations' Winter shelters states, "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."

Pages 1 - 5 of the attached "Responses to Neighbor Comments" document provides additional information on safety issues. In short, no one will be allowed in the Safe Haven who is determined to be a risk to him/herself or others. And, the 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.

As I noted earlier, I would be happy to talk or meet with you to address any concerns you might have.

Mary



CSB Responses to Neighbor Comments.doc

11

1-21-06



<kdonovan7@comcast.net>

01/18/2006 06:00 PM

Please respond to
<kdonovan7@comcast.net>

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

cc

bcc

Subject COA Contact Us: Safe Haven

COA Contact Us: Safe Haven

Time: [Wed Jan 18, 2006 18:00:04] IP Address: [69.143.28.166]

Response requested:

First Name: Kathleen
Last Name: Donovan
Street Address: 1300 South Norwood Street
City: Arlington
State: Va.
Zip: 22204
Phone: 703-521-3346
Email Address: kdonovan7@comcast.net
Subject: Safe Haven

Dear Sirs:

As a member of the Arlington Community Services Board and a long time member of the National Alliance for the Mentally Ill , I encourage you all to make the right and fair decision about the opening of Safe Haven. Also, I want you to know that I have a son who has a serious mental illness and he has lived in a Group Home in a very nice neighborhood in North Arlington. The neighbors have NEVER had a problems with my son or any of the other residents of the Group Home. Why would you allow a few uninformed , uncaring and backward thinking people stand in the way of progress?

Comments:

We all know that this facility will provide valuable assistance to some of your citizens who are in need. People who have a mental illness can be treated and can recover and can live productive lives in their community. The people who are objecting should understand that if mentally ill folks are left on the streets that is when that illness becomes the threat not only to the affected individual but to the whole community.

So do the right thing--OPEN SAFE HAVEN---and
at the same time you will be
enlightening some of your citizens.

Sincerely yours,
Kathleen Donovan

11
1-21-06



<mcfangs@yahoo.com>

01/18/2006 07:54 PM

Please respond to
<mcfangs@yahoo.com>

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

cc

bcc

Subject COA Contact Us: Support for proposed Safe Haven

COA Contact Us: Support for proposed Safe Haven

Time: [Wed Jan 18, 2006 19:54:08] IP Address: [71.252.12.186]

Response requested:

First Name: Karin
Last Name: Fangman
Street Address: 206 East Alexandria Avenue
City: Alexandria
State: VA
Zip: 22301
Phone: 703.836.0203
Email Address: mcfangs@yahoo.com
Subject: Support for proposed Safe Haven

Dear Mayor, Vice Mayor, and Councilmembers:

Comments: I am writing to urge your support for the proposed Safe Haven at the Patrick Street location. This project has all the earmarks of a successful program. It would indeed be unfortunate for this city if the proposal is derailed. If so, we will feel the repercussions of the missed opportunity for years to come.

Thank you, in advance, for your support.

Sincerely,

Karin Fangman

11

1-21-06



<RNew105@aol.com>

01/18/2006 08:29 PM

To <Jackie.Henderson@alexandriava.gov>

cc <Alexvamayor@aol.com>, <jim.hartman@alexandriava.gov>

bcc

Subject Safe Haven

Hello,

Thanks for taking the time to read this email and for supporting a project like Safe Haven. I have lived in Alexandria for 36 years, my entire adult life, and I am a practicing Clinical Psychologist. 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 1970's. 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 wish we had many more. I own property at 805 Cameron Street which is just around the block from the proposed Safe Haven site. I am proud to have such a program in my neighborhood.

Sincerely,
Roberta New

11
1-21-06



<pgrasso45@comcast.net>

01/18/2006 09:19 PM

Please respond to
<pgrasso45@comcast.net>

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

cc

bcc

Subject COA Contact Us: Safe Haven

COA Contact Us: Safe Haven

Time: [Wed Jan 18, 2006 21:19:00] IP Address: [69.140.69.112]

Response requested:

First Name: Patrick
Last Name: Grasso
Street Address: 127 South Payne Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-3454
Email Address: pgrasso45@comcast.net
Subject: Safe Haven

Nearly two years ago I wrote to the Council to support the Safe Haven project at 115 North Patrick Street. I understand that some neighbors have raised opposition to this project. So I am writing again to renew my support, and to ask that you not overturn this project at this late date.

Actually, if anything, Safe Haven is more needed today than it was two years ago. Housing costs in Alexandria and throughout Northern Virginia have skyrocketed, and the availability of housing for those served by Safe Haven is in much too short a supply to meet the need. This is hardly the time for the City Council to renege on its commitment to this necessary facility.

Comments:

I can, of course, understand the concerns of the project's neighbors. But I believe them to be unfounded. I live near a facility that provides temporary housing for people and families in crisis. I have found that the people who come to this facility cause no problems for me or my neighborhood, and the professional staff who manage the facility are themselves good neighbors in every way. I expect the same to be true at Safe Haven.

Therefore, I urge each of you to reject the appeal from the projects opponents, and to re-affirm your support for this worthy endeavor.

11
1-21-06



<amatikan@hotmail.com>

01/18/2006 09:24 PM

Please respond to
<amatikan@hotmail.com>

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

cc

bcc

Subject COA Contact Us: Safe Haven

COA Contact Us: Safe Haven

Time: [Wed Jan 18, 2006 21:24:10] IP Address: [69.140.69.112]

Response requested: []

First Name: Ann
Last Name: Matikan
Street Address: 127 South Payne Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-548-3454
Email Address: amatikan@hotmail.com
Subject: Safe Haven

I understand that neighbors of the Save Haven facility on Patrick Street in Old Town are opposing the placement of the program in their neighborhood and are appealing to City Council to reverse its June 2004 decision.

Comments: I urge you not to oppose this placement. I live next door to a temporary housing shelter for women and families and they have been wonderful neighbors for as long as I have lived in this house (since 1991).

Thank you.

11
1-21-06

Nancy Coats/Alex
01/18/2006 04:56 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Meeting on January 21st regarding Patrick Street Property

----- Forwarded by Nancy Coats/Alex on 01/18/2006 04:57 PM -----



<Jcwinery@aol.com>
01/18/2006 04:26 PM

<Alexvamayor@aol.com>, <DELPepper@aol.com>,
<jim.hartmann@alexandriava.gov>,
To <Councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <PaulCSmedberg@aol.com>,
<council@joycewoodson.net>
cc
Subject Meeting on January 21st regarding Patrick Street Property

I am writing this email to you because I will not be able to attend the meeting on January 21st regarding the proposed "Safe Haven" shelter on Patrick Street, but I would like my opinion to go on record in my absence.

As a lifetime resident and 8-year business owner in Alexandria, I was shocked to hear about the plans for the shelter. I had not heard anything about it until just recently, and am outraged that "The City"--or a select few in The City, think that they are above the law and are pushing a project of this magnitude through "the system" without due process or community involvement.

I share in the community's concern for the safety of our residents in that immediate area, and for the impact it may have on businesses. My business is located on South Washington Street, and I have been disgusted for years at the flagrant loitering and abysmal scene at the corner of King and Washington. When the state parole office was on the first floor on S. Washington, we had significant increases in crime and pan-handling that were so alarming to me that the police department parked a decoy POLICE CAR in my business parking lot, to discourage lingering trouble-makers for several weeks!

I do not consider myself uncharitable towards the needy or homeless--In fact, I have worked very closely with St. Ann's Infant and Maternity Home for two decades now, raising money and awareness to support people who have had troubled lives. I find, however, that by implementing a "Safe Haven" project right in the heart of Old Town, WITHOUT any rules/regulations regarding the curfews and control of substance abuse (ie: mandatory drug testing and rehabilitation support onsite) this poses a very real threat to the community.

I also am completely disgusted with the gross irresponsibility that this project poses on financial basis. Who is going to be paying for this? As a taxpayer, I am horrified that this could be "approved" without the majority of Alexandrians even knowing about it. Why in the world are we creating a rooftop "open space" at exorbitant costs, when that same money could buy an existing property outside of the congested city, where there really IS "open space"---!?

I am not saying that a homeless shelter has no fit in our town--We live and work in an urban setting and the crisis for homelessness is very real here. However, the solution is NOT to go behind the hard-working, tax- paying, law-abiding residents of Old Town and SNEAK this project through the system. Please look at facilities like St. Ann's, or even more well-known, Covenant House in New York city:

These two organizations have managed to work with highly troubled individuals and families, to become productive, healthier people--and to work towards staying out of harm's way or trouble. Without rules and regulations of SOME sort--how are we supposed to be happy about new neighbors that are secretly and covertly brought into this community? Typically in Old Town, one can't change the color of his house without getting community agreement--how in THE WORLD did this sneak by????

Please do what you have been elected to do: listen to the people of this community--ALL of the people. Perhaps a compromise is to re-zone the building, and allow a special use permit to guide the rules and regulations of its inhabitants...That might make everyone feel a little safer, and understand that there is a PLAN and that the city is trying to be held accountable for its use of city-owned property.

I look forward to your response.

Jane Cahill
703-535-5765
jcwinery@erols.com
The Winery, Inc.

11

1-21-06

Nancy Coats/Alex
01/18/2006 04:56 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven

----- Forwarded by Nancy Coats/Alex on 01/18/2006 04:57 PM -----



<BGuttstadt@webtv.net>

01/18/2006 04:10 PM

To <jim.hartmann@alexandriava.gov>
cc
Subject Safe Haven

Dear Mr Hartmann: I have sent E-Mails to the Mayor and the City Councilmen/woman in support of Safe Haven at 115 Patrick Street. I have stated that the building served as a mental health facility for many years and that there never has been a problem. I also have pointed out that the location downtown is an asset because of the close access to public transportation. I am a Clinical Social Worker and I have never heard of any evidence that diagnosed mentally ill people are more of a threat to the safety of the community than "ordinary" people. I believe that Safe Haven will be another link to the City's comprehensive system of mental health services. I am planning to attend Saturday's meeting.
Brigitte Guttstadt



Nicholas Szobota
<nszobota@yahoo.com>
01/18/2006 04:26 PM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc

bcc

Subject Letter of Support for Safe Haven with my Alexandria City Address

Nicholas S. Szobota
812 Prince Street, # 3
Alexandria, VA 22314
January 18, 2006

Dear Mayor Euille, Vice Mayor Pepper, Members of the Council, City Manager Hartmann, and City Clerk Henderson,

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. They refuse or don't qualify for shelters, living at risk of assault or hypothermia on the streets.

A nice lady with her baby in a stroller visited my street to pass out flyers listing concerns regarding Safe Haven. I am sensitive to the concerns of young families and parents who live in the area near the proposed site. At the same time, I have had an opportunity to meet and serve various members of the homeless population since moving to Alexandria in June 2005. I have experienced the reality that the mentally ill and substance addicted members of our homeless population already walk among us as we travel the streets of this city. Creating an intentional residence for homeless people with these conditions will not introduce a new, unsafe element to our city. Rather, Safe Haven will provide a supervised place for our mentally ill and addicted to neighbors to find the support they need to heal and grow as citizens of Alexandria.

I believe that ending the development of Safe Haven will not make the City of Alexandria and the neighborhood near 115 N. Patrick Street any safer. Only a willingness to embrace and welcome those afflicted by mental illness and addiction, only a desire to be a part of the solution, will improve the safety of our city. Only by providing a place for the mentally ill and drug addicted to live and heal will we make a step toward greater quality of life for all residents of Alexandria.

Thank you for your commitment and care for all of Alexandria's residents.

Sincerely,

Nicholas S. Szobota
703-946-8279

11
1-21-06



"Lori Cooper"
<lcooper@sidsprojectimpact.com>

01/18/2006 11:36 AM

To <council@joycewoodson.net>, <paulcsmedberg@aol.com>, <macdonaldcouncil@msn.com>, <Rob@krupicka.com>, <councilmangaines@aol.com>, <delpepper@aol.com>, <Jackie.Henderson@alexandriava.gov>, <jim.hartmann@alexandriava.gov>

cc

bcc
Subject Please support Safe Haven

Dear Council members,

I cannot think how the Community Services Board and staff could be more responsible, or more responsive to ALL Alexandria citizens (and our leadership) regarding the proposed Safe Haven for our homeless. Their comprehensive proposal is evidenced based, cost-effective, ethical and respects the history of the City both with regard to preservation and to the City's (CSB's) award-winning policy for placement of special needs housing.

The only thing needed now is the continued vision and commitment of Council to see us through to a Safe Haven.

Lori Cooper
Former Chair, Alexandria Public Health Advisory Commission
and
Executive Director
National SIDS & ID Project IMPACT
8280 Greensboro Drive Suite 300
McLean, VA 22102
(703) 902-1260
(703)902-1320 (fax)
www.sidsprojectimpact.com
lcooper@sidsprojectimpact.com



11
1-21-06

HUMAN RIGHTS COMMISSION

421 King Street, Suite 400
Alexandria, Virginia 22314

ci.alexandria.va.us

Phone (703) 838-6390
Fax (703) 838-4976

January 17, 2006

Mayor William D. Euille
Members of City Council
City Hall
Alexandria, Virginia 22314

Dear Mayor Euille and Members of City Council:

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 give rise 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 in Alexandria.

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 uphold the Board of Architectural Review (BAR) decision of December 7 and permit the CSB to move forward with the Safe Haven Program.

Very truly yours,

Matt Harris, Chair

cc: James K. Hartmann, City Manager
Jackie Henderson, City Clerk
Jean Kelleher Niebauer, Director, Office of Human Rights

11

1-21-06



Peter Lunt
<plunt@nvcommercial.com>
01/18/2006 02:59 PM

To <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Council for Safe Haven at 115 N. Patrick Street

Dear City Clerk Henderson:

I am writing this letter in support of the Council for Safe Haven at 115 N. Patrick Street. As a resident of Old Town Alexandria, and member of the Board of Directors of both Carpenters Shelter and Guest House, I am in favor of having a residence for special needs individuals. The residents of Safe Haven will have undergone risk assessment and will be fully supervised at all times, thereby not posing a threat to their neighbors. In my opinion and based on my experience, property values will not drop because of the addition of this residence for the underprivileged. Many of those being served will be long-time residents of Alexandria who have attended City schools, and have families who have lived here for generations or are aging veterans.

I urge you to consider Safe Haven in Old Town Alexandria as a positive addition to the City's diverse and ever expanding population. It is facilities such as these that make Alexandria an extremely caring city, and a wonderful place to live as a result.

Sincerely,

Peter H. Lunt
412 Pitt Mews
Alexandria, VA 22314

11

1-21-06



<tjeveritt@yahoo.com>

01/18/2006 02:38 PM

Please respond to
<tjeveritt@yahoo.com>

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

cc

bcc

Subject COA Contact Us: Safe Haven

COA Contact Us: Safe Haven

Time: [Wed Jan 18, 2006 14:38:05] IP Address: [216.200.93.134]

Response requested:

First Name: Terence
Last Name: Everitt
Street Address: 719 S. Alfred Street
City: Alexandria
State: VA
Zip: 22314
Phone: 703-684-5049
Email Address: tjeveritt@yahoo.com
Subject: Safe Haven

Dear Mayor, Vice-Mayor and Council Members,

Let me begin by thanking all of you for my recent appointment to the CSB. It is truly an honor to be a part of something so meaningful to so many individuals. And it is with those individuals in mind that I write to you now.

Comments: As a CSB member, as well as a resident of the Old & Historic District, I have been following the course of this project over the past few months and it has become increasingly clear that the opponents of Safe Haven are not particularly concerned with the truth or facts regarding the program. Their concern instead lies with keeping this "blight" away from their homes.

My wife, Jennifer, and I, however, do not consider these people a blight; they are our fellow citizens; they are in need of our support and deserving of our respect. We sincerely hope and trust that they receive both from each of you. Thank you for your time and attention to this matter.

Sincerely,

Terence J. Everitt, Esq.

11
1-21-06



<obr david@comcast.net>

01/18/2006 01:44 PM

Please respond to
<obr david@comcast.net>

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

cc

bcc

Subject COA Contact Us: Support for Safe Haven

COA Contact Us: Support for Safe Haven

Time: [Wed Jan 18, 2006 13:44:33] IP Address: [69.143.53.9]

Response requested: []

First Name: David
Last Name: O'Brien
Street Address: 302 N. Jordan St. #103
City: Alexandria
State: VA
Zip: 22304
Phone: 703 965 1689
Email Address: obr david@comcast.net
Subject: Support for Safe Haven

Comments: Honorable Leader of the City of Alexandria: This correspondence concerns a course of action aptly named Safe Haven which is a proven model of dire assistance for the cause of the homeless here in this city. My support for this project is directly due to my involvement as a member of the Alexandria CSB, on the Board at the National Alliance for the Mentally Ill, and being a trustee for Sheltered Homes of Alexandria. In this venue which addresses the need for housing and support for this segment of our populace, there is a misguided group of neighbors who seek to curtail this work on a basis of fear and bias. The CSB has gone the extra mile to inform these people about the activity in their neighborhood. A great deal of patient effort by the CSB staff refutes any claim that seems to be callous and indifferent. In my professional opinion the Alexandria City Council should seek to assuage those constituents whose ! alarm is unfounded and in need of damage control. The CSB also plays a huge part in this. My sense of justice would be upheld if we could settle our differences and proceed in the right direction to remedy any inconvenience and expedite the matter of building the Safe Haven. With my sincere admiration and respect,

David O'Brien

11

1-21-06

Nancy Coats/Alex
01/17/2006 05:00 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven Information

----- Forwarded by Nancy Coats/Alex on 01/17/2006 05:00 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/17/2006 04:15 PM

To "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>,
"Deputy City Manager Michele Evans"
<michele.evans@alexandriava.gov>, "City Manager James
Hartmann" <jim.hartmann@alexandriava.gov>
cc
Subject Fw: Safe Haven Information

FYI. --Mary

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

From: Mary Riley
To: Art Schmalz ; Gwen Lewis ; Mark Wilkoff ; Mark Eaton ; Mollie Danforth ; Sally Ann Baynard ; Charles Wilson ; Melissa Luby ; Ken Foran
Sent: Tuesday, January 17, 2006 4:13 PM
Subject: Safe Haven Information

Dear School Board Members,

Sally Ann suggested that I forward to you some information and facts about the Safe Haven program. You may have seen recent media reports noting the opposition of the neighbors to the placement of this program in their neighborhood, and we have received information today that neighbors are approaching parents at Jefferson-Houston to warn them of safety concerns related to the Safe Haven program.

In the attached document, "CSB Responses to Neighbor Comments," we address neighbor concerns about safety, property values, costs, communications, and so forth. The attachment to this document provides history and background information on Safe Haven.

I have also attached the following correspondence that I have had with Council concerning the Safe Haven:

"Council1-17-06" responds to erroneous information that neighbors are distributing to local businesses and homes and posting throughout the City. This morning, our Board received a letter from the Executive Director of the foundation that wrote the report from

which the neighbors are drawing their statistics. That letter is included in this attachment.

"Council1-07-06" addresses how Fair Housing law and other federal legislation protecting persons with disabilities applies to Safe Haven.

As noted in the "Safety" section of the "CSB Responses" document, we believe that the Safe Haven will bring increased safety to the neighborhood. The individuals who will be provided with permanent supportive housing through the Safe Haven program are currently living on our streets unsupervised. They are in this same neighborhood now, accessing meal programs and a day shelter. Safe Haven is a proven, national model for bringing people in off the streets and engaging them in services. It is our belief, and extensive research bears this out, that once housed, these individuals will begin to trust treatment workers and accept treatment, becoming productive, contributing members of our community.

The CSB operates 63 residential facilities throughout the City. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We fully expect the Safe Haven to experience similar positive results.

The individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program. No one will be allowed to be admitted into the Safe Haven if determined to be a risk to the other residents, staff, members of the community, or him/herself.

I would be happy to talk or meet with you if you should have any questions or concerns. I can be reached via e-mail or at 703-836-8823.

Thank you.

Sincerely,

Mary
Mary Riley
Chair, Alexandria Community Services Board



CSB Responses to Neighbor Comments.doc



Council1-07-06.doc



Council1-17-06.doc

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CSB RESPONSES TO NEIGHBOR COMMENTS REGARDING SAFE HAVEN PROGRAM AT 115 N. PATRICK STREET

Safe Haven Information Overview

The following information is intended to provide a summary of the comments received by the Safe Haven neighbors and a summary of the Community Services Board's (CSB) response to these comments. For additional details about this program, please visit the Community Services Board's website at http://alexandriava.gov/mhmrsa/safe_haven.html

This program will provide permanent supportive housing to 12 men and women who are currently homeless and are unable to use the existing shelter system due to their mental illness and sometimes co-occurring substance use disorders.

At present, existing housing and services for homeless persons in Alexandria are provided through four emergency shelters, none of which have staff with mental health backgrounds able to serve this population.¹ The Safe Haven will provide intensive, 24-hour, awake overnight coverage with professional mental health staffing.

Safe Haven is a proven, nationally-recognized model for providing housing and services to the chronic street homeless population.²

SAFETY

Sample Neighbor Comments:

"I will fear for my safety."

"We walk in that neighborhood with our stroller and would not feel safe with homeless people around."

"This facility will put my family's safety at risk."

"The proposed use of this facility for high-need individuals who are unable or unwilling to use traditional homeless shelters and mainstream services is very alarming."

"The clients include those with mental illnesses or disabling conditions (i.e., schizophrenia, delusional disorders, bi-polar disorders and depression) and even those who have substance abuse disability."

¹ For a comprehensive description of housing and supportive services available to the homeless in the City of Alexandria (i.e., its Continuum of Care) and the history and role of the *Homeless Services Coordinating Committee*, see Appendix 1 of the City's *Ten-Year Plan to End Chronic Homelessness* at the Community Services Board's website: http://alexandriava.gov/mhmrsa/safe_haven.html

² HUD defines chronic homelessness as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years." A "disabling condition" is defined as "a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability including the co-occurrence of two or more of these conditions."

"Our safety is at risk!"

CSB Response:

While we understand neighbors' concerns about safety, we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. The residents of the Safe Haven will have backgrounds and diagnoses similar to the 60-65 people who, for more than 20 years, attended the Clubhouse program (a day program for persons with serious mental illness) daily, at the exact same site. (This program was moved to a larger site at 4480 King Street in August of 2004.) We are aware of no actions by any of our clients, over all those years, which threatened the safety of any member of the neighborhood.

Since the Safe Haven will be providing housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program and there will be at least two staff members on duty at all times (including awake overnight).

The CSB has assured the 115 N. Patrick Street neighbors that no one will be allowed in the Safe Haven who is determined to be a risk to him/herself or others. CSB outreach staff have worked with this population for many years, and a thorough risk assessment will be made by experienced clinicians prior to admitting anyone into the program. The 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.

The CSB's experience has been that neighbors of a proposed special needs residence react in a negative way every time a property for persons with mental illness is placed, and we have found that once the project is in operation, neighbors' fears and concerns abate. At a community meeting in November 2005, neighbors of the CSB's Men's Recovery Home on E. Windsor told the 115 N. Patrick Street neighbors that the Men's Recovery Home residents have posed no problems. The residents of Men's Recovery, like the Safe Haven residents, were homeless and have mental health and substance abuse issues. (One of the Men's Recovery Home neighbors was a woman with small children who lives across the street from Men's Recovery. She said that before her family bought their home, they knocked on many doors to ask about the impact of the Men's Recovery Home on the neighborhood, and were assured by everyone they spoke with that the residents caused no problems whatsoever, and this has been her experience since living there.)

Additional information on safety can be found in Questions 11 and 12 at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html (see Safe Haven FAQs (Frequently Asked Questions)).

“GUARANTEEING” SAFETY

Sample Neighbor Comments:

“Alexandria Community Services Board Policy #30, Risk Management states that they cannot guarantee that the residents would not cause injury or damage.”

“The CSB cannot guarantee the safety of any person or persons. This disclaimer causes grave concerns.”

CSB Response:

The CSB’s Board Policy 30 addresses “Client Risk Management.” This policy applies to consumers of all Board programs – residential and non-residential. It is broadly applicable to any client who might pose a risk of violence on the basis of past behavior. Board Policy 30 notes:

The vast majority of people with mental disabilities are law abiding persons who pose no threat or risk to others. As a group, persons with mental disabilities are no more likely to commit an act of violence than persons without mental disabilities.

The CSB serves more than 4,000 persons annually with mental health, mental retardation and substance use disorders. Board Policy 30 acknowledges that some people with mental disabilities - as with some people in the general population without mental disabilities – may pose a threat or risk to others or to property. Policy 30 speaks to the Board’s acknowledgement that the Board has a responsibility to do all it can to mitigate this risk for all CSB consumers receiving services, other members of the community, and program staff members. At the same time, Policy 30 also notes that “the Board is not in a position to guarantee the safety of any person or persons.” Of course, no official would be in a position to “guarantee” someone’s safety in any circumstance; the Board’s Policy 30 is simply acknowledging this.

In summary, Board Policy 30 acknowledges the Board’s responsibility to operate all of its programs “in good faith and according to professional standards” and to affirmatively act in ways to minimize risk. That would include measures such as those described on the previous pages under “Safety.”

RESIDENTS’ SAFETY

Sample Neighbor Comments:

“These mentally unstable people will be 3 steps from a major highway. Patrick Street has heavy traffic virtually every hour of the day.”

CSB RESPONSE:

The future Safe Haven residents are currently living on Alexandria's streets with no supervision or oversight, and to our knowledge, they are navigating the crossing of streets with no difficulty. The vast majority of them walk along Patrick and Henry Streets daily to access *David's Place*, a day program for homeless individuals at Carpenter's Shelter. A more pressing concern for us is the risk they face from exposure to the elements.

SUPERVISION OF SAFE HAVEN RESIDENTS

Sample Neighbor Comments:

"We do not like to have UNSUPERVISED mental facility in the next block."

"Clients and their guests have access anytime to the facility without any supervision and/or limitations."

CSB RESPONSE:

Extensive supervision will be provided at the Safe Haven. There will be at least two staff members on duty at all times, providing supervision 24-hours a day, 7 days per week, including awake overnight staff. In the CSB's view, the extensive supervision on-site at the facility will bring increased safety to the neighborhood.

Staff will be present at all times at the front of the building where the residents will enter through a controlled access point. Any guests of the residents will need to sign in, and no overnight visitors will be permitted. The facility is being very carefully designed to ensure that at no time could someone enter without the knowledge of on-site staff.

SAFE HAVEN PROGRAM COSTS

Sample Neighbor Comments:

"We were amazed to hear about the City's plan to spend \$885,000 to modify a \$2 million property and then spend \$500,000 per year to house 12 possibly dangerous people in the heart of Old Town."

"It would seem that the money spent on this project could be much better spent on a better facility in a more appropriate location that would hold more people."

"The facility is proposed to house 12 homeless people in a building valued at well over \$1 million, and with the parking lot across the street, close to \$2 million. The project is

set to cost \$885,000 to renovate the facility (Calculated in 2003 construction prices). The annual operating budget for this facility will be \$527,190. All this for just 12 people!”

“We feel this is fiscally irresponsible on the part of the City of Alexandria. The money planned for this project could be much better spent on a better facility in a more appropriate location that would hold more people, and could give them the proper open space they deserve.”

“The cost to renovate and operate the building is extremely expensive for housing only 12 people.”

CSB RESPONSE:

Note: The assessed value for the 115 N. Patrick Street property is \$907,600. The Capital Improvement Program (CIP) funds set aside by the City for the renovation are \$795,000.

Nationally, it is estimated that 10% of the single adult homeless population experiences chronic homelessness. This 10% has been found to consume 50% of the resources expended on the homeless population. In Alexandria, approximately 20% of the homeless population experience chronic homelessness, with 80 – 90 unsheltered homeless persons identified in each of the past several years, of about 450 total homeless persons in the City.³

While the costs of operating the Safe Haven on an annual basis appear relatively high, the cost of housing this population is actually about the same, and in some cases less, than not housing them. See Frequently Asked Questions (FAQs) on the CSB’s website http://alexandriava.gov/mhmrsa/safe_haven.html (Items 21 and 22). Note that the City’s contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program’s revenue coming from Federal and State sources.

Anyone who has a relative in a nursing home can appreciate the annual cost of providing 24-hour housing and services to this population. The costs associated with the operation of the Safe Haven are comparable to the operational costs of a number of the CSB’s other residential programs.

With respect to the cost of the renovation of the 115 N. Patrick Street building, the City had set aside \$795,000 for the renovation of this building some time ago in its Capital Improvement Program funds. The building, which the City has owned for more than 60 years, has been in need of renovation for many years. Because the City had been anticipating the Clubhouse relocation for many years, costly improvement projects were delayed pending the move of the Clubhouse. At this time, substantial renovation is required (as it would be for any use of the building).

³ Alexandria’s *Homeless Services Coordinating Committee*, a coalition of approximately 40 private and public agencies providing services to Alexandria’s homeless population, conducts an annual point-in-time survey of the homeless population in Alexandria in conjunction with the Council of Governments (COG).

LOCATION OF SAFE HAVEN

Sample Neighbor Comments:

“This building is located just steps from the main tourist area of Old Town and King Street.”

“As one of a number of small business owners on Upper King Street what I would like to see is better improvements in parking . . . What I do not want to see is a Safe Haven around the corner from my business.”

“Such a project which intends to house those individuals that are not stable should be placed in an area where there is far less risk to families, children and business.”

“The beneficiaries of this facility might find another location outside an urban center like Old Town entirely more suitable to their needs, since other such locations may be less trafficked and more tranquil with less opportunity for “mischief” and temptation and accessibility for vice and self-indulgence. To place this shelter here is a bad idea for all and unfair to us who are footing the bill.”

CSB RESPONSE:

The CSB’s Housing Policy requires that the Board disperse its special needs housing programs throughout the City. Alexandria CSB’s policy received national recognition from the *Bazelon Center for Mental Health Law* as a model policy for managing the placement of special needs housing.

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.

The CSB’s analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V. (The CSB operates 63 residential facilities throughout the City.)

In addition to the siting reasons just noted, the 115 N. Patrick Street location is one of the few properties examined over the past several years that would permit the CSB to serve as many as 12 individuals in private apartments. The CSB’s experience in looking for property in Alexandria indicates that to find another location for this program (consistent with the Board’s Housing Policy described above), 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 this site.

The Safe Haven model that has proven to be successful with these vulnerable individuals has been a homelike, non-institutional environment with a strong emphasis on nurturing and support. The literature on successful Safe Haven models notes that there needs to be "a communicated sense that Safe Haven is a home rather than a shelter or institution." Also, the U.S. Department of Housing and Urban Development (HUD) notes that an important feature of a Safe Haven is for the residents to learn community living skills – how to interact in a community setting – going to the bank, the post office, the library, for example. Finally, the 115 N. Patrick Street site is well-suited for a Safe Haven because of its proximity to other community resources such as employment, social services and CSB services.

It is also important to note that by virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law. (See the last two paragraphs of the next section, "Planning and Zoning Requirements.")

PLANNING AND ZONING REQUIREMENTS

Sample Neighbor Comments:

"You can't do anything in this town without an SUP (Special Use Permit). How is this project getting away without one?"

"This project has not gone through the proper channels of permitting, SUP (Special Use Permit), Planning and Zoning, or any public forum."

"We feel this project should be subject to all the rules and regulations that every other project goes through in this city including an SUP, meeting the open space requirements by the City, and being presented in a public forum in a public hearing before City Council."

CSB RESPONSE:

The Safe Haven, a multi-family "by right" project, has complied with all applicable zoning and code requirements. The residential use proposed for the building is in compliance with zoning and building codes, and because there is more than adequate parking at the facility, there is no further land use approval required for the use of the 115 North Patrick Street site for a Safe Haven. No Special Use Permit (SUP) is required. The CSB has gone through all of the processes that would be required of any other housing provider or property owner.

For the City to have required a public hearing because the residents of the program have mental illness would be a direct violation of federal Fair Housing law because it would be treating the Safe Haven residents, who are disabled by virtue of their mental illness, in a manner that was different than what is required of any other housing developer or owner.

The CSB has an obligation to protect the rights of persons with disabilities. By virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any "actions that treat groups of persons with disabilities less favorably than groups of

non-disabled persons."⁴ Simply put, if an apartment building for 12 individuals without disabilities would be permitted at this location, federal law protects the rights of 12 individuals with disabilities to live there.

Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City.⁵

NEIGHBOR NOTIFICATION & PROJECT COMMUNICATIONS

Sample Neighbor Comments:

"The City of Alexandria has been very sneaky about this project"

"The neighbors have not been properly notified about this project, and the community as a whole is not even aware the City is planning to locate this in the very heart of historic Old Town."

"The City of Alexandria has very little information about this project on their website. What is available is difficult to find."

CSB RESPONSE:

Neighbors were notified of the Safe Haven project after considerable study of the site, including an analysis of whether the site could be adapted to the proposed use. Once it was determined that the site could be adapted for Safe Haven use, at its June 2004 meeting, the Board approved the submittal of a HUD grant by staff seeking funding for the project. City Council approved the HUD grant submission in the same month. (See Attachment 1 for a summary of the history/background of Safe Haven.)

Within two days of the Council's approval for the HUD grant submission, the CSB notified 63 properties surrounding the building on all four sides of the Safe Haven program and, after our first meeting with the neighbors in July 2004, added an "occupant" mailing at the neighbors' suggestion to those buildings whose owners are off-site, bringing the total to 88 letters per mailing. (See Attachment 2, "Safe Haven Meetings" for a listing of letter correspondence and meetings with neighbors since June 2004.) In addition to these property owners and tenants, we have, since the beginning of the project, notified the Presidents of the Upper King Street Civic Association, the Inner City Civic Association, and *Kizmet*, an Old Town business association.

It is interesting to note (see Attachment 2) that neighbor attendance at the first three neighborhood advisory meetings dwindled from 16 at the first meeting (July 7, 2004), to 8 at the second (Nov. 17, 2004), and finally, to one neighbor at the third meeting (May 26, 2005).

⁴ U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement: The Fair Housing Act Source: http://www.usdoj.gov/crt/housing/housing_coverage.htm

⁵ Ibid.

Our legal requirement for neighbor notification under Board of Architectural Review (BAR) rules is limited to the small number of properties which abut the 115 N. Patrick Street site. (The BAR was the only public entity for which project approval was required.) Thus, the Board believes it has gone above and beyond any requirement for notification of neighbors, especially in light of Fair Housing law.

Extensive information about the Safe Haven program is posted at the CSB website at http://alexandriava.gov/mhmrsa/safe_haven.html

PROPERTY VALUES & IMPACT ON NEIGHBORHOOD

Sample Neighbor Comments:

"All the efforts the City is doing to make Old Town better could be set back 20 years."
"There have been no impact studies done regarding how this will affect tourism, safety, and local business revenue."

CSB RESPONSE:

Research has shown time and again that property values are not affected by the placement of special needs residences. (A handout on this issue has been made available at various meetings held with the neighbors of 115 N. Patrick Street.) An article summarizing research on property values and special needs housing can be found at:
<http://www.nonprohousing.org/actioncenter/toolbox/acceptance/affhousingpropvalues.pdf>

As noted previously under "Safety," the CSB has no reason to believe that the Safe Haven program will compromise the safety of the neighborhood and we expect that it will have significantly less of an impact on the neighborhood than the previous program at the 115 N. Patrick Street site.

IMPACT ON HISTORIC BUILDING

Sample Neighbor Comments:

"They are destroying a historic building"

"The location at 115 N. Patrick Street is inappropriate for this use because there is not sufficient open space on this property for 12 people to meet City code without drastically altering the beautiful historic building and compromising its historic design and structure"

"The roof section is planned to be sunken to try to prevent the homeless people up on the roof from disturbing the surrounding homes and invading their privacy. Just the fact that the City would propose such a preposterous measure to this historic building demonstrates how the proposed use makes no sense in this building."

CSB Response:

The architect's design for the Safe Haven program at 115 N. Patrick Street meets all of the requirements for open space under the City's planning and zoning regulations.

The City's Board of Architectural Review (BAR) for the Old and Historic District reviewed the project in great detail and commended the Safe Haven architect for his design, noting that it brought significant improvement to this historic building. As one BAR member commented, "This will truly be a better looking building."

The roof promenade was designed by the architect to respond to the neighbors' concerns that their privacy would be invaded by the deck he originally proposed at the second floor level.

SAFE HAVEN PROGRAM EXPERIENCE

Sample Neighbor Comments:

"Safe Haven is the first of its kind in the City of Alexandria. The City is experimenting with this facility in the Old Historic District."

CSB Response:

Safe Haven is a proven, nationally-recognized model for providing housing and services to the chronic street homeless population. Safe Haven research has demonstrated that once residents are housed and provided with a safe, sanitary, stable environment, they will grow to trust treatment workers and engage in services. Safe Havens have been successfully operated in nearby jurisdictions since 1997, with both Arlington County and Fairfax County operating Safe Havens in residential neighborhoods.

Many of the potential Safe Haven residents are long-term Alexandrians, have attended City schools, and have families who have lived here for generations. Some are aging veterans. Safe Haven residents will be known to the CSB's outreach workers, who have worked with this population for many years. As noted previously under "Safety," the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program and no one will be allowed in the Safe Haven who is determined to be a risk to him/herself or others.

The CSB has served consumers with serious mental illness and substance use disorders for more than 20 years and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly.

Since January 1998, when data collection was automated, the CSB has served a total of 560 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 CSB believes the Safe Haven offers the same potential for success.

PERMANENT SUPPORTIVE HOUSING VS. SHELTER

Neighbor Comments:

Many neighbors have stated that the Safe Haven is an “emergency shelter.”

CSB Response:

The Safe Haven will provide permanent supportive housing, not emergency shelter, to 12 homeless individuals. Emergency shelters generally provide temporary housing to large numbers of individuals and are neither designed nor staffed to respond to the needs of people with disabilities. The Safe Haven, on the other hand, is a residential program that will provide permanent supportive housing to 12 residents. Prospective residents will be carefully screened and the program will be licensed to provide supportive mental health and substance abuse services, meaning, among other things, that the program will be staffed by qualified professionals trained to assess, monitor, and treat the Safe Haven population.

ETHICS OF HOUSING THE SAFE HAVEN POPULATION

In addition to the reasons described in “History/Background-Safe Haven” (Attachment 1) for providing permanent supportive housing to the chronic street homeless population, the CSB also has been advised by its Ethics Consultant, Dr. Michael Gillette, that resources must be allocated first to those in greatest need – those who are “worst off” or “least advantaged.”

Dr. Gillette clarifies the concept of need by utilizing a simplified version of Maslow’s hierarchy of need. By virtue of their living on the streets and other places not intended for human habitation, the potential Safe Haven consumers have “primary” needs that are not being met (i.e., basic physiological needs such as safety and shelter).

According to Dr. Gillette, “Budgetary adjustments must be made to support services that continually improve the situation of those who are worst off and have no other options for support.”⁶

⁶ Gillette, Michael, Ph.D., “The Allocation of Resources within Community Services Agencies,” August 2003.

History/Background – Safe Haven

1997 – Safe Haven identified as high-level priority of Alexandria’s *Homeless Services Coordinating Committee* (HSCC), a coalition (established in 1989) of approximately 40 private and public agencies providing services to the homeless in Alexandria.

1999 – The HSCC developed strategic objectives to address the pressing needs of the chronically homeless population. One of the objectives was the creation of a Safe Haven.

2000 – Safe Haven incorporated as a priority objective into the City’s *Consolidated Plan for Housing and Community Development, 2000 – 2005*. This same year, the *National Alliance to End Homelessness (NAEH)* established a ten-year plan to end chronic homelessness throughout the country.

2002 – The U.S. Department of Housing and Urban Development (HUD) requires all jurisdictions receiving HUD funding to develop a concrete plan to end chronic homelessness. (Alexandria receives approximately \$730,000 in HUD funding annually for homeless programs.) With every application to HUD for funding each year, the City is required to report on its progress in serving the chronic homeless population.

2003 – The U.S. Conference of Mayors unanimously endorsed the 10-year planning process and urged cities across the nation to create and implement strategic plans to end chronic homelessness in 10 years.

2004 – The Commonwealth of Virginia created a *Policy Academy on Chronic Homelessness* and developed an action plan, approved by Virginia’s Governor Mark Warner, entitled, “Virginia: A Common Wealth to End Homelessness.” (Representatives of Alexandria’s HSCC, including an individual who was chronically homeless and had lived on the streets, served on the *Policy Academy*.) Alexandria’s City Council incorporated the Safe Haven into its *2004 – 2015 Strategic Plan* this same year. In June, 2004, Council approved the CSB submittal of a grant to HUD requesting funds for the Safe Haven program. (Neighbors notified two days later.)

2005 – Alexandria’s City Council adopts *Ten-Year Plan to End Chronic Homelessness in Alexandria*, with Safe Haven being one of the key features of the plan. (Alexandria’s plan received recognition from the *U.S. Interagency Council on Homelessness*, a collaborative group of more than 10 federal departments.) In March, 2005, Council authorized acceptance of the HUD grant for Safe Haven.

**Alexandria Community Services Board (CSB)
Safe Haven Meetings with Neighbors
& Notification Letters to Neighbors**

Note: Not included in this listing are the numerous phone calls, e-mails, and letters in which CSB staff and Board members have communicated with individual neighbors to address concerns and respond to questions.

June 24, 2004 – Letter to Neighbors – CSB mailed notice of the Safe Haven plans to all property owners on North Patrick and North Alfred Streets between King and Cameron Streets and on Cameron and King Streets between North Patrick and North Alfred Streets. (Mailing list of 63⁷ addresses.) In addition, letters were sent to the Presidents of the *Upper King Street Civic Association* and the *Inner City Civic Association*, as well as to *Kizmet*, an Old Town business association. The letter invited neighbors to attend a community meeting on July 7 and included a 10-page list of “Frequently Asked Questions.” The letter clearly stated that no SUP was required and no neighbor notification was required. The letter (and all subsequent letters) also clearly stated the use: permanent supportive housing for 12 men and women who are homeless, and who have mental health, substance abuse and/or medical disabilities.

July 7, 2004 First Neighborhood Community Meeting – Mayor in attendance and 16 neighbors. CSB staff and Board members discussed the project in detail, heard neighbors’ feedback, and responded to questions.

July 19, 2004 – Letter to Neighbors - Follow-up letters were mailed to all neighbors with highlights of the meeting, offering to talk or meet with those who were unable to attend the meeting. The letter answered questions that were raised in the July 7 meeting and noted that those in attendance thought that a Neighborhood Advisory Council was a good idea.

October 19, 2004 – Invitation to Neighborhood Advisory Council – Neighbors were mailed invitations to the initial Neighborhood Advisory Council meeting on November 17, 2004.

November 17, 2004 – Second Neighborhood Meeting – 8 neighbors in attendance. CSB staff and Board members responded to additional questions about the project and the vacated property and addressed the future role of the Advisory group.

November 30, 2004 – Letter to Neighbors - Follow-up letters were mailed to all neighborhood property owners and occupants containing details of the November 17 meeting and offering to answer any questions for those unable to attend the meeting.

⁷At the Neighborhood Advisory Council meeting, neighbors suggested that in cases in which the owner of the building lived at a location other than the owner address, a mailing should also be sent to the building’s occupant. This practice was adopted, resulting in a total of 88 mailings.

February 28, 2005 - Letter to Neighbors advising them of HUD funding and advising them that they will receive a subsequent letter inviting them to another Neighborhood Advisory Council meeting after selection of the architect.

May 11, 2005 – Letter to Neighbors announcing a Neighborhood Advisory Group meeting on May 26 to meet with the architect and review building design.

May 26, 2005 Meeting – Third Neighborhood Meeting. One (1) neighbor in attendance. CSB staff and Board members shared the latest information about the Safe Haven and the building architect, John Savage, presented the preliminary building design. The neighbor was generally supportive of the project and requested only that the architect consider changing the arrangement for the trash cans in the back of the building. The architect made this change.

June 3, 2005 – Letter to Neighbors – Follow-up letters (88) were mailed to all neighbors with highlights of the meeting, offering to talk or meet with those who were unable to attend the meeting.

September 14, 2005 – Letter to Neighbors – Neighbors notified of BAR public hearing by John Savage, Architect, who sent the required notification to neighbors. CSB sends 88 letters.

September 27, 2005 – Letter to Neighbors – Neighbors notified (88 letters) of Oct. 3 meeting with architect to discuss concerns raised at BAR hearing on September 21, 2005 and BAR meeting to re-hear the item on October 5, 2005.

October 3, 2005 – Fourth Neighborhood Meeting – Meeting held with neighbors (6 in attendance) to discuss concerns raised at BAR hearing, as well as address other concerns. (Project Architect, Planning & Zoning staff, 6 CSB staff and 2 Board members present.)

October 25, 2005 – Letter to Neighbors – Neighbors notified (88 letters) that BAR denied the Safe Haven application and that CSB would be submitting a new application. In this letter, neighbors were informed that they could access several documents related to the Safe Haven program on the CSB website and given the link to the site.

November 3, 2005 – Letter to Neighbors – Neighbors notified (88 letters) of BAR filing deadline of November 7, 2005 and BAR hearing on December 7, 2005, and fifth neighborhood meeting on November 16, 2005 to meet with the architect to review the new plans for the BAR hearing on December 7, 2005.

November 16, 2005 – Fifth Neighborhood Meeting – Meeting held with neighbors (9 in attendance) to review new design addressing neighbor concerns about privacy, lighting, exterior door on walkway, as well as to discuss neighbor concerns around privacy and other issues. (Also present: Project Architect, 1 General Services staff, 6

CSB staff and Board Chair; 2 Windsor neighbors-speakers; two supporters; 1 Seminary Walk neighbor)

November 18, 2005 – E-Mail - Sent to those neighbors who attended the November 16 meeting who provided CSB staff with their e-mails (7) to follow-up on question from the meeting concerning public availability of plans. (Phone message to some neighbors)

November 21, 2005 – Required BAR Letter to Neighbors – Project Architect, John Savage, sends required notification to adjoining property owners.

November 21, 2005 – Upper King Street Civic Association Meeting - Safe Haven program presented at civic association meeting.

December 6, 2005- Letter to Neighbors Summarizing Community Meetings in November -Letter sent to neighbors summarizing the November 16 Community Meeting and the November 21 Upper King St. Civic Association Meeting.

December 7, 2005- BAR Hearing - Plans presented to BAR and unanimously approved with modification (removal of the “connector.”)

December 9, 2005- Letter to neighbors in Follow-up to 12/7 BAR Meeting
Letter sent to all neighbors informing them of BAR approval and next steps on project.

Subject: Important Information-Safe Haven (January 7, 2006 e-mail)

Dear Mr. Mayor and Council Members,

I'm sure that you will want to have the City Attorney provide you with guidance on the Fair Housing issues related to the upcoming public hearing on the appeal of the BAR's decision related to Safe Haven; however, I thought I would pass on to you some information that I have come across that I believe is relevant to the Safe Haven situation. As I have noted in previous correspondence, the consumers of the Safe Haven are protected under various federal laws by virtue of their mental health disabilities.

General Information

While the Fair Housing Act does not pre-empt local authority over zoning laws, it applies to local government entities and prohibits zoning or land use decisions or policies that exclude or otherwise discriminate against individuals with disabilities and other protected classes. The Act also requires that local government make reasonable accommodations in policies and practices when accommodations are necessary to provide equal housing opportunities.

The 1990 federal Americans with Disabilities Act (ADA) prohibits discrimination against individuals with disabilities. The subsequent Supreme Court "Olmstead" decision clarified that the ADA requires states to place individuals in community settings rather than institutions.

Safety Issues¹

Many of the complaints from the neighbors of the Safe Haven center around their fear and belief that the placement of the Safe Haven in their neighborhood will create an unsafe situation due to the mental health disabilities of the consumers. (Please see attached "CSB Responses to Neighbor Concerns," pages 1 – 5, for our response to these concerns.)

Federal and state laws do not pre-empt local authority or responsibility to deal with public safety issues when they occur. Local rules that are enacted and enforced to provide for the community's safety are not prohibited under federal or state law as long as they are applied to all community members and groups equally.

¹ Information in this section is excerpted from: "Local Officials Guide – Fair Housing – The Siting of Group Homes for the Disabled and Children," by Cameron Whitman and Susan Parnas, National League of Cities, Washington D.C., 1999, and from "Residential Care Facilities in the Neighborhood: Federal, State and Local Requirements," by Lisa K. Foster, California Research Bureau, 2002. (See footnote 2 for a definition of "group home" under the Fair Housing Act.)

The "direct threat" provision of the Fair Housing Act gives local officials sufficient authority to address real dangers to their communities, but the dangers must be real. The direct threat provision cannot be used to preemptively stop the siting of a home that is merely believed or assumed to pose a threat. Rather, local authorities can only use this provision to defend their refusal to permit a certain person to live in a facility and only if there is a substantial likelihood that the person will inflict serious bodily or property harm within the foreseeable future.

Courts have ruled that the nebulous nature of the "threat of violence" is not sufficient. In other words, courts will require individualized, rather than general, evidence of a direct threat.

The public safety issue, then, boils down to a basic principle: Local officials are not permitted to blindly exclude people with disabilities from a neighborhood simply because they think a problem may arise.

Notification Issues

Another concern expressed by the neighbors of 115 N. Patrick Street is that they believe they were not properly notified of the placement of the Safe Haven at this location.

Fair Housing law is clear on this issue. "Group homes² that are entitled to locate "by right" under local ordinances or state statutes are not required to provide advance notification or be subjected to public hearing requirements. Notification requirements that are applied only to group homes violate the Fair Housing Act."³

In the "Local Officials Guide to the Fair Housing Act" (cited in Footnote 1), the Coalition to Preserve the Fair Housing Act, a group of more than 50 civil rights, disability, fair housing and human services advocacy organizations, states:

"In virtually every jurisdiction, public hearings have been used to inform residents of proposed changes in their neighborhoods and to give them an opportunity to articulate and share their concerns with local authorities. Both of these goals -- education and community participation -- are appropriate and important, but when it comes to siting a **particular** group home, mandatory notification and

² **Meaning of "group home under the Fair Housing Act":** The term "group home" does not have a specific legal meaning. In this statement, the term "group home" refers to housing occupied by groups of unrelated individuals with disabilities. The Act does not generally affect the ability of local governments to regulate housing of this kind, as long as they do not discriminate against the residents on the basis of race, color, national origin, religion, sex, handicap (disability) or familial status (families with minor children).

³ Ibid, first reference.

public hearing requirements may violate the Fair Housing Act and undermine public officials' attempts to make appropriate, fact-based assessments concerning group homes."

The Coalition position goes further by stating that even in cases in which a public hearing IS required (it wasn't in the case of Safe Haven), the Fair Housing Act's "reasonable accommodation provision" allows - **and may even require** - a locality to waive its notification and public hearing requirements when requested to do so, and when alternative means of notification, education and community participation can achieve the same desired goals.

In summary, I want to say that we are sympathetic to the concerns of the neighbors, and we have done everything we can to reach out to them and respond to all of their concerns. (Attachment 2 of "CSB Responses" provides a listing of our numerous meetings and written correspondence with neighbors.) We must balance their concerns, however, with the rights of our consumers.

The public hearing on January 21st will provide the neighbors an opportunity to address their concerns with Council. Council, however, must not act on the neighbors' complaints about safety or notification issues, use of the building, or the consumers of the program.

Please contact me if you have any concerns or questions.

Thank you.

Mary

Subject: Response to "Neighborhood Safety Alert" (January 17, 2006 e-mail)

Mr. Mayor and Council Members,

Some of you have been provided by the neighbors of Safe Haven with a copy of the "Neighborhood Safety Alert" flyer that the opponents have posted on the door of 115 N. Patrick Street and distributed to homes and businesses throughout the City. In addition to my being misquoted on this flyer, the neighbors included a listing of alarming statistics concerning Safe Haven consumers. These statistics were taken from the Ward Family Foundation (WFF) report. A letter from the WFF's Executive Director is below. In it, she notes that information on the flyer was taken out of context and is misleading.

Mary

January 16, 2006

Dear Alexandria Community Services Board Members,

I am writing this letter in response to a Neighborhood Safety Alert that has been posted at the planned location of a Safe Haven in the City of Alexandria. We believe that a number of the points in that Alert were taken from a comprehensive study of the Safe Haven program that WFF completed in July 2005, and that some of those points have been taken out of context and are misleading.

Ward Family Foundation (WFF) is a 501 (c)(3) organization. Its mission is to help existing charities improve their effectiveness by taking proven benchmarking and best practices concepts that have been successfully used in the business world and applying them to charitable organizations. We believe that the WFF Safe Haven report should be read in its entirety and that all of its findings and analyses should be taken into account by those who have an interest in the Safe Haven program. Copies of that report have been attached to this letter. It can also be found by going to our web site at www.wardfamilyfoundation.org.

The Neighborhood Safety Alert posted in connection with the planned Safe Haven in Alexandria says that "'Safe Haven' provides permanent housing and supportive services for homeless people with severe mental disabilities (and more than 50% will ALSO be substance abusers.)"

The WFF report concludes that while the majority of Safe Haven programs (72.1%) impose no limit to the length of time that residents may stay in their program, the actual average length of stay of residents in these

programs is 262.4 days. Therefore, most Safe Haven residents do not remain in the Safe Haven program indefinitely. (WFF report, pp. 51-52) The WFF report also concludes that while 81% of the Safe Haven programs that participated in the study said they are willing to take residents who are active substance abusers, only 36.2% of Safe Haven residents are reported to abuse substances. Therefore, the majority of Safe Haven residents are not substance abusers. (WFF report, pp. 25 and 32)

The Neighborhood Safety Alert says that 79.5% of “Safe Haven’ clients nationwide have disputes (including violent ones) with neighbors living in the neighborhood” and that “91% of ‘Safe Haven’ clients nationwide are involved in criminal behavior.”

The WFF study asked Safe Haven programs to report the kind of crisis management skills their staff must be prepared to manage: 79.5% reported that their staff must be prepared to handle “Disputes with Neighbors Including Violent Ones,” and 91% reported that their staff must be prepared to deal with “Criminal behavior, e.g., thefts from program or residents, interactions with police.” (WFF study, p. 20) The survey on which the WFF report is based did not ask for the percentage of Safe Haven residents that actually engage in these kinds of behaviors. Therefore, the percentages cited in the Neighborhood Safety Alert have no basis in fact.

We hope that the information provided helps clarify WFF’s findings. Please feel free to contact me if you have any additional questions.

Yours sincerely,

Libby McKeen
Executive Director
Ward Family Foundation
5100 Colebrook Place
Alexandria, VA 22312
703-256-9852
703-914-0488 (fax)

11

1-21-06

Nancy Coats/Alex
01/17/2006 12:50 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Vote Against "Safe Haven"

----- Forwarded by Nancy Coats/Alex on 01/17/2006 12:50 PM -----



"Linda D. Hallman"
<ldh1@bellatlantic.net>
01/13/2006 07:40 PM

<alexvamayor@aol.com>, <delpepper@aol.com>,
<jim.hartmann@alexandriava.gov>,
To <councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<council@joycewoodson.net>
cc
Subject Vote Against "Safe Haven"

- Old Town Alexandria has for decades born a disproportionate share of affordable housing, housing projects, group homes and homeless outreach compared to neighboring jurisdictions (counties).
- Old Town Alexandria is small and can only take on so much of the burden.
- Old Town Alexandria is an important visitor/tourism draw and cannot afford a rising crime rate.
- Old Town Alexandria's improvement and expansion around Metro station locations, with an accompanying low crime rate, is critical to the continued expansion of property values; interested businesses; and an increased tax base for the City.

Anything that has the potential to negatively impact the above dot points, must not be approved. In addition, the purported lack of notification to local neighbors is truly a disappointment to us. We have considered Alexandria City government, task groups, and community services as being resident-friendly as each entity has tackled the tough issues over the years.

Please do not allow the addition of the "Safe Haven" project into the neighborhood at 115 North Patrick Street – nor anywhere else in the Old Town Alexandria area.

Barry & Linda Hemphill
(Owners) 1134 Colonial Avenue
Alexandria, VA 22314


Home Address:
6501 Kalmia Street
Springfield, VA 22150
(703) 971-6888

11

1-21-06

Nancy Coats/Alex
01/17/2006 04:59 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven Response - Hemphill

History:  This message has been replied to.

Jackie -- just let me know if you don't want to get all these -- Nancy

----- Forwarded by Nancy Coats/Alex on 01/17/2006 04:59 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/17/2006 04:40 PM

To "Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>
cc "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
Subject Fw: Safe Haven Response - Hemphill

Mr. Mayor and Council Members,

The CSB's response to the letter you received from Barry and Linda Hemphill is attached. (Their letter to you follows the response.)

Mary

- > Dear Mr. and Mrs. Hemphill,
- >
- > I am the Director of Extended Care Services for the City's Community
- > Services Board (CSB)/Department of Mental Health, Mental Retardation and
- > Substance Abuse, which will oversee the Safe Haven program at 115 North
- > Patrick Street. The Department was provided with a copy of your letter to
- > City Council concerning the Safe Haven and we wanted to respond to the
- > concerns that you raise.
- >
- > Since you live in Springfield, you may not be aware that our Department
- > operated a Clubhouse program for approximately 65 persons with severe
- > mental illness and substance use disorders at the 115 North Patrick Street
- > location for more than 20 years. We moved this program to a larger
- > facility at 4480 King Street in August of 2004.
- >
- > Because the Safe Haven will be providing permanent supportive housing to
- > only 12 people with similar backgrounds and histories as the consumers of

- > the Clubhouse program, we would expect that it will have significantly
- > less
- > of an impact on the neighborhood than the previous program at that
- > location.
- >
- > The attached Safe Haven Information Summary provides more detailed
- > background information on the project, including its impact on the
- > neighborhood, safety, financing of the project, and other issues.
- >
- > In response to your comment that Old Town has borne a disproportionate
- > share
- > of affordable housing, housing projects, and homeless outreach compared to
- > neighboring jurisdictions, it should be noted that we are the only
- > jurisdiction in the region that does not have housing and supportive
- > services for the street homeless population. Arlington, Fairfax,
- > Montgomery County, and the District all have Safe Havens. Furthermore,
- > the
- > CSB's analysis of special needs housing throughout the City has shown that
- > the area with the lowest density of special needs housing is CSB Housing
- > Planning Area IV, Old Town & the Southwest Quadrant, with two such
- > facilities.
- >
- > The area with the second lowest density is Area V, with four facilities.
- > (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21
- > such
- > facilities.) The 115 N. Patrick Street property falls on the border
- > between
- > the two lowest density areas - the 1st being Area IV and the 2nd, Area V.
- > The CSB's Housing Policy requires that the Board disperse its special
- > needs
- > housing programs throughout the City. 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.
- >
- > You also note that Old Town cannot afford a rising crime rate. We have no
- > reason to believe that serving 12 carefully-screened mentally ill men and
- > women – who are currently living unsupervised in the community – will
- > increase the crime rate. It should be noted that most of the street
- > homeless population are in this neighborhood already, accessing meal
- > programs and a nearby day shelter. It is our belief, and extensive
- > research bears this out, that once housed, these individuals will begin to
- > trust treatment workers and accept treatment, becoming more productive,
- > contributing members of our community.
- >
- > The CSB operates 63 residential facilities throughout the City. Since
- > January 1998, when data collection was automated, the CSB has served a
- > total of 560 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. We fully expect the Safe
- > Haven to experience similar positive results.
- >
- > The individuals who will live at the Safe Haven will undergo a thorough

> risk assessment by experienced clinicians prior to being admitted into the
> program. No one will be allowed to be admitted into the Safe Haven if
> determined to be a risk to the other residents, staff, members of the
> community, or him/herself.

>
> The attached Summary provides information about federal Fair Housing law.
> It is important to note that by virtue of their disabilities, the
> individuals who will live in the Safe Haven are protected under this law,
> which prohibits public officials or their designees from taking any
> "actions that treat groups of persons with disabilities less favorably
> than
> groups of non-disabled persons." Regarding your request that City Council
> not place the Safe Haven project anywhere in Old Town Alexandria, Fair
> Housing law also prohibits a jurisdiction from developing policies or
> taking actions which have the effect of foreclosing special needs
> residences from locating in entire neighborhoods or areas of the City.

>
> Finally, Item 8 of the attached Summary addresses the issue of neighbor
> notification about the Safe Haven program. Attachment 2 of the Summary
> provides a listing of the numerous meetings and other communications we
> have had with the surrounding community.

>
> I would be happy to speak with you directly about the project and address
> any questions or concerns you might have after reading the attached
> material. Please contact me anytime at 703-838-5011 or via e-mail at
> carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of
> Extended Care Services, is also available at the same number or at
> judy.carter@alexandriava.gov.

>
> Sincerely,

>
>
> Carol Layer
> Director, Extended Care Services
> CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse
>
> (See attached file: Safe Haven Information Summary011006.doc)

>
> ----- Original Message -----
> From: Linda D. Hallman
> To: alexvamayor@aol.com ; delpepper@aol.com ;
> jim.hartmann@alexandriava.gov
> ; councilmangaines@aol.com ; rob@krupicka.com ; macdonaldcouncil@msn.com ;
> paulcsmedberg@aol.com ; council@joycewoodson.net
> Sent: Friday, January 13, 2006 7:40 PM
> Subject: Vote Against "Safe Haven"

>
> · Old Town Alexandria has for decades born a disproportionate share of
> affordable housing, housing projects, group homes and homeless outreach
> compared to neighboring jurisdictions (counties).

>
> · Old Town Alexandria is small and can only take on so much of the
> burden.

>
> · Old Town Alexandria is an important visitor/tourism draw and cannot

- > afford a rising crime rate.
- >
- > · Old Town Alexandria's improvement and expansion around Metro station
- > locations, with an accompanying low crime rate, is critical to the
- > continued expansion of property values; interested businesses; and an
- > increased tax base for the City.
- >
- >
- > Anything that has the potential to negatively impact the above dot points,
- > must not be approved. In addition, the purported lack of notification to
- > local neighbors is truly a disappointment to us. We have considered
- > Alexandria City government, task groups, and community services as being
- > resident-friendly as each entity has tackled the tough issues over the
- > years.
- >
- > Please do not allow the addition of the "Safe Haven" project into the
- > neighborhood at 115 North Patrick Street – nor anywhere else in the Old
- > Town Alexandria area.
- >
- > Barry & Linda Hemphill
- > (Owners) 1134 Colonial Avenue
- > Alexandria, VA 22314
- >
- > Home Address:
- > 6501 Kalmia Street
- > Springfield, VA 22150
- > (703) 971-6888



Safe Haven Information Summary011006.doc



<sleger@earthlink.net>

01/17/2006 02:35 PM

Please respond to
<sleger@earthlink.net>

11

1-21-06

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc <jim.hartmann@alexandriava.gov>,
<jackie.henderson@alexandriava.gov>
bcc
Subject Letter in Support of Safe Haven

January 17, 2006

Mayor, Vice-Mayor and Council 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, and through them I have been made aware of the needs of homeless people.

As you know the Board of Architecture Review (BAR) approved the building at 115 N. Patrick Street in Old Town for the location of Alexandria's Safe Haven. A 15 December 2005 article in The Washington Post highlighted safety and property value concerns of some Old Town residents living near the Patrick Street location. 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. Nevertheless, these residents have chosen to appeal the BAR decision.

I urge you to carefully consider the information presented at the City Council Public Hearing on appeal of the BAR decision and then follow the path of action that best serves the rights of the City's homeless and the promise of the City's Plan to End Homelessness.

Sincerely,

Kenneth J. Sleger
2424 Taylor Avenue
Alexandria, VA 22302



<franbecker@carpentersshelter.org>

01/17/2006 02:08 PM

Please respond to
<franbecker@carpentersshelter.org>

11
1-21-06

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

cc

bcc

Subject COA Contact Us: Support of Safe Haven

COA Contact Us: Support of Safe Haven

Time: [Tue Jan 17, 2006 14:08:40] IP Address: [138.88.17.176]

Response requested:

First Name: Fran
Last Name: Becker
Street Address: 930 N. Henry Street
City: Vienna
State: VA
Zip: 22314
Phone: 703-548-7500
Email Address: franbecker@carpentersshelter.org
Subject: Support of Safe Haven

January 16, 2006

Dear Mayor Euille and City Council Members:

For many years, Carpenter's Shelter has been the City's primary response to serving the needs of homeless people by providing shelter, education and services. We have grown from a mission shelter to a comprehensive program that is ending homelessness, one adult and one family at a time. But, we cannot.

We are successful because of our long standing alliance with the Alexandria Community Services Board. We often serve the same homeless adult or family and work together to find safe affordable housing, off the streets and outside of homeless shelters.

Comments: As an active participant in the City's Ten Year Plan to End Homelessness, we know what needs to happen to fulfill the plan's action steps. We need to create homes for the very difficult to

serve individuals who have been living on the streets of Alexandria for many years. These adults can not or will not access Carpenter's Shelter but deserve a home.

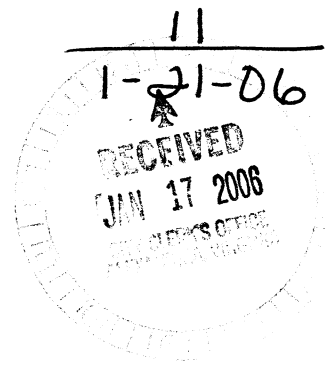
The "Safe Haven" is a necessary step in the City's Ten Year Plan. We have no doubt that it will be well-managed and supervised. We will continue to work with the Community Services Board to assist Safe Haven residents in their attempts to become productive members of society.

Should you have any questions, please let us know.

Sincerely yours,

/s/ /s/

Frances Becker Carson Lee Fifer, Jr.
Executive Director Chairman of the Board



January 17, 2006

The Honorable William D. Euille and Members of City Council
City Hall
301 King Street
Alexandria, Virginia 22314-3211

Dear Mayor Euille and Members of the City Council:

I am writing on behalf of the Alexandria United Way's Regional Council to express its support of the Safe Haven facility and the City's Board of Architectural Review (BAR) - Old and Historic District's approval of the architectural design. The proposed Safe Haven facility is an important and needed facility to provide critical support services to the chronically homeless individuals in our community.

We understand that City Council will hold a hearing on the Safe Haven facility this Saturday, January 21, to obtain public comment on the BAR's recent decision. We think that the Community Services Board has met the latest architectural requirements to move forward with this project given the BAR's December 7, 2005, approval of the architectural design of Safe Haven. It is our hope that you will support the BAR's decision and construction of this vital facility may proceed as soon as possible.

If you have any questions regarding this letter, please contact me either through the Alexandria United Way Office on 703-549-4447 or at home at 703-578-3054.

Sincerely,

Allen C. Lomax OR

Allen C. Lomax
Chair
Alexandria United Way
Regional Council

cc: James K. Hartmann, City Manager
Jackie Henderson, City Clerk

11
1-21-06

206 Commonwealth Avenue
Alexandria, Virginia 22301

January 14, 2006

Mayor William D. Euille
Vice Mayor Del Pepper
Councilman Ludwig Gaines
Councilman Rob Krupicka
Councilman Andrew Macdonald
Councilman Paul Smedberg
Councilwoman Joyce Woodson

Dear Mr. Mayor and City Council Members:

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: City Manager
City Clerk

11

1-21-06



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

01/17/2006 11:51 AM

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

To <jackie.henderson@alexandriava.gov>

cc

bcc

Subject FW: Uphold Safe Haven Approval

I am resending you a copy of the letter below due to a prior address error.
J. Hoben

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

From: Jim Hoben [mailto:JHoben@wpc-alex.org]
Sent: Tuesday, January 10, 2006 1:45 PM
To: Andrew MacDonald (E-mail); Joyce Woodson (E-mail); Ludwig P. Gaines (E-mail); Pau C. Smedberg (E-mail); Redella S. Pepper (E-mail); Rod Krupicka (E-mail 2); William Euille (E-mail)
Cc: 'Jackie.Henderson@alexandria.va.gov'
Subject: Uphold Safe Haven Approval

Jan. 10, 2006

Dear Mayor Euille and Council Members

Subject: Uphold Safe Haven Approval

I am writing to express my approval of the Council's previous support for a safe haven at 115 N. Patrick St. I now ask that you uphold the BAR approval of the architectural design. The need for a safe haven is great and the Community Services Board record of good facility management and care for surrounding neighbors is excellent. Care and support for the needs of the "very least of us" is what makes Alexandria a great and diverse community.

As Co-chair of Housing Action, we see the safe haven as much needed affordable housing for our absolute lowest of income. In addition, I'm writing in my role as a staff member of Westminster Presbyterian Church. I have apprised our Westminster Presbyterian Church congregation of this important project in the hopes that some will understand and also offer their support. Our faith instructs us to care for the hungry, the sick, and homeless.

This communication is my personal appeal. It does not represent an official position of Westminster Presbyterian Church.

James Hoben

Coordinator for Community Relations
Westminster Presbyterian Church

11
1-21-06



"Jan Edmiston"
<jan@fpcusa.org>

01/12/2006 02:26 PM

Please respond to
<jan@fpcusa.org>

"Mayor William D. Euille" <alexvamayor@aol.com>, "Vice
To Mayor Del Pepper" <delpepper@aol.com>, "Councilman Ludwig
Gaines" <councilmangaines@aol.com>, "Councilman Rob
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 20 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 560 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.

Please deny the neighbors' appeal. 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.

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 at the hearing of the neighbors' appeal on January 21st. Thank you for your service to Alexandria and come visit us at Fairlington Presbyterian anytime.

Sincerely yours, Jan Edmiston
Pastor, Fairlington Presbyterian Church

11

1-21-06



"Pam Michell"
<pmichell@newhopehousing.org>

01/12/2006 05:09 PM

To <jim.hartmann@alexandriava.gov>,
<Jackie.Henderson@alexandriava.gov>

cc

bcc

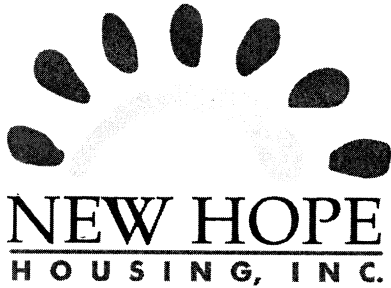
Subject safe haven support

For your information and records, I have sent the attached letter to the Mayor, Vice Mayor, and all members of the City Council (each addressed and email separately).

Pam Michell
Executive Director
New Hope Housing, Inc.
8407-E Richmond Highway
Alexandria, VA 22309
(703) 799-2293 x. 17
(703) 799-6503 (fax)
www.newhopehousing.org



safe haven support.doc



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.

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

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

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

11

1-21-06



"Green, Darlene C."
<darlene.green@ngc.com>

01/12/2006 07:13 PM

To <alexamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,

cc

bcc

Subject Safe Haven Project Support

To: The Honorable Mayor and City Council Representatives of the City of Alexandria

I am a resident located in the Old Town Greens neighborhood of Old Town Alexandria.

This email registers my support along with my neighbors for the Safe Haven Housing Project to be developed on Patrick Street in Alexandria.

Thank you for your time and patience

D. Greene

Alexandria, VA 22301

11
1-21-06



"Gerard Benson"
<jns-lasalle@comcast.net>
01/12/2006 08:27 PM

<alexvamayor@aol.com>, <delpepper@aol.com>,
To <councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Safe Haven

Dear City Council of Alexandria,

I am writing to support the proposal for a Safe Haven at 115 N. Patrick Street. I can appreciate the concerns that neighbors have for this home. It seems, though, that over the last two years the Community Services Board has made appropriate and timely efforts to inform the businesses and neighbors in the area of the proposal. From the written material provided, it is clear that the residents will be adequately screened before being placed there; and carefully supervised once they arrive. I am hopeful that after time all residents in the area will come to regard each other as neighbors.

Sincerely,
Ann D. Benson

11
1-21-06



<CarsonNCA@aol.com>

01/13/2006 03:57 PM

<MacdonaldCouncil@msn.com>, <Councilmangaines@aol.com>,
To <rob@krupicka.com>, <DELPepper@aol.com>,
<Council@joycewoodson.net>, <PaulCSmedberg@aol.com>,
cc

cc

bcc

Subject Stand up for Safe Haven

Dear Mayor Eulle and Members of Council:

I write in support of the Safe Haven facility on North Patrick Street. I know that Council has been committed to this goal for the past few years, and that you will vote yes on January 21. I will be there to support you.

All of us understand that the objections of neighbors raise difficult issues, and I certainly assume that the concerns are real. However, our experience in Alexandria with group homes is excellent, and I have full confidence that the City will provide a safe and welcoming environment for the residents and the neighbors. In addition, the people who need Safe Haven are our residents as well, and they depend on you to look after their interests. They are not able to mobilize and represent themselves; as a community we must work on their behalf. The record of similar facilities in helping people move from the streets to productive citizenship is strong. I know you will take this final step, and that the Safe Haven will benefit the entire city over time. Thank you for your commitment. Nancy Carson

11

1-21-06



rnold <a.tsarnold@verizon.net>

01/13/2006 05:03 PM

Please respond to
<a.tsarnold@verizon.net>

<alexvamayor@aol.com>, <delpepper@aol.com>,
To <councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Safe Haven

Vote yes for the Safe Haven on N. Patrick Street. Its future residents need our help to change their ways, to leave the streets behind and experience a better life. I do not think the neighbors need to worry about their safety - far fewer "street people" will be in their vicinity than the number attending the Clubhouse.
Let's be proud of Alexandria - a City that looks out for the well being of all its citizens.

Susanne Arnold
400 Underhill Place
Alexandria, VA22305

11

1-21-06

Nancy Coats/Alex
01/13/2006 06:09 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: COA Contact Us: Support of Safe Haven on Patrick Street

----- Forwarded by Nancy Coats/Alex on 01/13/2006 06:10 PM -----



<mcfangs@hotmail.com>

01/13/2006 04:10 PM

Please respond to
<mcfangs@hotmail.com>

To <jim.hartmann@alexandriava.gov>
cc
Subject COA Contact Us: Support of Safe Haven on Patrick Street

COA Contact Us: Support of Safe Haven on Patrick Street

Time: [Fri Jan 13, 2006 16:10:47] IP Address: [70.108.163.158]

Response requested:

First Name: Constance
Last Name: McCabe
Street Address: 206 East Alexandria Avenue
City: Alexandria
State: Virginia
Zip: 22301
Phone: 7038360203
Email Address: mcfangs@hotmail.com
Subject: Support of Safe Haven on Patrick Street
Constance McCabe
206 East Alexandria Avenue
Alexandria, Virginia 22301
(703) 836-0203

January 13, 2006

Dear Mayor Bill Euille, Vice Mayor Del Pepper,
and Councilmembers Ludwig Gaines, Rob
Krupicka, Andrew Macdonald, Paul Smedberg,
and Joyce Woodson,

I am writing in support of the proposed Safe
Haven at the South Patrick Street location.

Comments:

Alexandria is a great place to live in large part because of its historic urban setting and diverse population, including those who struggle with the daily challenges of mental illness. I applaud the important efforts of the community to provide the safe and necessary structure for the continued improvement of our city and assistance for its citizens, and its welcoming and including those that need our help and guidance.

I urge you all to welcome the Safe Haven to our city.

Sincerely,

Constance McCabe

Cc: City Manager James Hartmann, City Clerk
Jackie Henderson

11
1-21-06



<FERDON@aol.com>

01/14/2006 02:43 PM

<Alexvamayor@aol.com>, <DELPepper@aol.com>,
To <Councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <PaulCSmedberg@aol.com>,
cc <maryriley@comcast.net>

bcc

Subject Safe Haven

Doris and I urge you to uphold the Board of Architectural Review's approval of the Community Service Board's plan for the former Patrick Street Clubhouse. 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 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

11

1-21-06



tiffany sanchez
<tiffenyfs@yahoo.com>

01/14/2006 03:58 PM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <pulcsmedberg@aol.com>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Safe Haven

January 13, 2006

The Honorable Mayor and Members of City Council
City Hall
301 King Street
Alexandria, VA 22314

Dear Mayor and City Council 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 will 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 may be cost effective rather than costly. It will decrease visits to the emergency rooms and time spent unnecessarily in jail for this population.

As with anyone, when mentally ill people are treated with dignity and respect, they most often respond very well. It has been the practice of our society to shelter the homeless without thought to a permanent place to live. This makes it hard 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,

Tiffany Sanchez
701 South Overlook Drive
Alexandria, Va 22305

11
1-21-06



"Mary Riley"
<maryriley@comcast.net>
01/14/2006 04:17 PM

To "City Clerk Jackie Henderson"
<Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven House

Jackie - For your records. --Mary

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

From: TOCGEE@aol.com
To: Alexvamayor@aol.com
Cc: DELPepper@aol.com ; macdonaldcouncil@msn.com ;
Rob@krupicka.com ; livings@comcast.net
Sent: Saturday, January 14, 2006 12:23 AM
Subject: Safe Haven House

Dear Mayor William Euille:

I am writing to express my support for the proposed Safe Haven house on N. Patrick Street, since I will be out of town for the scheduled hearing on January 21. 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.

Gail E. Evans
330 S. West Street, Unit 505
Alexandria, VA 22314



"Mary Riley"
<maryriley@comcast.net>
01/15/2006 03:31 PM

To "City Clerk Jackie Henderson"
<Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven

11

1-21-06

Jackie - I didn't see you copied on this letter to Council. --Mary

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

From: "Sue Capers" <SBCAPERS@IX.NETCOM.COM>
To: <alexvamayor@aol.com>; <delpepper@aol.com>; <councilmangaines@aol.com>;
<Rob@krupicka.com>; <macdonaldcouncil@aol.com>; <paulcsmedberg@aol.com>;
<council@joycewoodson.net>
Sent: Sunday, January 15, 2006 2:58 PM
Subject: Safe Haven

Sue M. Capers
311 Wolfe Street
Alexandria, Virginia 22314

January 13, 2005

Mr. Mayor & City Council Members:

As a resident of Old Town Alexandria and an advocate for homeless Virginians, I am writing to urge City Council to uphold current rulings in support of the establishment of a Safe Haven on North Patrick Street.

For more than 20 years, I have worked to address homelessness in Virginia. Each year, fewer people remember that homelessness, as we experience it now, was not always a fact of life in urban America. Economic circumstances and public policy have contributed to a rise in homelessness that began in the 1970's. Innovative programs, supported by thoughtful and humane public policies, can make a real difference in addressing homelessness now.

Safe Havens are a proven, safe, affordable and effective means of providing housing and other services to persons with mental illness and/or addiction who would otherwise be homeless. Across the country, advocates for homeless and mentally ill persons are promoting a Housing First model for homeless persons with mental illness and/or addiction. They understand this simple truth² in the absence of housing, other issues take a back seat. No one can successfully cooperate in treatment for mental illness or addiction when they are struggling day by day to simply survive. Housing provides stability, safety, and a real opportunity for recovery.

Safe Havens prevent homelessness and support recovery among their residents by providing a safe and stable home and trained staff. Safe Havens operate in a variety of neighborhoods in cities across the country. A Safe Haven can operate successfully on North Patrick Street.

As a resident of Alexandria, I wish to communicate my full support of the North Patrick Street location. The persons who will live at this facility already live in Old Town; they sleep on the streets and in the parks; they spend their days at Market Square, along the river. If we do not know them, it is only because we have not been introduced.

Fear fuels the current move to disallow the proposed North Patrick Street location. This fear may be understandable, but it will be hardened into discrimination if the leaders of our City Council allow this fear to distort City policy.

It's important to recognize that the current controversy exists not only because the residents of the Safe Haven have mental illness and/or addiction, but because they lack the funds to keep these struggles private, if any of these residents had the funding to buy their own home, no one would have the right to object to their living next door. For that matter, no one knows how many current residents of Old Town visit psychiatrists, take psychiatric medication, or struggle with addiction in their private homes. It is the lack of wealth and not only the presence of personal challenges that puts at risk the opportunity for Safe Haven residents to have the security and safety of their own home.

The organizers of the Safe Haven facility have fulfilled the requirements of State and City law and ordinance, as well as the regulations and guidelines of the CSB. They have previously received the approval of the City Council and of the Board of Architectural Review. Their residents are protected by Fair Housing statute; they cannot be disallowed to live in any location because of their disabilities.

I implore you to uphold your previous rulings and the rights of the future residents of the North Patrick Street Safe Haven. Your continued enforcement of the rights of all Alexandria residents will prevent homelessness for twelve of our neighbors--a commendable fulfillment of your responsibilities to serve all Alexandrians.

Sue M. Capers
Alexandria

Adobe Acrobat attachments require the Adobe Acrobat reader to view. To download this free software, visit www.adobe.com

11

1-21-06



"Ruth L. Chamowitz"
<rhamowitz@chamlaw.com>
01/16/2006 11:57 AM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc <jim.hartmann@alexandriava.gov>,
<Jackie.Henderson@alexandriava.gov>
bcc
Subject Safe Haven

Mr. Mayor and Council Members:

I write regarding the upcoming appeal of the unanimous approval by the BAR of proposed renovations of city-owned property at 115 N. Patrick Street. This appeal is being taken by a small but vocal group of nearby residents and business owners simply because they do not want the project Safe Haven and the people with disabilities who will live there to be in "their back yards." Needless to say, you would not be hearing from them if the location of Safe Haven were to be in the West End or Del Ray.

I have lived in Alexandria for 28 years and have taken great pride in our City. I have relied upon the promises of government leaders not to discriminate on the basis of race, gender, religion, sexual orientation, income level or disability. For 15 years I have battled the mental illness of depression, as have many members of my family of origin. I am lucky to have a caring family, funds, health insurance and other attributes that have allowed me to obtain excellent care and remain functional in the community. It was because of my concern with mental health care that I applied for and you appointed me to the Alexandria Community Services Board. Safe Haven is a project which I strongly support.

I own the office building at 118 N. Alfred Street, less than a block from 115 N. Patrick Street, and for 18 years practiced law in that location. During that time, the Clubhouse, serving 5 days per week virtually the same population as will be served by Safe Haven, was located at 115 N. Patrick. I shared the alley almost daily with the consumers of the City of Alexandria mental health services as they went to and from their program. They were excellent neighbors, just as I expect those of Safe Haven will be.

Please continue the goodwill of our fine City, and do not be deterred by the strident voices of those who fear people they do not know.

Best regards,

Ruth Chamowitz

11

1-21-06



Marsha Rhea
<marsharhea@comcast.net>
01/16/2006 12:02 PM

"alexvamayor@aol.com" <alexvamayor@aol.com>,
To "delpepper@aol.com" <delpepper@aol.com>,
"councilmangaines@aol.com" <councilmangaines@aol.com>,

cc

bcc

Subject Support for Safe Haven

As a resident of Alexandria, I am writing to express my support for Safe Haven on Patrick Street. I believe the City Council approved this facility in 2004 because you recognize that we cannot claim to have a high quality of life here if our caring does not extend to those who need our help. When I am walking about Old Town, I realize that what makes us a community and not an enclave is our willingness to make a home for people who may not have our incomes or our abilities. This is what being a good neighbor means to me.

Whenever I see NIMBY behavior, I have to ask myself the honest question: how would I feel if this facility were next door to my home? I would ask exactly the kinds of questions that Safe Haven has been asked and has answered. I would be satisfied that a responsible organization is trying to do the right thing, and I would be confident that I could go to them as neighbors if they fail to meet these commitments. That would be enough to satisfy me and welcome them to my neighborhood. 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 more than two years ago. Safe Haven is another one of those times when the City Council gets to send a clear message about the kind of people we want to be here. I ask for your continued support of Safe Haven.

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

11

1-21-06



"Jon Liss" <jliss@twsc.org>

01/16/2006 01:25 PM

<Alexvamayor@aol.com>, <delpepper@aol.com>,
To <Councilmangaines@aol.com>, "Rob Krupicka"
<Rob@Krupicka.com>, <macdonaldcouncil@msn.com>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject support for CSB's Safe Haven

Dear Mayor Eulle and Members of Council,

I am writing on behalf of the Tenants and Workers United to strongly support the Community Service Board's request to operate a "Safe Haven" shelter at 115 N. Patrick Street. The CSB has a strong track record of providing top flight services and housing for the mental ill as well as recovering substance abusers. The homeless to be served are not 'imported' but at least partly a result of the doubling of housing costs over the last 5 years. Many are products of nearby neighborhoods. To preserve the sense of community that makes Alexandria special it is important to provide a continuum of housing to meet the varied economic and social needs of all who live here. It is important that homeless people not be warehoused away from support services, public transportation and 'community'. The proposed 'Safe Haven' shelter meets a critical need in a very responsible manner. This is a great program - one that you and all Alexandrians should be proud of - please support the Community Service Board's application and deny the appeal.

Sincerely,
Jon Liss
Executive Director, TWU

11

1-21-06



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

01/16/2006 08:07 PM

To <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Letter to Mayor and City Council

Dear Ms. Henderson:

Attached for your files is the text a letter I have sent to the Mayor under my personal letterhead by first class mail. Substantially the same letter was sent to Vice Mayor Pepper and other members of Council.

Sincerely,
Robert L. Bovey
2603 Valley Drive



Alexandria, VA 22302 CSB060110WDELtr.doc

January 16, 2006

Hon. William D. Euille
Room 2300, City Hall
301 King Street
Alexandria, VA 22314

Dear Mayor Euille:

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.

If I understood correctly, the appeal to Council argued that having homeless folks in the Patrick Street house would violate the Zoning Ordinance provision:

“10-105 (B)(6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage and making the city a more attractive and desirable place in which to live?”

This argument misinterpreted Section X to apply to the homeless people and City's use of the building, rather than the architecture of the building itself.

Inadvertently their argument makes a more fundamental point. In a perverse way, it shows one more reason why the Safe Haven on Patrick Street is needed. 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 remove the hard core homeless from Alexandria's streets. In so doing, it will make a strong positive contribution to “maintaining and increasing real estate values... 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.

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 treasurer 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

11

1-21-06



<Jeansidley@aol.com>

01/16/2006 09:02 PM

To <Jackie.Henderson@alexandriava.gov>

cc

bcc

Subject (no subject)

Dear City Clerk Jackie Henderson:

I am writing to express my support for the establishment of Safe Haven at 115 N. Patrick St. I have lived in Alexandria for 42 years and have thought of it as a city which is progressive and that cares about the welfare of all its citizens. I have been a mental health counselor in private practice in Alexandria for 22 years and my current office which I own is at 805 Cameron Street, a block and a half from 115 N. Patrick Street. I believe a house such as Safe Haven is an important step in helping the homeless citizens in our community, and I would welcome it in my neighborhood. Thank you for your consideration of this important issue.

Jean Sidley, LPC, LMFT

11

1-21-06



<HCulClay@aol.com>

01/11/2006 03:04 PM

To <DELPepper@aol.com>

cc <Jackie.Henderson@alexandriava.gov>, <maryriley@comcast.net>

bcc

Subject Safe Haven

Del:

I'd like to go on record as supporting the Safe Haven program at the Patrick Street location. While there is no "ideal" site, it seems that the old Club House would serve as the right place.

It's crucial that the community support and help provide housing for our mentally disabled. The CSB and many others have worked long and hard on this program and with the intention to provide extensive 24 hour, 7 days per week supervision, I believe it's time for our city to step up and support this needed program.

Thanks so much for your good work on Council and support for all Alexandrians.

Best wishes,

Harlene Clayton

1408 Oakcrest Drive

Alexandria, VA 22302



<saldersley@msi-inc.com>

01/17/2006 11:56 AM

Please respond to
<saldersley@msi-inc.com>

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

cc

bcc

Subject COA Contact Us: Save Haven Project

11
1-21-06

COA Contact Us: Save Haven Project

Time: [Tue Jan 17, 2006 11:56:15] IP Address: [205.240.242.96]

Response requested:

First Name: Susan
Last Name: Aldersley
Street Address: 1311-1 E. Abingdon Drive
City: Alexandria
State: VA
Zip: 22314
Phone: 703-683-4882
Email Address: saldersley@msi-inc.com
Subject: Save Haven Project

Comments:

I find it unbelievable the only way I heard about the Safe Haven project was a flyer on the bulletin board at my gym! Thank God there are a few good citizens left in the city. I can't help but wonder how much a million dollar property would generate in taxes if a business were to move in. Not to mention building a sunken roof top terrace so the homeless will have a better view of the river than the vast majority of the City's taxpayers. Further, with an operating budget in excess of a half a million dollars per year for 12 people, we might as well just buy all 12 of them a home in Alexandria, at least that way they would be contributing something to the city in real estate taxes. Unless of course you'd like to pass that burden on to the taxpayers as well. While the financial aspects of this project are ludicrous, the safety aspects are even worse. Putting mentally ill people, who, according the Community Ser! vice Board's own chairwoman "don't do well in large groups" in the heart of Old Town is an invitation to tragedy. I urge the City Council and other City officials to reject this project.

11
1-21-06



<gooney@comcast.net>

01/17/2006 11:57 AM

Please respond to
<gooney@comcast.net>

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

cc

bcc

Subject COA Contact Us: Patrick Street Safe Haven

COA Contact Us: Patrick Street Safe Haven

Time: [Tue Jan 17, 2006 11:57:20] IP Address: [69.140.67.45]

Response requested:

First Name: David
Last Name: Painter
Street Address: 8 West Linden Street
City: Alexandria
State: VA
Zip: 22301
Phone: 7038360527
Email Address: gooney@comcast.net
Subject: Patrick Street Safe Haven

Comments: I recommend that the North Patrick Steet Safe Haven project be supported. It will provide support for the homeless citizens of our city as well as showing support and tolerance for the diversity in our community. I use King Street to walk to and from home and downtown and I do not expect to find the establishment of the safe haven will have any impact. I have been living across from a city group home that was established prior to my moving to the city over 20 years ago and have had no problems and in fact barely notice their presence.

Thank you

11
1-21-06

January 12, 2006

Dear Ms Henderson,

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.

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 relatively successfully in the music program and as a teacher of mathematics. His illness put an end to that. When I knew him, he lived in chaotic filth and was poorly fed. More than anything, he needed 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, "came 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 Service Board, lead us in the right direction of compassion and justice for this most 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

11

1-21-06



"Meredith Wade"
<meredith@opmh.org>

01/11/2006 11:29 AM

Please respond to
<meredith@opmh.org>

<alexvamayor@aol.com>, <delpepper@aol.com>,
To <councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc
bcc
Subject Safe Haven

I am writing in support of the Safe Haven initiative and 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. It is my belief that knowing she is well cared for and protected is not only to her advantage, but also to her family, both immediate and extended.

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

Meredith S. Wade
Membership Secretary (PT)
Old Presbyterian Meeting House
Administrator-Alexandria Tutoring Consortium
323 S. Fairfax St.
703-549-6670 FAX 703-549-9524

11

1-21-06



Mary Kay Schoen
<marykayschoen@comcast.net>

01/11/2006 10:51 AM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc
bcc
Subject Support Safe Haven

Dear Mayor Euille and Council Members,

It is easy to understand why neighbors might have initially opposed the planned Safe Haven program at 115 N. Patrick St. With little personal or professional exposure to mental illness and homeless issues, many people see only occasional scary headlines and instinctively move to protect their families and their interests if they feel threatened.

However, the Community Services Board has effectively addressed these concerns with a proven program that is also preventative. By providing a stable home for people already on the neighboring streets, it addresses the root causes of the edgy instability communities fear. Safe Haven will not only be safe for the neighborhood but should make it more secure and pleasant for everyone.

It is also the right thing to do. All of Alexandria has an equal stake in maintaining our community and an equal obligation to create an environment where a productive life is possible for all--including those with mental illness or other disabilities. Many neighborhoods, including my own, have included well-run shelters and halfway houses for years without incident.

Alexandria needs you to vote 'yes' for Safe Haven at 115 N. Patrick St.

Sincerely yours,

Mary Kay Schoen
5006 Taney Avenue
Alexandria, VA 22304
703-751-2257
marykayschoen@comcast.net

11
1-21-06



"Ann E Herlin"
<ann@opmh.org>
01/10/2006 04:01 PM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <Jackie.Henderson@alexandriava.gov>
bcc
Subject support for Safe Haven

Dear Mayor Euille, Vice Mayor Pepper, Members of City Council, and City Clerk Henderson,

Attached is my letter of support for the Safe Haven facility at 115 N. Patrick St. I sincerely hope you will read it, and continue to support this vital project.

Thank you,

Ann Herlin
Associate Pastor, Old Presbyterian Meeting House / 323 S. Fairfax St.

Alexandria Resident: 53 Skyhill Rd. #301, 22314



Safe Haven Jan05.doc

January 10, 2005

Dear Mayor Euille, Vice Mayor Pepper, and Members of City Council,

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. That is why our nation has adopted Fair Housing laws. 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. 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 values that lead me to support the creation of a Safe Haven. 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

11

1-21-06



<JJLett@aol.com>
01/10/2006 12:37 PM

To <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Safe Haven

Dear City Clerk Henderson:

Safe Haven is a true benefit to the City of Alexandria and its residents. The continued need for permanent supportive housing for those with psychiatric disorders is necessary in our city, especially since it has a long tradition of acceptance and diversity. As a psychiatrist I know how important it is to care for the individual as a whole rather than to view them as "crazy" or "problematic". Allowing those with psychiatric limitations to integrate into society not only helps them to feel stronger and more accepted but it also helps to decrease the stigma associated with psychiatric diagnoses. Please **APPROVE** the Safe Haven project and know that I, as a citizen of Old Town, am in full agreement with this wonderful service provided by the Alexandria Community Services Board.

Sincerely,

James J. Lettenberger, M.D.
107 Prince Street
Alexandria, VA 22314
703 684 8439
jjlett@aol.com



<mlpadvise@netscape.net>

01/10/2006 10:05 PM

11

1-21-06

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Safe Haven proposal

Dear Mayor Euille & Members of Council:

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 is raising concerns about the 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. 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 some 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 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.

Sincerely,

Martha L. Paschal
Director of Real Estate
Arlington Partnership for Affordable Housing Inc.
703.276.2657, ext. 106
703.623.0574 cell

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<http://mail.netscape.com>

11

1-21-06



"Susan Drachsler"
<sdrachsler@comcast.net>
01/10/2006 10:45 AM

<alexvamayor@aol.com>, <delpepper@aol.com>,
To <councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc <Jackie.Henderson@alexandriava.gov>

bcc
Subject Safe Haven

Susan Drachsler
3313 Carolina Place
Alexandria, VA 22305

January 10, 2006

The Honorable Mayor and Members of City Council
City Hall
301 King Street
Alexandria, VA 22314

Dear Mayor and City Council Members,

I 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. To support my recommendation I would like to highlight two facts described in CSB documents: 1) the experience of Alexandrians who live in and near CSB-run residences, and 2) the CSB's plans for admitting Safe Haven residents and for monitoring this program. I also have had some personal experience with CSB mental health consumers which I think is pertinent. These points address the fears of those who oppose such a housing program on their block.

The CSB is well versed in operating residences for its mental health consumers. It currently manages 63 residences for Alexandrians with mental health needs throughout the city. They are well maintained and run with care. The experience of neighbors living near a Men's Recovery Home on E. Windsor whose residents were homeless and have mental health and substance abuse problems shows the residents have posed no problems.

Regarding the Patrick Street building, it was used as a clubhouse for 60-65 CSB mental health consumers for more than 20 years. There is no report of a club member threatening the safety of anyone in the neighborhood. Now called the West End Club, many members have similar backgrounds and mental disabilities to those who will become residents at Safe Haven. I have attended a luncheon as well as meetings with West End Club members and have thoroughly enjoyed meeting, conversing, and working with these individuals.

In addition to the success of these residences and programs, the CSB's plans for selecting Safe Haven residents and monitoring the household should reassure those concerned about safety

issues. CSB plans include the following:

1. 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. ”
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.

Finally, Safe Haven will be a home, not a shelter or institution. As such, the CSB is following the guidelines of a “proven, nationally-recognized model for providing housing and services to the chronic street homeless population.” Safe Haven will permanently place some of Alexandria’s neediest residents in a sanitary, stable, nurturing environment where they will be able to take steps toward better mental health and benefit from using nearby City resources.

All of these points, 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 Mayor and City Council.

Sincerely,

Susan Drachsler

Co-Chair, Friends of the Alexandria Mental Health Center



Safe Haven Letter to City Council.odt

11
1-21-06



<herbcl@earthlink.net>

01/09/2006 04:55 PM

Please respond to
<herbcl@earthlink.net>

To <macdonaldcouncil@msn.com>, <delpepper@aol.com>,
<council@joycewoodson.net>, <councilmangaines@aol.com>,
<paulcsmedberg@aol.com>, <rob@krupicka.com>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Safe Haven

The Honorable Mayor and Members of City Council

Once again, the Alexandria City Council 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. Once again, statutes are contorted to distort the wisdom of the effort.

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 units. 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 30 year resident of the neighborhood in question, I support the use of 115 N. Patrick Street for a Safe Haven. I call upon the City Council 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

11
1-21-06



<mdelligatti@comcast.net>

01/06/2006 07:51 PM

Please respond to
<mdelligatti@comcast.net>

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

cc

bcc

Subject COA Contact Us: Safe Haven

COA Contact Us: Safe Haven

Time: [Fri Jan 06, 2006 19:51:59] IP Address: [69.143.57.143]

Response requested:

First Name: Mark
Last Name: Delligatti
Street Address: 1601 Crestwood Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 7038201703
Email Address: mdelligatti@comcast.net
Subject: Safe Haven

Comments:

Most of you know me from my work with the Alexandria-Caen Exchange or perhaps for my complaining about the speed tables on Crestwood Drive. Today, however, I am contacting you about something of great importance, the proposal for Safe Haven. I recently attended the funeral of my dear friend Bruce Thompson. Bruce was a long time supporter of Safe Haven. Bruce fought tirelessly for the rights of the mentally ill. This would be a great tribute to his memory. I remember another great Alexandrian, the late Bill Noonan who was one of the founders of the homeless shelter in the basement of the old Blessed Sacrament Church. That shelter today has grown to be Carpenter's Shelter. Bill used to remind us that small steps can lead to great things. One cold winter night, in the old shelter, a man came in looking for a winter coat. Bill went into the back room and came out with a coat for the man. As the man was leaving, one of Bill's friends realized that Bill had given the man his own coat. Bill did not live in fear. He lived in hope. So must we all. We must be a city that is a beacon of hope and progress, leading the region and the Commonwealth forward. When it comes to a vote, I urge you to support Safe Haven.

Sincerely,

Mark Delligatti

11
1-21-06



"Brown, Ellen"
<EBrown@psc.dc.gov>
01/06/2006 05:01 PM

To <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Safe Haven

Dear City Clerk Henderson -

My name is Ellen Brown. I have been a resident of Alexandria for approximately 25 years. I am writing to support the location of a Safe Haven residence at 115 N. Patrick Street, and in that way to support the City's efforts to assist its homeless population in a constructive and reasonable way.

I understand that those who are against the location of a program to serve homeless, mentally ill Alexandrians - especially those who have had drug and alcohol problems - in their neighborhoods have strong feelings on this issue. Yet, certainly there is a need for the proposed residence facility. Therefore, it seems the key issue is where it should be located.

From all that I have read, it seems that the neighbors of the Patrick Street location most often make two arguments -- that neighbors might or would feel unsafe and that property values would decline.

However, these are not necessary logical arguments - since the same population was served at the Patrick Street location when it was a club house. As a club house, it served 60 to 65 people; but, as a residence, it will serve only 12. Why would the neighbors be less safe or property values decline if the Safe Haven project is allowed to go forward, when the population to be served is the same as has been served at that location, and the significantly fewer people would be served?

I believe the City can have confidence in the ability of the Community Services Board to successfully operate the proposed program and to screen and supervise the residents, as it has promised to do.

Where else should the facility - or the people it is to serve -- go? To an industrial area that is not really a part of a community? To a low income area with problems of its own? To another residential area that already has more of such facilities? I believe you answered the question of whether facilities to help this homeless population should be in all neighborhoods in Alexandria when you approved the Patrick Street site for use as a Safe Haven in 2004. It doesn't seem that anything has changed since then to warrant a reversal of your decision.

Clearly, not all of your constituents will be happy with your decision on this issue. In a way this makes it easier for you to do the right thing for the community as a whole.

Thank you for considering my views.

11
1-21-06



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

01/07/2006 08:50 PM

"Joyce Woodson" <council@joycewoodson.net>, "Paul Smedberg"
To <paulcsmedberg@aol.com>, "Del Pepper" <delpepper@aol.com>,
"Andrew Macdonald" <macdonaldcouncil@msn.com>, "Rob
cc "James Hartmann" <jim.hartmann@alexandriava.gov>, "Jackie
Henderson" <Jackie.Henderson@alexandriava.gov>

bcc

Subject Please approve Safe Haven

Mayor Euille and Members of City Council,

Please vote to approve the Safe Haven apartments. Providing a safe environment for 12 homeless mentally ill and supervising them so that they will take their medications and get better is a way of solving problems -- not creating them. It is the right thing to do.

In 1988 I was president of the North Ridge Citizens' Association (NRCA) when a house in our neighborhood, two blocks from my own home, was converted to a group home for schizophrenics who were being turned out of the state institutions. The home does not stand out in any way and I am happy to say that to my knowledge no complaints about this facility have come before NRCA.

There is a dire need for a facility such as Safe Haven and its approval should not be delayed any longer. Rosalind Bovey, Former President, Agenda: Alexandria.



<Ccthomps@aol.com>

01/08/2006 12:46 PM

11

1-21-06

<Alexvamayor@aol.com>, <DELPepper@aol.com>,
To <Councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <PaulCSmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <jackie.henderson@alexandriava.gov>

bcc

Subject Safe Haven Support

Dear Mayor Euille and Members of Council,

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 each night, 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, we must 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.

I urge your support for the Safe Haven for the neediest members of our community.

Sincerely,
Catherine C. Thompson
3613 Oval Drive
Alexandria



bill casey
<b13909@comcast.net>

01/08/2006 08:10 PM

11

1-21-06

<alexvamayor@aol.com>, <delpepper@aol.com>,
To <councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Safe Haven Housing Program

Dear Mayor and Council Members,

As a resident of Alexandria, I urge you to reject the appeal of those in opposition to the Safe Haven Housing project at 115 N. Patrick St. This project has won the approval of the appropriate review boards and will greatly assist some of our most needy citizens who are now living on our streets. Reasonable accommodations should and have been made to neighbors' legitimate concerns, but it is time now to let the project proceed.

Thank you,

William R. Casey
5529 Gary Ave.
Alexandria, VA 22311
703.379.6279

11
1-21-06



"Holly Schumann"
<theschumanns@comcast.net>

01/06/2006 04:09 PM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <jackie.henderson@alexandriava.gov>

bcc

Subject please support Safe Haven

I write in support of the establishment of 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 five 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.

I appreciate the Council's previous support of the Safe Haven program, and I urge you to stay the course. 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



wir@mail.dat

11
1-21-06



"Vogt, Gregory"
<gvogt@wrf.com>
01/06/2006 02:19 PM

"Mayor William D. Euille" <alexvamayor@aol.com>, "Vice Mayor
Del Pepper" <delpepper@aol.com>, "Councilman Ludwig Gaines"
<councilmangaines@aol.com>, "Councilman Rob Krupicka"
"City Manager James Hartmann"
cc <jim.hartmann@alexandriava.gov>, "City Clerk Jackie Henderson"
<Jackie.Henderson@alexandriava.gov>

bcc

Subject Please Support Safe Haven

Dear City Council Members:

I am sending this message to urge the City Council to deny the appeal from a decision of the Board of Architectural Review that approved the architect's design for a Safe Haven facility for the homeless at 115 N. Patrick Street. 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. It is frustrating that, at the eleventh hour, some Alexandrians are raising bogus issues that could derail this program.

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 precious little 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 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. Besides, these folks will be undergoing treatment; they are not a dangerous element that would make the neighborhood unsafe. I would think if anything all the Old Town neighbors would find this situation a great improvement over the existing one.

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 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 reject the appeal. Thanks a lot for your consideration.

Gregory J. Vogt
3920 Colonel Ellis Ave.
Alexandria, VA 22304
703.461.6776

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11

1-21-06



"Sara L. Manner"
<mannersl@verizon.net>

01/06/2006 12:58 PM

To <Jackie.Henderson@alexandriava.gov>

cc

bcc

Subject Re: Support for Safe Haven

Dear City Clerk Jackie Henderson,

I have served as the pastor of Beverley Hills Community United Methodist Church in Alexandria for over 11 years. Frequently homeless persons stop by the church office needing help of some kind. We are able to provide some food and clothing assistance, but it is obvious these persons need far more than our church can provide. When I learned about Safe Haven I knew this was a cause I wanted to support.

Recently, when I shared about Safe Haven with our Church Council, two persons gave some interesting remarks. Verenda Camire said that down the street from her home on E. Luray Ave. there is a home for women transitioning out of prison. She reported that as far as she knows there has never been a problem in her neighborhood with this group home and she is pleased to have it down the street from where she lives. Rosalind Bovey reported that near to where she lives there is a home for people suffering from schizophrenia where persons' medications can be monitored and other care given. Mrs. Bovey said there has never been any problem with having the home in the neighborhood and she, too, is very supportive of such homes.

I am writing to ask your support for the creation of Safe Haven where at least some of Alexandria's chronically homeless (most of whom suffer from mental illness) can have a decent place to live and have a much brighter future.

Sincerely, Rev. Sara L. Manner
Beverley Hills Church
3512 Old Dominion Blvd.
Alexandria, VA 22305
703-836-2406



"carolfreeman"
<carolfreeman@comcast.net>

01/05/2006 08:32 PM

"William Euille" <alexvamayor@aol.com>,
To <DELPepper@aol.com>, <council@joycewoodson.net>,
<paulcsmedberg@aol.com>, <macdonaldcouncil@msn.com>,
<Jackie.Henderson@alexandriava.gov>,
cc <jim.hartmann@alexandriava.gov>

bcc

Subject In support of Safe Haven

Dear Mayor Euille and Members of City Council,

I am writing to express my support for the proposed Safe Haven at 115 N. Patrick Street and to ask you to support this important initiative, which will provide permanent housing to as many as 12 homeless Alexandria residents. We are a caring community and it is our collective responsibility to ensure that all our citizens, including those who suffer from mental illness or are struggling with substance abuse, have a safe place to live.

Sincerely,

Carol Freeman

11

1-21-06

MEMBER ORGANIZATIONS

Alexandria Adult Probation & Parole

Alexandria Department of Human Services
Office of Community Services
Division of Family Services
Job-Link One-Stop Center for WIA Programs

Alexandria Department of Mental Health, Mental
Retardation and Substance Abuse
PATH Mental Health Case Mgt & Homeless Outreach
MH/SA Day Support Services
Residential Services
Substance Abuse Case Mgt & Homeless Outreach

Alexandria Neighborhood Health Services, Inc.

Alexandria Office of Housing

Alexandria Office on Women
Domestic Violence Program/Battered Women's Shelter

Alexandria Police Department

Alexandria Redevelopment & Housing Authority
(ARHA)

Alexandrians InVolved Ecumenically (ALIVE!)

Alfred Street Baptist Church

Arlington-Alexandria Coalition for the Homeless
(AACH)

Blessed Sacrament Catholic Community

Carpenter's Shelter
David's Place/Emergency & Winter Shelter
Aftercare & Transitional Programs

Catholic Charities

Church of St. Clements

Community Lodgings, Inc. (CLI)

Fairlington United Methodist Church

Guest House, Inc.

Homeless Consumers

Housing Action

Northern Virginia Family Service

Old Presbyterian Meeting House

Rebuilding Together Alexandria

Residential Youth Services

Salvation Army
Alexandria Community Shelter
Turning Point Transitional Housing Program

St. Paul's Episcopal Church

U.S. Dept. of Housing & Urban Development

U.S. Dept. of Veterans Affairs

Virginia Coalition for the Homeless

Virginia Department of Health

Whitman-Walker Clinic

Workforce Organization for Regional
Collaboration

Homeless Services Coordinating Committee

Alexandria, Virginia

www.alexandriahscc.org

December 30, 2005

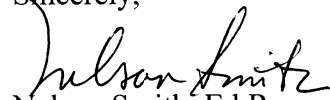
The Honorable Mayor and
Members of City Council

The Alexandria Homeless Services Coordinating Committee (HSCC) has supported the development of the Safe Haven project since its inception. The HSCC membership voted unanimously to convey our ongoing support of Safe Haven.

When completed, the Safe Haven will offer permanent supportive and supervised housing for up to 12 residents surviving on our streets. The Patrick Street site has provided public use for Community Service Board consumers for over 20 years. Local as well as federal funds have been allocated for the project. Earlier this month the Board of Architectural Review unanimously approved the project design.

We urge you to affirm support of this critical program for our chronically homeless population when the citizen appeal comes before City Council in the near future.

Sincerely,


Nelson Smith, Ed Rea
Co-chairs, Alexandria HSCC



cc: James K. Hartmann
City Manager

11
1-21-06

11

1-21-06



<ExecDirALIVE@aol.com>

01/05/2006 01:52 PM

<Jackie.Henderson@Alexandriava.gov>,
To <Alexvamayor@aol.com>, <Councilmangaines@aol.com>,
<Council@krupicka.com>, <macdonaldcouncil@msn.com>,
cc
bcc
Subject Support for Safe Haven

Mr. Mayor and Members of City Council,

Please find attached a copy of the letter sent today in support of Safe Haven.

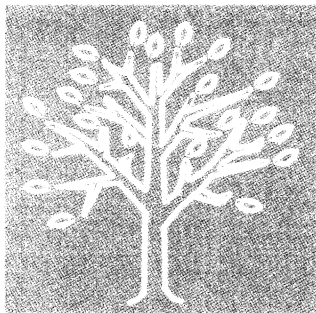
Thank you.

Ken Naser

Kenneth D. Naser
Executive Director
ALIVE! Inc.
2723 King Street
Alexandria, VA 22302



www.Alive-Inc.org Safe Haven.doc



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

11
1-21-06
Phone: 703-837-9300
Fax: 703-837-9399

January 5, 2006

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

Dear Mayor Euille:

At the January 3, 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. It is already approved for multi-family housing. The Alexandria Community Services Board has done the process correctly; meetings are open to the public and the project has been openly discussed for several years. 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, and all of the Members of City Council, for the service you provide to our great City.

Sincerely,

Kenneth D. Naser
Executive Director



11

1-21-06



"chezbrigid@juno.com"
<chezbrigid@juno.com>
Sent by: <chezbrigid@juno.com>

01/05/2006 03:15 AM

To <alexvamayor@aol.com>
cc <jackie.henderson@alexandriava.gov>
bcc
Subject Safe Haven at 115 N. Patrick Street

Dear Mr. Mayor: I support the establishment of a Safe Haven at 115 N. Patrick Street, Alexandria, for the housing of 12 homeless men and women currently living on our city streets. Before moving to Alexandria 12 years ago, I lived in south Arlington, on S. 14th Street, two blocks from a Safe Haven-like home for eight mentally-ill men. In the 15 years that the residents were my neighbors, there was not a single problem, and many more than eight individuals were safe, warm, fed and helped towards independent lives. I urge Council approval of the N. Patrick Street facility. Sincerely, Brigid H. Davis, 1560 Mt. Eagle Place, Alexandria, VA 22302.

11

1-21-06



"Kevin & Diane"
<grim.charles@verizon.net>
01/04/2006 09:01 PM

To <council@joycewoodson.net>
cc <jim.hartman@alexandriava.gov>,
<Jackie.Henderson@alexandriava.gov>
bcc
Subject Safe Haven

January 4, 2006

Dear Councilwoman Woodson:

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 of the City Council when they approved the site for a Safe Haven in Alexandria to be located at 115 N. Patrick Street, the former location of the Patrick Street Clubhouse. I realize that there are a number of steps to this process, including architecture, construction and renovation permits and approvals. I ask that you continue moving this process along so that the reality of a Safe Haven can happen as soon as possible.

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. 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
703-370-4771

11
1-21-06



Jonathan Holub
<holub72@yahoo.com>

01/04/2006 11:53 AM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Please Support Safe Haven

Dear Mayor Euille, Vice Mayor Pepper, and City Council Members,

I am writing in support of the establishment of the Safe Haven site at 115 N. Patrick Street. I believe this type of facility reflects our community's values and is a safe and effective means of assisting our homeless citizens.

Although I respect the opinions of those residents who oppose this project, I believe their concerns are unfounded and based on misconceptions about the mentally ill. In fact, projects like Safe Haven ultimately strengthen our community by improving safety and reducing the long-term costs of caring for one of society's most vulnerable groups.

Thank you for your consideration of this issue.

Sincerely,

Jonathan Holub
3513 Valley Drive
Alexandria, VA 22302

11

1-21-06

Nancy Coats/Alex
01/04/2006 10:26 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Proposed ?Safe Haven? Facility, 115 N. Patrick Street, Alexandria, VA

----- Forwarded by Nancy Coats/Alex on 01/04/2006 10:25 AM -----



<rosemarycovey@aol.com>
01/03/2006 09:49 PM

<alexvamayor@aol.com>, <delpepper@aol.com>, <jim.hartmann@alexandriava.gov>, <councilmangaines@aol.com>, <rob@krupicka.com>, To <macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>, <council@joycewoodson.net>, <eileen.fogarty@alexandriava.gov>, <patsy@tidalwave.net>, <senator@warner.senate.gov>, <senator_allen@allen.senate.gov>
cc
Subject Proposed ?Safe Haven? Facility, 115 N. Patrick Street, Alexandria, VA

January 3, 2006

Re: Proposed ?Safe Haven? Facility
115 N. Patrick Street
Alexandria, VA

I am writing to express my concern regarding the Alexandria Community Services Board's proposed "Safe Haven" homeless facility at 115 N. Patrick Street.

My husband and I are the owners of 118 North Patrick Street, directly across the street from the proposed site. We have been living in the house since May 2005. In the past several weeks I have become newly troubled over the Safe Haven project. I had been receiving the reports sent by the city regarding the Board of Architectural Review (BAR) hearings and as they were on Architectural issues I did not feel any strong need to react. I had vaguely heard that the building was to be used for special needs people, strictly screened by the city. Again, this caused only mild concern as I am generally sympathetic to this group.

My concern changed however reading the latest coverage in the press, especially the recent Washington Post article (Washington Post, Thursday, December 15, 2005; VA14). I also found the subsequent letter from the Community Services Board sent to answer concerns of neighbors extremely disingenuous. To quote the city on who will be housed, "They are unable to use existing shelters because of the severity of their mental illness and sometimes co-occurring

substance use disorders." The letter then claims that this is no cause for concern. They also give no real information on what is meant by "professional mental health staffing" on site. It is also disingenuous to claim that this facility will not lower property values. Personally, I am an artist who has saved my whole adult life to finally buy a

I would be in favor of this situation only if the city provides property tax relief for those of us who will definitely be affected and also if the city is willing to provide a Doctor on the premises at all times. I think it is only fair that close neighbors are given truthful details. Otherwise I am very unimpressed to have only received a letter on the true nature of this venture after it was reported in the press. I do not find the Community Services Board letter reassuring. It has actually been a cause for alarm.

Please feel free to call me. My number at work is 703-549-1434 or at home 703-519-5707. However, I am at work, six days a week including weekends.

Thank you for your time and consideration in this matter.

Rosemary Covey
118 N. Patrick Street
Alexandria VA

11
1-21-06



"Tim Gibbon"
<tgibbon@ccda.net>
01/03/2006 11:31 AM

<alexvamayor@aol.com>, <delpepper@aol.com>,
To <councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Support of Safe Haven Program

Dear Sirs and Madams:

I am writing you in support of the proposed Safe Haven transitional housing program at 115 N. Patrick Street in Alexandria. I am a Social Services Associate with Catholic Charities Hogar Hispano, and work directly with homeless individuals, many of which struggle with mental health and substance abuse. The lack of affordable housing is a serious issue for Alexandria and Northern Virginia residents, and space in shelters and transitional homes is severely limited. Though I realize a group of residents have filed an appeal to City Council opposing the program, I hope you will support the Safe Haven program, and keep in mind the needs of those who, due to their mental health struggles and economic limitations, are not able to advocate for themselves.

Sincerely,

Tim Gibbon

Social Services Associate
Hogar Hispano - Catholic Charities
6201 Leesburg Pike, Suite 307
Falls Church, VA 22044
(703) 534-9805 ext. 226
fax: (703) 534-9809
tgibbon@ccda.net

www.ccda.net/hogar_hispano.html
United Way # 8055



winmail.dat



KEMedina
<medinake@yahoo.com>

01/03/2006 01:46 PM

11

1-21-06

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulsmedberg@aol.com>,

cc

bcc

Subject Safe Haven support

Dear Mayor Euille and City Council members,

As an Alexandria resident (3810 Dominion Mill Drive, 22304) and staunch supporter of housing issues, I want to provide my 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.

I know this issue isn't an easy one, but I trust you'll make the right decision for the residents of the City of Alexandria and vote to support Safe Haven.

Sincerely,
Katharine Medina
Resident
Executive Director/Rebuilding Together Alexandria

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11

1-21-06



<livings@comcast.net>

01/02/2006 02:50 PM

To <Jackie.Henderson@alexandriava.gov>

cc <jim.hartmann@alexandriava.gov>

bcc

Subject FW: Please Go Forward with Safe Haven

----- Forwarded Message: -----

From: livings@comcast.net

To: alexvamayor@aol.com, delpepper@aol.com

Cc: macdonaldcouncil@msn.com, council@joycewoodson.net

Subject: Please Go Forward with Safe Haven

Date: Mon, 2 Jan 2006 18:21:42 +0000

Dear Mayor Euille, Vice-Mayor Pepper and Council Members:

I am very proud of this City Council for looking out for all Alexandrians, especially those with poor health and minimal education. The Safe Haven planned for 115 N. Patrick Street will continue that commitment. The Safe Haven would provide needed structured shelter to these individuals. Staff on-site of the Safe Haven would provide guidance and oversight.

The Safe Haven would also provide relief for other organizations in the City. For example, recently a homeless person camped out in the attic of my church, St. Paul's on S. Pitt Street, causing some damage. Safe Haven would not necessarily cut down on such trespassing, but it would provide structured shelter for people who might otherwise sleep in unsuitable places.

Finally, there is certainly precedent for helping the homeless in the Old Town area. Since at least 1990, Christ Church has had a morning program on Wednesdays and Thursdays to provide some relief to homeless people and the working poor. St. Paul's recently started a similar program on Tuesday mornings. For many years Meade Memorial Church has had a lunch program for the homeless and working poor and Christ House has provided an evening meal Monday through Friday. Establishing the Safe Haven on Patrick Street will mean that some of these people will have the blessing of a safer, more structured life.

I personally cannot attend the public hearing about Safe Haven on January 21st as I made plans last August to be away then. I do wish you a civil meeting and trust that you will continue to go forward with Safe Haven as planned.

Sincerely yours,

Betty Livingston, Immediate Past Chair of Friends of the Alexandria Mental
Health Center and current Friends' board member

11

1-21-06



"Royce Drake"
<prdrake1@earthlink.net>

01/02/2006 03:13 PM

Please respond to
"Royce Drake"
<prdrake1@earthlink.net>

To <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Safe Haven Project

Patricia G. Drake
710 Enderby Drive
Alexandria, VA 22302
703 836-6331

January 2, 2006

City Clerk Jackie Henderson

Dear Ms. Henderson:

I am writing to express my support for the **Safe Haven Project** in our city. My husband and I have lived in Alexandria for 38 years. Both of our children went to T. C. Williams. During that time we have worked for housing assistance for the homeless and low-income people in many arenas.

I have directed the Church of Saint Clement Hypothermia Shelter for several years. Since 1991, the Church of St. Clement has welcomed fifteen to twenty male shelter guests into our sanctuary—not in the basement, but around the alter and in the pews—six nights a week during the months of extreme cold (January 2 through March 15). These men are overflow guests from Carpenter's Shelter. We provide them with food, a place to sleep for the night, tokens for breakfast, and bus tokens for transportation the next morning. This is an interfaith endeavor that relies on volunteers from eight different congregations in the city.

In working with these men and with Carpenter's Shelter, I have become increasingly aware of the problems and plight of the homeless. I have also become more knowledgeable about the issues encountered by those working with homeless populations. **Safe Haven** would resolve many difficult situations for those dedicated people if there were a place those with mental illness or chronic drug or alcohol dependences could live separately. To be in an environment with people trained to help them would be invaluable. It would get these people off the streets and increase the safety of our citizens in general. It would allow more time to work with homeless people who do not have these chronic problems. And, most of all, it would be the right thing to do!

Over the 38 years I have lived here, I have seen the tenor of Alexandria change from a small close-knit, caring community to one that increasingly focuses on high property

values, wealthy residents, and business interests. We presently have the will and means to accomplish the **Safe Haven Project** . Not only for the reasons outlined above but, maybe almost as important, for the good of the soul of Alexandria, we hope that we can make it happen.

Patricia G. Drake Royce A. Drake prdrake1@earthlink.net



<Pashbrook@aol.com>
01/02/2006 09:12 AM

To <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject in support of Safe Haven

11

1-21-06

Dear City Clerk Jackie Henderson,

I'm writing to support continued progress 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. But all people need a place to live. As a resident of the Warwick Village neighborhood since 1987 (and I'm just beginning to think of myself as a old-timer) I know that a neighborhood is not just made up of people just like myself. A neighborhood, a city, the world, is a community that stretches us outside of our comfort zone as it strives to take care of all of its people because, in the long-run, doing so makes the world a better place to live.

I have heard the concerns of the residents surrounding the property and was sympathetic, although still a Safe Haven supporter, until I went to their website at www.saveoldtown.org and read the article in the Gazette. The opponents expressed no concern for the people who will live in the Safe Haven, no understanding of the need to be near public transportation and the city services. By saying the money being spent is too much—*"All this for just 12 people!"*— they make me wonder how much they think a human life is worth. Do they feel the lives of those in our community with mental illness are not as valuable as their own? (It also points out that they are willing to take cheap shots to try to force the decision their way. Over time the Safe Haven residence will serve many more than 12 people.)

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.

Happy New Year,
Peggy Ashbrook

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

Cc:
Mayor William D. Euille

alexvamayor@aol.com

Vice Mayor Del Pepper delpepper@aol.com
Councilman Ludwig Gaines councilmangaines@aol.com
Councilman Rob Krupicka Rob@krupicka.com
Councilman Andrew Macdonald macdonaldcouncil@msn.com
Councilman Paul Smedberg paulcsmedberg@aol.com
Councilwoman Joyce Woodson council@joycewoodson.net
City Manager James Hartmann jim.hartmann@alexandriava.gov



"helen lewis"
<helenlewis@verizon.net>
01/02/2006 04:01 PM

To <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Please Support Safe Haven

11

1-21-06

Jackie--

I strongly support the proposed Safe Haven project, and have sent the message below to the Mayor, all Council members and City Manager Hartmann. I am forwarding a copy to you for the record.

Helen Lewis
8405 Bound Brook Lane
Alexandria VA 22309
703-780-7859

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

From: [helen lewis](#)
To: James Hartmann, Mayor Euille and all Council members
Sent: Monday, January 02, 2006 3:55 PM
Subject: Please Support Safe Haven

Jan. 2, 2006

Dear Mayor Euille, City Manager Hartmann and Council Members:

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

11
1-21-06



<DarrylKF@aol.com>
01/03/2006 07:01 AM

To <Alexvamayor@aol.com>, <DELPepper@aol.com>, <Councilmangaines@aol.com>, <Rob@krupicka.com>, <macdonaldcouncil@msn.com>, <PaulCSmedberg@aol.com>, <jim.hartmann@alexandriava.gov>, <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Safe Haven support

Dear Mayor Euille, Vice Mayor Del Pepper, and members of council,

I am writing to express support for the Safe Haven program at 115 N. Patrick Street. As part of ending homelessness in the city, we should provide homes for adults with mental illnesses.

In my volunteer work with different school PTAs and on city commissions (Youth Policy and HIV AIDS) and from past service on the Community Partnership and Youth Fund Committees, I have seen that families need services of all kinds. In addition, I have seen first hand the commitment of many within both the city government and community organizations to provide the widest possible range of services for city residents.

We, who live and raise our children in Alexandria, and send our children to public schools, know that as a community we are stronger when we take care of each other. I urge you to extend and continue that commitment and generosity by supporting the Safe Haven residence at 115 N. Patrick Street.

Happy New Year,
Darryl K. François

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

Cc:

Mayor William D. Euille
Vice Mayor Del Pepper
Councilman Ludwig Gaines
Councilman Rob Krupicka
Councilman Andrew Macdonald
Councilman Paul Smedberg
Councilwoman Joyce Woodson
City Manager James Hartmann
City Clerk Jackie Henderson

alexvamayor@aol.com
delperpe@aol.com
councilmangaines@aol.com
Rob@krupicka.com
macdonaldcouncil@msn.com
paulcsmedberg@aol.com
council@joycewoodson.net
jim.hartmann@alexandriava.gov
Jackie.Henderson@alexandriava.gov

11
1-21-06



"Jennifer Slark"
<Jslark@arlingtonva.us>
12/29/2005 08:45 AM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<Jackie.Henderson@alexandriava.gov>,
cc <jim.hartmann@alexandriava.gov>
bcc
Subject

Good morning,

I am sending this email on behalf of the Arlington Community Services Board in support of the Safe Haven Program in Alexandria. This letter will also be mailed to the City Council.

Thank you,

Jennifer

Jennifer Slark
Assistant to the Executive Director of the CSB
phone: (703) 228-4871
fax: (703) 228-5234



letter of support-alexandria csb-safe haven.doc



THE ARLINGTON COMMUNITY SERVICES BOARD
1725 N. George Mason Drive, Arlington, VA 22201
TEL 703-228-4871 FAX 703-228-5234 www.arlingtonva.us/csb

December 28, 2005

Board Members

Patrick Hope, Chairman
Jane Adams
Dean Bonney
Kathleen L. Donovan
Robin France
Anne Marie C. Hermann
Rick Hodges
Kate D. Malliarakis
Jenette O'Keefe
James Phippard
Major Mike Pinson
Emilia Richichi
Carol Skelly
Jocelyn Ann Starzak
Naomi Verdugo
Mary T. Zdanowicz
Sarah M. Zevin

Executive Director
Cynthia Kemp

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 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 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 has proven very 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 realize their fears and apprehensions, while understandable, were unjustified. We are 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 recently approved a 5-year plan 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 ways, the proposed Safe Haven Program is one proven way 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 plan to create the Safe Haven Program at 115 N. Patrick Street, and we urge the Alexandria City Council to approve this important 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.

Sincerely,

Patrick Hope
Chairman

cc: Vice Mayor Del Pepper
Councilman Ludwig Gaines
Councilman Rob Krupicka
Councilman Andrew Macdonald
Councilman Paul Smedberg
Councilwoman Joyce Woodson
City Manager James Hartmann
City Clerk Jackie Henderson

11
1-21-06



<Jere718@aol.com>
01/05/2006 09:55 AM

To <jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fwd: Safe Haven

Dear Ms. Henderson: Attached is a letter previously emailed to Council regarding the Safe Haven hearing. Thank you.

Jeremy Flachs
109 E Randolph Ave.
Alexandria, Virginia 22301
703-354-7700

----- Message from Jere718@aol.com on Tue, 20 Dec 2005 11:25:21 EST -----

To: Alexvamayor@aol.com, delpepper@aol.com., Councilmangaines@aol.com,
rob@krupicka.com, MacdonaldCouncil@msn.com, PaulCSmedberg@aol.com
cc: maryriley@comcast.net, CarsonNCA@aol.com

Subject: Safe Haven

Dear Mayor Euille, Vice Mayor Pepper and Council: I am writing in support of the efforts of CSB to open a Safe Haven at 115 N Patrick Street. The clients to be served are currently on the street, unsupervised and without shelter. I understand that the proposed Safe Haven will have 24 hour staffing. Although CSB cannot guaranty that each resident will act as a model citizen, I understand that the odds of any problems from the clients are greatly diminished by housing them at a supervised location, such as Safe Haven, rather than leaving them to their own devices on the street. As for property values, I live in Del Ray, which is chock full of CSB facilities. I can assure you the property values in Del Ray remain quite substantial, and apparently unaffected by such facilities. Sleeping in a warm, safe and supervised facility is not only a basic human right, but also the first step down the long road to recovery and a healthy productive life.

Jeremy Flachs
109 E Randolph Ave
Alexandria, Va 22301
703-354-7700

11

1-21-06



sarah schaffer
<pistachiy@gmail.com>

12/20/2005 11:13 PM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
cc
bcc
Subject Safe Haven

Dear Mayor Euille and Councilmembers,

Today I turned 18, and this is my first action as a voting citizen of Alexandria. It is very important to me that I express my strong support for CSB's Safe Haven Program at 115 N. Patrick Street. Do what's right and serve *all* of Alexandria's citizens.

Sincerely,
Sarah Schaffer
494 Naylor Place
Alexandria, VA 22304

11

1-21-06



Paula Tarnapol Whitacre
<ptw@fullcircle.org>

12/22/2005 08:38 PM

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,

cc

bcc

Subject In support of Safe Haven

Dear Mayor Euille, Vice Mayor Pepper, and City Council Members

Best wishes this holiday season. In the spirit of the season, I am writing in support of Safe Haven's proposed home on North Patrick Street. A supportive, safe home--with sufficient security and protective safeguards as has been planned--is what we in Alexandria are all about.

Sincerely,

Paula Whitacre
600 Ft. Williams Parkway
22304

11
1-21-06



"Patricia Hammond"
<phammond@anhsi.org>

12/25/2005 10:05 PM

Please respond to
<phammond@anhsi.org>

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <jackie.henderson@alexandriava.gov>

bcc

Subject Safe Haven

Alexandria City Council Members:

I am writing this letter of support on behalf of the Homeless Services Coordinating Committee (HSCC). I relocated to the City of Alexandria approximately two and a half years ago in order to pursue a doctoral degree in clinical psychology. Since then, I have worked directly with the residents of Alexandria and surrounding communities as the Program Assistant for mental health and family services at Arlandria Health Center, a Federally Qualified Health Center. I have also had the opportunity to attend several HSCC task force meetings in the past and have worked as a volunteer one to two nights per week at Catholic Charity's Christ House (soup kitchen) for the past two years.

I am completely in support of the CSB's plan to build the Safe Haven at the proposed site of 115 N Patrick St. Through my employment and volunteer experiences, I have observed first-hand the dire need for housing and treatment opportunities for the chronic homeless. Since several of these individuals struggle with mental health and substance abuse problems, the local shelters are not equipped to serve or treat this particular population on a short-term basis, let alone offer long-term solutions. As a result, Alexandria has a growing population of homeless individuals that are left wandering the streets, risking more than just hunger as the winter temperatures plummet.

Clearly, current resources are inadequate to meet the needs of this population within our community. The current project, as proposed, will at least provide long-term support to a number of these individuals. Despite local resident concerns of safety, the Safe Haven would in fact bring increased security by providing trained staff, supervision, and treatment. This arrangement is clearly one in which the supports provided to the chronic homeless will serve to improve the community at large. I urge the council to provide continued support to the Safe Haven project.

Thank you for your time and consideration,

Patricia Hammond
924 Manor Rd Apt 301
Alexandria VA 22305
541.510.9111
phammond@anhsi.org

11
1-21-06



"Barbara and Karl Albrecht"

<babskarl@ilesoto.com>

12/19/2005 02:20 AM

<Jackie.Henderson@alexandriava.gov>,

To <jim.hartmann@alexandriava.gov>,

<council@joycewoodson.net>, <paulcsmedberg@aol.com>,

cc

bcc

Subject CSB Safe Haven project

Dear members of the City Council:

Please see attached letter.

Thank you,



Barbara Albrecht Safe Haven letter Dec 2005.doc



"Mary Riley"
<maryriley@comcast.net>
12/16/2005 02:39 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven controversy --- Save Old Town members' appalling message

Jackie - support letter for your records.

"kat kern"
<katrina_kernodle@hotmail.com>

12/14/2005 07:13 PM

<email@saveoldtown.org>, <jim.hartmann@alexandriava.gov>,
To <eileen.fogarty@alexandriava.gov>, <patsy@tidalwave.net>,
<senator@warner.senate.gov>, <senator_allen@allen.senate.gov>
cc <namivanb@aol.com>
Subject Safe Haven controversy --- Save Old Town members' appalling message

To whom it may concern:

I was appalled by the bigoted and ignorant language used to express the collective fear of the Save Old Town group regarding development of permanent housing and supportive services for homeless individuals with mental illness — Safe Haven — in Old Town Alexandria, Virginia.

Mental health crises can happen to anyone, anywhere. Each condition listed in the Save Old Town posted bulletin (posted in various venues throughout Old Town) — schizophrenia, delusional disorders, bi-polar disorder and depression — are treatable medical illnesses. Unfortunately, many people do not get the help they need because of misunderstanding of the issues surrounding the illnesses or the fear associated with stigma. The Save Old Town group continues to propagate misunderstanding and fear.

To impugn individuals who have various illnesses (complicated by homelessness) along with those who support them with fear-mongering "alerts" warning that "our security and safety may be compromised" is not only inaccurate and uninformed but also extraordinarily unkind.

The citizens of Save Old Town should be ashamed of their bulletin, ashamed of their ignorance and most of all ashamed by their lack of compassion.

These citizens should take a moment to consult with representatives from the mental health community including organizations such as NAMI and DBSA. They should find out the facts before making paranoid suppositions. They should quit relying on horror flicks and personal biases as a source of insight and check out www.nami.org or www.dbsaalliance.org. It would certainly be too excessive to ask these folks to try volunteering at a homeless shelter or with an organization that supports the mentally ill (such as the proposed Safe Haven).

Learn the facts about mental health and crime before encouraging others to follow a misguided lead. Consider the following list of individuals who battle or have battled mental illness and think what the world would be if everyone had a similar attitude of impotent trepidation as has been expressed by this group:

Abraham Lincoln (depression) Virginia Woolf (bipolar disorder) Hans Christian Andersen (bipolar)
Lionel Aldridge (Green Bay Packer - schizophrenia & homeless) Ludwig van Beethoven (bipolar)

Leo Tolstoy (detailed his mental illness in his memoirs) Tennessee Williams (depression)

Isaac Newton (bipolar) Ernest Hemingway (depression) Buzz Aldrin (bipolar)

Agatha Christie (bipolar) Winston Churchill (bipolar)
Rosemary Clooney (bipolar)

Francis Ford Coppola (bipolar) Kitty Dukakis (bipolar) Patty Duke (bipolar)

T S Eliot (bipolar) F Scott Fitzgerald (bipolar) Ted Turner (bipolar)

Vivien Leigh (depression) Charles Dickens (depression)

This is a tiny and abbreviated list of the many famous leaders, writers, entertainers, and athletes who have the conditions about which this group has expressed grave fear and concern not to mention everyday neighbors, friends and loved ones who may live with a condition unbeknownst to such an uncompassionate group.

May the holiday season open all ours hearts and minds.

Sincerely,
Katrina Kernodle



"Mary Riley"
<maryriley@comcast.net>
12/16/2005 02:37 PM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Please Allow the Homeless Residence and Stop Nimbyism

Jackie - Support letter for the record. --Mary

----- Forwarded by Jim Hartmann/Alex on 12/16/2005 02:14 PM -----

"Joel McNair"
<joelmcnair@pathwayhomes.org>

12/16/2005 11:40 AM

<alexvamayor@aol.com>, <delpepper@aol.com>, <jim.hartmann@alexandriava.gov>,
To <councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>,
<paulcsmedberg@aol.com>, <council@joycewoodson.net>

cc

Subject Please Allow the Homeless Residence and Stop Nimbyism

Dear Sirs,

These citizens who oppose the homeless residence to be opened in Old Town cannot see it, but their discrimination is absolutely no different than if this was fifty years ago and they were afraid about a black family moving into their neighborhood. It is exactly the same type of discrimination, and that is why we have the Federal Fair Housing Act which prohibits such discrimination.

The Federal Fair Housing Law has been of vital importance in creating an environment which supports and empowers our efforts to address the need for Americans with disabilities to live with dignity in and very successfully become part of safe and attractive neighborhoods in our community.

It is my great hope that you will not cave in to the illegal NIMBYism and ill-informed hysteria that some citizens are creating about the proposed homeless residence. Their opinions are sadly based on ignorance and fear and the stigma of false stereotypes about persons with mental illness. The greatest myths are that persons with mental illness are violent and that residential homes for these citizens will lower property values.

All research shows that property values are not affected by group homes, and the facts are that persons with mental illness are statistically less violent per capita than the population at large.

Thank you,

Joel B. McNair



"Mary Riley"
<maryriley@comcast.net>
12/16/2005 11:56 AM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: "Safe Haven" Support

History: This message has been replied to.

Jackie - Another support letter. Still no appeal filed?

Mary

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

From: Vck21k@aol.com

To: Alexvamayor@aol.com ; DELPepper@aol.com ; jim.hartmann@alexandriava.gov ;
Councilmangaines@aol.com ; rob@krupicka.com ; macdonaldcouncil@msn.com ;
PaulCSmedberg@aol.com ; council@joycewoodson.net

Sent: Friday, December 16, 2005 12:44 AM

Subject: "Safe Haven"

Dear Sirs and Madams:

I write as a concerned citizen, a retired Arlington County Police/Fire/Ems/911 dispatcher and supervisor, currently living in Fairfax County but with friends in and extensive knowledge of the Alexandria community. The article about the planned "Safe Haven" in the Washington Post of Thursday, 15 December 2005 compels me to express strong indignation, not about the actions of the Alexandria Community Services Board but about the vocal reactions of many of the people at the recent Architectural Review Board meeting. If quoted correctly by the author, Tara Bahrapour, these remarks ranged from shallow to unfeeling to unthinking to outrageous. I am well aware from long personal and professional experience that ill people commit crimes; I am also aware that well people do so, and that ill people are more likely to be victims of crime because of their very vulnerability.

I will not get into whether sufficient 'public input' was sought although that may be so. Mr. Walter Grace and his grasping, mean-spirited ilk are the ones who ought to feel "shame". If there is anything I can do to lessen such thoughtless stigma, feel free to contact me.

Sincerely, Victoria Kennedy



"Mary Riley"
<maryriley@comcast.net>
12/16/2005 11:53 AM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Please Allow the Homeless Residence and Stop Nimbyism

Jackie - I didn't see you copied on this, so wanted to be sure you received it.

Mary

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

From: Joel McNair

To: alexvamayor@aol.com ; delpepper@aol.com ; jim.hartmann@alexandriava.gov ;
councilmangaines@aol.com ; rob@krupicka.com ; macdonaldcouncil@msn.com ;
paulcsmedberg@aol.com ; council@joycewoodson.net

Sent: Friday, December 16, 2005 11:40 AM

Subject: Please Allow the Homeless Residence and Stop Nimbyism

Dear Sirs,

These citizens who oppose the homeless residence to be opened in Old Town cannot see it, but their discrimination is absolutely no different than if this was fifty years ago and they were afraid about a black family moving into their neighborhood. It is exactly the same type of discrimination, and that is why we have the Federal Fair Housing Act which prohibits such discrimination.

The Federal Fair Housing Law has been of vital importance in creating an environment which supports and empowers our efforts to address the need for Americans with disabilities to live with dignity in and very successfully become part of safe and attractive neighborhoods in our community.

It is my great hope that you will not cave in to the illegal NIMBYism and ill-informed hysteria that some citizens are creating about the proposed homeless residence. Their opinions are sadly based on ignorance and fear and the stigma of false stereotypes about persons with mental illness. The greatest myths are that persons with mental illness are violent and that residential homes for these citizens will lower property values.

All research shows that property values are not affected by group homes, and the facts are that persons with mental illness are statistically less violent per capita than the population at large.

Thank you,

Joel B. McNair



"Mary Riley"
<maryriley@comcast.net>
12/16/2005 05:04 PM

"Councilwoman Joyce Woodson" <council@joycewoodson.net>,
To "Councilman Paul Smedberg" <paulcsmedberg@aol.com>,
"Councilman Andrew Macdonald"
"City Manager James Hartmann"
cc <jim.hartmann@alexandriava.gov>, "Deputy City Manager
Michele Evans" <michele.evans@alexandriava.gov>, "Dr. Michael
bcc
Subject Fw: Safe Haven controversy --- Save Old Town members' appalling
message

Mr. Mayor and Council Members,

We are not sure whether the letter below from Ms. Katrina Kernodle, a Safe Haven supporter, was received by you, as the copy of the letter we received (showing Senators Warner and Allen and others as recipients) does not show Council members receiving her letter.

Mary

"kat kern"
<katrina_kernodle@hotmail.com>

12/14/2005 07:13 PM

<email@saveoldtown.org>,
<jim.hartmann@alexandriava.gov>,
To <eileen.fogarty@alexandriava.gov>,
<patsy@tidalwave.net>,
<senator@warner.senate.gov>,
<senator_allen@allen.senate.gov>
cc <namivanb@aol.com>
Subject Safe Haven controversy --- Save Old Town members'
appalling message

To whom it may concern:

I was appalled by the bigoted and ignorant language used to express the collective fear of the Save Old Town group regarding development of permanent housing and supportive services for homeless individuals with mental illness — Safe Haven — in Old Town Alexandria, Virginia.

Mental health crises can happen to anyone, anywhere. Each condition listed in the Save Old Town posted bulletin (posted in various venues throughout

Old Town) — schizophrenia, delusional disorders, bi-polar disorder and depression — are treatable medical illnesses. Unfortunately, many people do not get the help they need because of misunderstanding of the issues surrounding the illnesses or the fear associated with stigma. The Save Old Town group continues to propagate misunderstanding and fear.

To impugn individuals who have various illnesses (complicated by homelessness) along with those who support them with fear-mongering “alerts” warning that “our security and safety may be compromised” is not only inaccurate and uninformed but also extraordinarily unkind.

The citizens of Save Old Town should be ashamed of their bulletin, ashamed of their ignorance and most of all ashamed by their lack of compassion.

These citizens should take a moment to consult with representatives from the mental health community including organizations such as NAMI and DBSA. They should find out the facts before making paranoid suppositions. They should quit relying on horror flicks and personal biases as a source of insight and check out www.nami.org or www.dbsaalliance.org. It would certainly be too excessive to ask these folks to try volunteering at a homeless shelter or with an organization that supports the mentally ill (such as the proposed Safe Haven).

Learn the facts about mental health and crime before encouraging others to follow a misguided lead. Consider the following list of individuals who battle or have battled mental illness and think what the world would be if everyone had a similar attitude of impotent trepidation as has been expressed by this group:

Abraham Lincoln (depression) Virginia Woolf (bipolar disorder) Hans Christian Andersen (bipolar)
Lionel Aldridge (Green Bay Packer - schizophrenia & homeless) Ludwig van Beethoven (bipolar)

Leo Tolstoy (detailed his mental illness in his memoirs) Tennessee
Williams (depression)

Isaac Newton (bipolar) Ernest Hemingway (depression) Buzz
Aldrin (bipolar)

Agatha Christie (bipolar) Winston Churchill (bipolar)
Rosemary Clooney (bipolar)

Francis Ford Coppola (bipolar) Kitty Dukakis (bipolar) Patty

Duke (bipolar)

T S Eliot (bipolar)
Turner (bipolar)

F Scott Fitzgerald (bipolar)

Ted

Vivien Leigh (depression) Charles Dickens (depression)

This is a tiny and abbreviated list of the many famous leaders, writers, entertainers, and athletes who have the conditions about which this group has expressed grave fear and concern not to mention everyday neighbors, friends and loved ones who may live with a condition unbeknownst to such an uncompassionate group.

May the holiday season open all ours hearts and minds.

Sincerely,
Katrina Kernodle

*205 East Alexandria Avenue
Alexandria, VA 22301*

December 19, 2005

Alexandria City Council

Dear Members of the Alexandria City Council:

We are writing to express our support for the CSB's proposed Safe Haven Program at 115 North Patrick Street in Alexandria.

As homeowners and taxpayers in Alexandria, we fully support this program. We feel very strongly that as a city, Alexandria is unique in its efforts to provide services to a wide spectrum of citizens, from the very wealthy to those on public assistance. We applaud your efforts to successfully address the needs of such a diverse population.

The Safe Haven Program would provide *essential* services to a *small* group of homeless men and women. The establishment of this center in the proposed location would not have a detrimental impact on the residential neighborhood in which it is located; this property has already been used for a CSB program that served approximately sixty-five people with severe mental illnesses and/or substance abuse problems. The Community Services Board (CSB) has, we believe, more than adequately addressed the concerns raised by the residents of the North Patrick St. neighborhood. We have tried to put ourselves in the position of those neighbors, and after reading material on both sides of the issue, we feel that the arguments made in favor of using the 115 N. Patrick Street property as a Safe Haven are strong, and the benefits to both the immediate neighborhood and the City are substantial.

We urge you to reaffirm the City Council's June 2004 vote in favor of the Safe Haven by continuing to support this project.

Sincerely,

Barbara Munson Albrecht

Karl P. Albrecht

11
1-21-06



"Ed Ablard"
<eablard@affinity-title.com>
12/14/2005 11:59 AM

To <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Safe Haven

Dear Ms. Henderson, I sent the attached note to the City Council today. Please record my support for Safe Haven.
" Safe Haven

I hear that the neighbors are upset by the prospect that Safe Haven, housing for mentally ill homeless persons will be permitted on North Patrick Street.

As an attorney, I worked on several projects providing housing for the mentally ill for more than 30 years and none of the houses has had a problem that I am aware of and I would know. The neighbors, generally hostile at first, were mainly won over by getting used to having the housing sited in their neighborhoods, seeing the residents everyday and having no adverse experience with them.

All the Best to you for the Holiday Season. Vote down the appeal if it is filed when it comes up for hearing.

Ed Ablard
18 West Del Ray Ave.
571-321-8800

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
12/14/2005 11:29 AM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: SAFE HAVEN SUPPORT LETTER

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

From: ARLHEWITT@aol.com
To: wmeuille@wdeuille.com
Sent: Tuesday, December 13, 2005 6:49 PM
Subject: SAFE HAVEN

Dear Bill and Council Members,

I applaud your support of the Safe Haven program at 115 N. Patrick Street, an essential component of the City's safety net for homeless individuals with severe mental illness and sometimes co-occurring substance use disorders. As someone with many years of health care experience, I believe this program will provide cost-effective care for these individuals, as once they are housed and receive the services they so desperately need, research shows that the cost of providing them with permanent supportive housing is more than offset by the savings incurred by their continual cycling through the City's emergency room, hospital, jail, and shelter systems.

Please continue your support of this critical program as you have in the past.

Bill, please pass this on to the council members.

Fondly,
Arlene

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
12/14/2005 11:27 AM

To "Jackie Henderson" <Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven Support Letter

From: Burchelli@aol.com [mailto:Burchelli@aol.com]
Sent: Monday, November 28, 2005 1:14 AM
To: Rob@krupicka.com
Subject: Re: Welcome to the November 2005 Edition of Krupicka Council News.

I am concerned about the viability of the Safe Haven site on Patrick St. We have long understood that the City Council was prepared to make a commitment to providing housing for more of our homeless and mentally ill population. I hope you will stand by this commitment in the face of some heavy opposition from neighborhood representatives. The web site that these opponents have put together is really disappointing--I really don't want to see such opposition mean that Alexandria cannot progress in serving this very vulnerable population.

Joan Burchell
501 Slaters Lane Apt. 723
22314

11

1-21-06



"Mary Riley"
<maryriley@comcast.net>
12/14/2005 11:25 AM

To "City Clerk Jackie Henderson"
<Jackie.Henderson@alexandriava.gov>
cc
bcc
Subject Fw: Safe Haven on N. Patrick Street

Jackie - For your records in case you didn't get copied on it. --Mary
----- Original Message -----

From: "Sally Ann Baynard" <baynards@georgetown.edu>
To: <alexvamayor@aol.com>; <delpepper@aol.com>;
<jim.hartmann@alexandriava.gov>; <councilmangaines@aol.com>;
<rob@krupicka.com>; <macdonaldcouncil@msn.com>; <paulcsmedberg@aol.com>;
<council@joycewoodson.net>
Sent: Wednesday, December 14, 2005 10:56 AM
Subject: Safe Haven on N. Patrick Street


>I am writing in strong support of the Safe Haven facility on N. Patrick
>Street.
>
> I sit here this morning, in the warm comfort of my home in Alexandria, and
> I wonder how a few irate people in the neighborhood of the proposed
> facility can begrudge this excellent use of our city property for those
> who often lack warmth and comfort. But then again, having experienced
> first hand that some people do not even want well-fed, happy elementary
> school children near their homes, I cease to wonder.
> Alexandria is not only the beautiful, historic city of lovely houses and
> charming shops and cafes depicted in the website of those who oppose the
> Safe Haven facility. It is -- and has always been -- a city with a heart
> and a soul. It is a city that, time and time again, has shown that it
> cares for its people -- including those who are poor, young, disabled, or
> homeless. If we cease to do that, we become nothing more than a pretty
> anachronism.
> Old Town has, I believe, fewer facilities to help disadvantaged people,
> than any other section of the city. We all value our neighborhoods --
> but most of us value their diversity.... genuine diversity, not just by
> race but also by income, age, background and ability/disability.
> Please do not allow a few selfish, fearful people to undo the progress in
> getting this facility going. If only they will take the time to inform
> themselves, their fears will prove groundless. There is, of course, no
> cure that I know of for selfishness.
>
> As always, best regards.... and hope you have a wonderful
> Christmas..//Sally Ann
>
>
>
> Sally Ann Baynard
> 16 East Braddock Road
> Alexandria, VA 22301
> 703 836-5121
>

11

1-21-06

Nancy Coats/Alex
01/17/2006 04:59 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven Response - Hemphill

History:  This message has been replied to.

Jackie -- just let me know if you don't want to get all these -- Nancy

----- Forwarded by Nancy Coats/Alex on 01/17/2006 04:59 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/17/2006 04:40 PM

"Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>, "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
To
cc
Subject Fw: Safe Haven Response - Hemphill

Mr. Mayor and Council Members,

The CSB's response to the letter you received from Barry and Linda Hemphill is attached. (Their letter to you follows the response.)

Mary

> Dear Mr. and Mrs. Hemphill,

>

> I am the Director of Extended Care Services for the City's Community Services Board (CSB)/Department of Mental Health, Mental Retardation and Substance Abuse, which will oversee the Safe Haven program at 115 North Patrick Street. The Department was provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise.

>

> Since you live in Springfield, you may not be aware that our Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

>

> Because the Safe Haven will be providing permanent supportive housing to only 12 people with similar backgrounds and histories as the consumers of

> the Clubhouse program, we would expect that it will have significantly
> less
> of an impact on the neighborhood than the previous program at that
> location.
>
> The attached Safe Haven Information Summary provides more detailed
> background information on the project, including its impact on the
> neighborhood, safety, financing of the project, and other issues.
>
> In response to your comment that Old Town has borne a disproportionate
> share
> of affordable housing, housing projects, and homeless outreach compared to
> neighboring jurisdictions, it should be noted that we are the only
> jurisdiction in the region that does not have housing and supportive
> services for the street homeless population. Arlington, Fairfax,
> Montgomery County, and the District all have Safe Havens. Furthermore,
> the
> CSB's analysis of special needs housing throughout the City has shown that
> the area with the lowest density of special needs housing is CSB Housing
> Planning Area IV, Old Town & the Southwest Quadrant, with two such
> facilities.
>
> The area with the second lowest density is Area V, with four facilities.
> (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21
> such
> facilities.) The 115 N. Patrick Street property falls on the border
> between
> the two lowest density areas - the 1st being Area IV and the 2nd, Area V.
> The CSB's Housing Policy requires that the Board disperse its special
> needs
> housing programs throughout the City. 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.
>
> You also note that Old Town cannot afford a rising crime rate. We have no
> reason to believe that serving 12 carefully-screened mentally ill men and
> women – who are currently living unsupervised in the community – will
> increase the crime rate. It should be noted that most of the street
> homeless population are in this neighborhood already, accessing meal
> programs and a nearby day shelter. It is our belief, and extensive
> research bears this out, that once housed, these individuals will begin to
> trust treatment workers and accept treatment, becoming more productive,
> contributing members of our community.
>
> The CSB operates 63 residential facilities throughout the City. Since
> January 1998, when data collection was automated, the CSB has served a
> total of 560 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. We fully expect the Safe
> Haven to experience similar positive results.
>
> The individuals who will live at the Safe Haven will undergo a thorough

> risk assessment by experienced clinicians prior to being admitted into the
> program. No one will be allowed to be admitted into the Safe Haven if
> determined to be a risk to the other residents, staff, members of the
> community, or him/herself.
>
> The attached Summary provides information about federal Fair Housing law.
> It is important to note that by virtue of their disabilities, the
> individuals who will live in the Safe Haven are protected under this law,
> which prohibits public officials or their designees from taking any
> "actions that treat groups of persons with disabilities less favorably
> than
> groups of non-disabled persons." Regarding your request that City Council
> not place the Safe Haven project anywhere in Old Town Alexandria, Fair
> Housing law also prohibits a jurisdiction from developing policies or
> taking actions which have the effect of foreclosing special needs
> residences from locating in entire neighborhoods or areas of the City.
>
> Finally, Item 8 of the attached Summary addresses the issue of neighbor
> notification about the Safe Haven program. Attachment 2 of the Summary
> provides a listing of the numerous meetings and other communications we
> have had with the surrounding community.
>
> I would be happy to speak with you directly about the project and address
> any questions or concerns you might have after reading the attached
> material. Please contact me anytime at 703-838-5011 or via e-mail at
> carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of
> Extended Care Services, is also available at the same number or at
> judy.carter@alexandriava.gov.
>
> Sincerely,
>
>
> Carol Layer
> Director, Extended Care Services
> CSB/Dept. of Mental Health, Mental Retardation and Substance Abuse
>
> (See attached file: Safe Haven Information Summary011006.doc)
>
> ----- Original Message -----
> From: Linda D. Hallman
> To: alexvamayor@aol.com ; delpepper@aol.com ;
> jim.hartmann@alexandriava.gov
> ; councilmangaines@aol.com ; rob@krupicka.com ; macdonaldcouncil@msn.com ;
> paulcsmedberg@aol.com ; council@joycewoodson.net
> Sent: Friday, January 13, 2006 7:40 PM
> Subject: Vote Against "Safe Haven"
>
> · Old Town Alexandria has for decades born a disproportionate share of
> affordable housing, housing projects, group homes and homeless outreach
> compared to neighboring jurisdictions (counties).
>
> · Old Town Alexandria is small and can only take on so much of the
> burden.
>
> · Old Town Alexandria is an important visitor/tourism draw and cannot

- > afford a rising crime rate.
- >
- > · Old Town Alexandria's improvement and expansion around Metro station
- > locations, with an accompanying low crime rate, is critical to the
- > continued expansion of property values; interested businesses; and an
- > increased tax base for the City.
- >
- >
- > Anything that has the potential to negatively impact the above dot points,
- > must not be approved. In addition, the purported lack of notification to
- > local neighbors is truly a disappointment to us. We have considered
- > Alexandria City government, task groups, and community services as being
- > resident-friendly as each entity has tackled the tough issues over the
- > years.
- >
- > Please do not allow the addition of the "Safe Haven" project into the
- > neighborhood at 115 North Patrick Street – nor anywhere else in the Old
- > Town Alexandria area.
- >
- > Barry & Linda Hemphill
- > (Owners) 1134 Colonial Avenue
- > Alexandria, VA 22314
- >
- > Home Address:
- > 6501 Kalmia Street
- > Springfield, VA 22150
- > (703) 971-6888



Safe Haven Information Summary011006.doc

11

1-21-06

Nancy Coats/Alex
01/17/2006 05:00 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven Information

----- Forwarded by Nancy Coats/Alex on 01/17/2006 05:00 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/17/2006 04:15 PM

"Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
cc
Subject Fw: Safe Haven Information

FYI. --Mary

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

From: Mary Riley
To: Art Schmalz ; Gwen Lewis ; Mark Wilkoff ; Mark Eaton ; Mollie Danforth ; Sally Ann Baynard ; Charles Wilson ; Melissa Luby ; Ken Foran
Sent: Tuesday, January 17, 2006 4:13 PM
Subject: Safe Haven Information

Dear School Board Members,

Sally Ann suggested that I forward to you some information and facts about the Safe Haven program. You may have seen recent media reports noting the opposition of the neighbors to the placement of this program in their neighborhood, and we have received information today that neighbors are approaching parents at Jefferson-Houston to warn them of safety concerns related to the Safe Haven program.

In the attached document, "CSB Responses to Neighbor Comments," we address neighbor concerns about safety, property values, costs, communications, and so forth. The attachment to this document provides history and background information on Safe Haven.

I have also attached the following correspondence that I have had with Council concerning the Safe Haven:

"Council1-17-06" responds to erroneous information that neighbors are distributing to local businesses and homes and posting throughout the City. This morning, our Board received a letter from the Executive Director of the foundation that wrote the report from

which the neighbors are drawing their statistics. That letter is included in this attachment.

"Council1-07-06" addresses how Fair Housing law and other federal legislation protecting persons with disabilities applies to Safe Haven.

As noted in the "Safety" section of the "CSB Responses" document, we believe that the Safe Haven will bring increased safety to the neighborhood. The individuals who will be provided with permanent supportive housing through the Safe Haven program are currently living on our streets unsupervised. They are in this same neighborhood now, accessing meal programs and a day shelter. Safe Haven is a proven, national model for bringing people in off the streets and engaging them in services. It is our belief, and extensive research bears this out, that once housed, these individuals will begin to trust treatment workers and accept treatment, becoming productive, contributing members of our community.

The CSB operates 63 residential facilities throughout the City. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We fully expect the Safe Haven to experience similar positive results.

The individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program. No one will be allowed to be admitted into the Safe Haven if determined to be a risk to the other residents, staff, members of the community, or him/herself.

I would be happy to talk or meet with you if you should have any questions or concerns. I can be reached via e-mail or at 703-836-8823.

Thank you.

Sincerely,

Mary
Mary Riley
Chair, Alexandria Community Services Board



CSB Responses to Neighbor Comments.doc



Council1-07-06.doc



Council1-17-06.doc

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**CSB RESPONSES TO NEIGHBOR COMMENTS
REGARDING SAFE HAVEN PROGRAM AT 115 N. PATRICK STREET**

Safe Haven Information Overview

The following information is intended to provide a summary of the comments received by the Safe Haven neighbors and a summary of the Community Services Board's (CSB) response to these comments. For additional details about this program, please visit the Community Services Board's website at http://alexandriava.gov/mhmrsa/safe_haven.html

This program will provide permanent supportive housing to 12 men and women who are currently homeless and are unable to use the existing shelter system due to their mental illness and sometimes co-occurring substance use disorders.

At present, existing housing and services for homeless persons in Alexandria are provided through four emergency shelters, none of which have staff with mental health backgrounds able to serve this population.¹ The Safe Haven will provide intensive, 24-hour, awake overnight coverage with professional mental health staffing.

Safe Haven is a proven, nationally-recognized model for providing housing and services to the chronic street homeless population.²

SAFETY

Sample Neighbor Comments:

"I will fear for my safety."

"We walk in that neighborhood with our stroller and would not feel safe with homeless people around."

"This facility will put my family's safety at risk."

"The proposed use of this facility for high-need individuals who are unable or unwilling to use traditional homeless shelters and mainstream services is very alarming."

"The clients include those with mental illnesses or disabling conditions (i.e., schizophrenia, delusional disorders, bi-polar disorders and depression) and even those who have substance abuse disability."

¹ For a comprehensive description of housing and supportive services available to the homeless in the City of Alexandria (i.e., its Continuum of Care) and the history and role of the *Homeless Services Coordinating Committee*, see Appendix 1 of the City's *Ten-Year Plan to End Chronic Homelessness* at the Community Services Board's website: http://alexandriava.gov/mhmrsa/safe_haven.html

² HUD defines chronic homelessness as "an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four episodes of homelessness in the past three years." A "disabling condition" is defined as "a diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability including the co-occurrence of two or more of these conditions."

"Our safety is at risk!"

CSB Response:

While we understand neighbors' concerns about safety, we have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. The residents of the Safe Haven will have backgrounds and diagnoses similar to the 60-65 people who, for more than 20 years, attended the Clubhouse program (a day program for persons with serious mental illness) daily, at the exact same site. (This program was moved to a larger site at 4480 King Street in August of 2004.) We are aware of no actions by any of our clients, over all those years, which threatened the safety of any member of the neighborhood.

Since the Safe Haven will be providing housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program and there will be at least two staff members on duty at all times (including awake overnight).

The CSB has assured the 115 N. Patrick Street neighbors that no one will be allowed in the Safe Haven who is determined to be a risk to him/herself or others. CSB outreach staff have worked with this population for many years, and a thorough risk assessment will be made by experienced clinicians prior to admitting anyone into the program. The 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.

The CSB's experience has been that neighbors of a proposed special needs residence react in a negative way every time a property for persons with mental illness is placed, and we have found that once the project is in operation, neighbors' fears and concerns abate. At a community meeting in November 2005, neighbors of the CSB's Men's Recovery Home on E. Windsor told the 115 N. Patrick Street neighbors that the Men's Recovery Home residents have posed no problems. The residents of Men's Recovery, like the Safe Haven residents, were homeless and have mental health and substance abuse issues. (One of the Men's Recovery Home neighbors was a woman with small children who lives across the street from Men's Recovery. She said that before her family bought their home, they knocked on many doors to ask about the impact of the Men's Recovery Home on the neighborhood, and were assured by everyone they spoke with that the residents caused no problems whatsoever, and this has been her experience since living there.)

Additional information on safety can be found in Questions 11 and 12 at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html (see Safe Haven FAQs (Frequently Asked Questions)).

“GUARANTEEING” SAFETY

Sample Neighbor Comments:

“Alexandria Community Services Board Policy #30, Risk Management states that they cannot guarantee that the residents would not cause injury or damage.”

“The CSB cannot guarantee the safety of any person or persons. This disclaimer causes grave concerns.”

CSB Response:

The CSB’s Board Policy 30 addresses “Client Risk Management.” This policy applies to consumers of all Board programs – residential and non-residential. It is broadly applicable to any client who might pose a risk of violence on the basis of past behavior. Board Policy 30 notes:

The vast majority of people with mental disabilities are law abiding persons who pose no threat or risk to others. As a group, persons with mental disabilities are no more likely to commit an act of violence than persons without mental disabilities.

The CSB serves more than 4,000 persons annually with mental health, mental retardation and substance use disorders. Board Policy 30 acknowledges that some people with mental disabilities - as with some people in the general population without mental disabilities – may pose a threat or risk to others or to property. Policy 30 speaks to the Board’s acknowledgement that the Board has a responsibility to do all it can to mitigate this risk for all CSB consumers receiving services, other members of the community, and program staff members. At the same time, Policy 30 also notes that “the Board is not in a position to guarantee the safety of any person or persons.” Of course, no official would be in a position to “guarantee” someone’s safety in any circumstance; the Board’s Policy 30 is simply acknowledging this.

In summary, Board Policy 30 acknowledges the Board’s responsibility to operate all of its programs “in good faith and according to professional standards” and to affirmatively act in ways to minimize risk. That would include measures such as those described on the previous pages under “Safety.”

RESIDENTS’ SAFETY

Sample Neighbor Comments:

“These mentally unstable people will be 3 steps from a major highway. Patrick Street has heavy traffic virtually every hour of the day.”

CSB RESPONSE:

The future Safe Haven residents are currently living on Alexandria's streets with no supervision or oversight, and to our knowledge, they are navigating the crossing of streets with no difficulty. The vast majority of them walk along Patrick and Henry Streets daily to access *David's Place*, a day program for homeless individuals at Carpenter's Shelter. A more pressing concern for us is the risk they face from exposure to the elements.

SUPERVISION OF SAFE HAVEN RESIDENTS

Sample Neighbor Comments:

"We do not like to have UNSUPERVISED mental facility in the next block."

"Clients and their guests have access anytime to the facility without any supervision and/or limitations."

CSB RESPONSE:

Extensive supervision will be provided at the Safe Haven. There will be at least two staff members on duty at all times, providing supervision 24-hours a day, 7 days per week, including awake overnight staff. In the CSB's view, the extensive supervision on-site at the facility will bring increased safety to the neighborhood.

Staff will be present at all times at the front of the building where the residents will enter through a controlled access point. Any guests of the residents will need to sign in, and no overnight visitors will be permitted. The facility is being very carefully designed to ensure that at no time could someone enter without the knowledge of on-site staff.

SAFE HAVEN PROGRAM COSTS

Sample Neighbor Comments:

"We were amazed to hear about the City's plan to spend \$885,000 to modify a \$2 million property and then spend \$500,000 per year to house 12 possibly dangerous people in the heart of Old Town."

"It would seem that the money spent on this project could be much better spent on a better facility in a more appropriate location that would hold more people."

"The facility is proposed to house 12 homeless people in a building valued at well over \$1 million, and with the parking lot across the street, close to \$2 million. The project is

set to cost \$885,000 to renovate the facility (Calculated in 2003 construction prices). The annual operating budget for this facility will be \$527,190. All this for just 12 people!”

“We feel this is fiscally irresponsible on the part of the City of Alexandria. The money planned for this project could be much better spent on a better facility in a more appropriate location that would hold more people, and could give them the proper open space they deserve.”

“The cost to renovate and operate the building is extremely expensive for housing only 12 people.”

CSB RESPONSE:

Note: The assessed value for the 115 N. Patrick Street property is \$907,600. The Capital Improvement Program (CIP) funds set aside by the City for the renovation are \$795,000.

Nationally, it is estimated that 10% of the single adult homeless population experiences chronic homelessness. This 10% has been found to consume 50% of the resources expended on the homeless population. In Alexandria, approximately 20% of the homeless population experience chronic homelessness, with 80 – 90 unsheltered homeless persons identified in each of the past several years, of about 450 total homeless persons in the City.³

While the costs of operating the Safe Haven on an annual basis appear relatively high, the cost of housing this population is actually about the same, and in some cases less, than not housing them. See Frequently Asked Questions (FAQs) on the CSB’s website http://alexandriava.gov/mhmrsa/safe_haven.html (Items 21 and 22). Note that the City’s contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program’s revenue coming from Federal and State sources.

Anyone who has a relative in a nursing home can appreciate the annual cost of providing 24-hour housing and services to this population. The costs associated with the operation of the Safe Haven are comparable to the operational costs of a number of the CSB’s other residential programs.

With respect to the cost of the renovation of the 115 N. Patrick Street building, the City had set aside \$795,000 for the renovation of this building some time ago in its Capital Improvement Program funds. The building, which the City has owned for more than 60 years, has been in need of renovation for many years. Because the City had been anticipating the Clubhouse relocation for many years, costly improvement projects were delayed pending the move of the Clubhouse. At this time, substantial renovation is required (as it would be for any use of the building).

³ Alexandria’s *Homeless Services Coordinating Committee*, a coalition of approximately 40 private and public agencies providing services to Alexandria’s homeless population, conducts an annual point-in-time survey of the homeless population in Alexandria in conjunction with the Council of Governments (COG).

LOCATION OF SAFE HAVEN

Sample Neighbor Comments:

"This building is located just steps from the main tourist area of Old Town and King Street."

"As one of a number of small business owners on Upper King Street what I would like to see is better improvements in parking . . . What I do not want to see is a Safe Haven around the corner from my business."

"Such a project which intends to house those individuals that are not stable should be placed in an area where there is far less risk to families, children and business."

"The beneficiaries of this facility might find another location outside an urban center like Old Town entirely more suitable to their needs, since other such locations may be less trafficked and more tranquil with less opportunity for "mischief" and temptation and accessibility for vice and self-indulgence. To place this shelter here is a bad idea for all and unfair to us who are footing the bill."

CSB RESPONSE:

The CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. Alexandria CSB's policy received national recognition from the *Bazelon Center for Mental Health Law* as a model policy for managing the placement of special needs housing.

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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V. (The CSB operates 63 residential facilities throughout the City.)

In addition to the siting reasons just noted, the 115 N. Patrick Street location is one of the few properties examined over the past several years that would permit the CSB to serve as many as 12 individuals in private apartments. The CSB's experience in looking for property in Alexandria indicates that to find another location for this program (consistent with the Board's Housing Policy described above), 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 this site.

The Safe Haven model that has proven to be successful with these vulnerable individuals has been a homelike, non-institutional environment with a strong emphasis on nurturing and support. The literature on successful Safe Haven models notes that there needs to be “a communicated sense that Safe Haven is a home rather than a shelter or institution.” Also, the U.S. Department of Housing and Urban Development (HUD) notes that an important feature of a Safe Haven is for the residents to learn community living skills – how to interact in a community setting – going to the bank, the post office, the library, for example. Finally, the 115 N. Patrick Street site is well-suited for a Safe Haven because of its proximity to other community resources such as employment, social services and CSB services.

It is also important to note that by virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law. (See the last two paragraphs of the next section, “Planning and Zoning Requirements.”)

PLANNING AND ZONING REQUIREMENTS

Sample Neighbor Comments:

“You can't do anything in this town without an SUP (Special Use Permit). How is this project getting away without one?”

“This project has not gone through the proper channels of permitting, SUP (Special Use Permit), Planning and Zoning, or any public forum.”

“We feel this project should be subject to all the rules and regulations that every other project goes through in this city including an SUP, meeting the open space requirements by the City, and being presented in a public forum in a public hearing before City Council.”

CSB RESPONSE:

The Safe Haven, a multi-family “by right” project, has complied with all applicable zoning and code requirements. The residential use proposed for the building is in compliance with zoning and building codes, and because there is more than adequate parking at the facility, there is no further land use approval required for the use of the 115 North Patrick Street site for a Safe Haven. No Special Use Permit (SUP) is required. The CSB has gone through all of the processes that would be required of any other housing provider or property owner.

For the City to have required a public hearing because the residents of the program have mental illness would be a direct violation of federal Fair Housing law because it would be treating the Safe Haven residents, who are disabled by virtue of their mental illness, in a manner that was different than what is required of any other housing developer or owner.

The CSB has an obligation to protect the rights of persons with disabilities. By virtue of their disabilities, the individuals who will live in the Safe Haven are protected under federal Fair Housing law, which prohibits public officials or their designees from taking any “actions that treat groups of persons with disabilities less favorably than groups of

non-disabled persons.”⁴ Simply put, if an apartment building for 12 individuals without disabilities would be permitted at this location, federal law protects the rights of 12 individuals with disabilities to live there.

Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City.⁵

NEIGHBOR NOTIFICATION & PROJECT COMMUNICATIONS

Sample Neighbor Comments:

"The City of Alexandria has been very sneaky about this project"

“The neighbors have not been properly notified about this project, and the community as a whole is not even aware the City is planning to locate this in the very heart of historic Old Town.”

“The City of Alexandria has very little information about this project on their website. What is available is difficult to find.”

CSB RESPONSE:

Neighbors were notified of the Safe Haven project after considerable study of the site, including an analysis of whether the site could be adapted to the proposed use. Once it was determined that the site could be adapted for Safe Haven use, at its June 2004 meeting, the Board approved the submittal of a HUD grant by staff seeking funding for the project. City Council approved the HUD grant submission in the same month. (See Attachment 1 for a summary of the history/background of Safe Haven.)

Within two days of the Council’s approval for the HUD grant submission, the CSB notified 63 properties surrounding the building on all four sides of the Safe Haven program and, after our first meeting with the neighbors in July 2004, added an “occupant” mailing at the neighbors’ suggestion to those buildings whose owners are off-site, bringing the total to 88 letters per mailing. (See Attachment 2, “Safe Haven Meetings” for a listing of letter correspondence and meetings with neighbors since June 2004.) In addition to these property owners and tenants, we have, since the beginning of the project, notified the Presidents of the Upper King Street Civic Association, the Inner City Civic Association, and *Kizmet*, an Old Town business association.

It is interesting to note (see Attachment 2) that neighbor attendance at the first three neighborhood advisory meetings dwindled from 16 at the first meeting (July 7, 2004), to 8 at the second (Nov. 17, 2004), and finally, to one neighbor at the third meeting (May 26, 2005).

⁴ U.S. Department of Justice, Civil Rights Division, Housing and Civil Enforcement: The Fair Housing Act Source: http://www.usdoj.gov/crt/housing/housing_coverage.htm

⁵ Ibid.

Our legal requirement for neighbor notification under Board of Architectural Review (BAR) rules is limited to the small number of properties which abut the 115 N. Patrick Street site. (The BAR was the only public entity for which project approval was required.) Thus, the Board believes it has gone above and beyond any requirement for notification of neighbors, especially in light of Fair Housing law.

Extensive information about the Safe Haven program is posted at the CSB website at http://alexandriava.gov/mhmrsa/safe_haven.html

PROPERTY VALUES & IMPACT ON NEIGHBORHOOD

Sample Neighbor Comments:

"All the efforts the City is doing to make Old Town better could be set back 20 years."
"There have been no impact studies done regarding how this will affect tourism, safety, and local business revenue."

CSB RESPONSE:

Research has shown time and again that property values are not affected by the placement of special needs residences. (A handout on this issue has been made available at various meetings held with the neighbors of 115 N. Patrick Street.) An article summarizing research on property values and special needs housing can be found at:
<http://www.nonprohousing.org/actioncenter/toolbox/acceptance/affhousingpropvalues.pdf>

As noted previously under "Safety," the CSB has no reason to believe that the Safe Haven program will compromise the safety of the neighborhood and we expect that it will have significantly less of an impact on the neighborhood than the previous program at the 115 N. Patrick Street site.

IMPACT ON HISTORIC BUILDING

Sample Neighbor Comments:

"They are destroying a historic building"

"The location at 115 N. Patrick Street is inappropriate for this use because there is not sufficient open space on this property for 12 people to meet City code without drastically altering the beautiful historic building and compromising its historic design and structure"

"The roof section is planned to be sunken to try to prevent the homeless people up on the roof from disturbing the surrounding homes and invading their privacy. Just the fact that the City would propose such a preposterous measure to this historic building demonstrates how the proposed use makes no sense in this building."

CSB Response:

The architect's design for the Safe Haven program at 115 N. Patrick Street meets all of the requirements for open space under the City's planning and zoning regulations.

The City's Board of Architectural Review (BAR) for the Old and Historic District reviewed the project in great detail and commended the Safe Haven architect for his design, noting that it brought significant improvement to this historic building. As one BAR member commented, "This will truly be a better looking building."

The roof promenade was designed by the architect to respond to the neighbors' concerns that their privacy would be invaded by the deck he originally proposed at the second floor level.

SAFE HAVEN PROGRAM EXPERIENCE

Sample Neighbor Comments:

"Safe Haven is the first of its kind in the City of Alexandria. The City is experimenting with this facility in the Old Historic District."

CSB Response:

Safe Haven is a proven, nationally-recognized model for providing housing and services to the chronic street homeless population. Safe Haven research has demonstrated that once residents are housed and provided with a safe, sanitary, stable environment, they will grow to trust treatment workers and engage in services. Safe Havens have been successfully operated in nearby jurisdictions since 1997, with both Arlington County and Fairfax County operating Safe Havens in residential neighborhoods.

Many of the potential Safe Haven residents are long-term Alexandrians, have attended City schools, and have families who have lived here for generations. Some are aging veterans. Safe Haven residents will be known to the CSB's outreach workers, who have worked with this population for many years. As noted previously under "Safety," the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program and no one will be allowed in the Safe Haven who is determined to be a risk to him/herself or others.

The CSB has served consumers with serious mental illness and substance use disorders for more than 20 years and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly.

Since January 1998, when data collection was automated, the CSB has served a total of 560 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 CSB believes the Safe Haven offers the same potential for success.

PERMANENT SUPPORTIVE HOUSING VS. SHELTER

Neighbor Comments:

Many neighbors have stated that the Safe Haven is an “emergency shelter.”

CSB Response:

The Safe Haven will provide permanent supportive housing, not emergency shelter, to 12 homeless individuals. Emergency shelters generally provide temporary housing to large numbers of individuals and are neither designed nor staffed to respond to the needs of people with disabilities. The Safe Haven, on the other hand, is a residential program that will provide permanent supportive housing to 12 residents. Prospective residents will be carefully screened and the program will be licensed to provide supportive mental health and substance abuse services, meaning, among other things, that the program will be staffed by qualified professionals trained to assess, monitor, and treat the Safe Haven population.

ETHICS OF HOUSING THE SAFE HAVEN POPULATION

In addition to the reasons described in “History/Background-Safe Haven” (Attachment 1) for providing permanent supportive housing to the chronic street homeless population, the CSB also has been advised by its Ethics Consultant, Dr. Michael Gillette, that resources must be allocated first to those in greatest need – those who are “worst off” or “least advantaged.”

Dr. Gillette clarifies the concept of need by utilizing a simplified version of Maslow's hierarchy of need. By virtue of their living on the streets and other places not intended for human habitation, the potential Safe Haven consumers have “primary” needs that are not being met (i.e., basic physiological needs such as safety and shelter).

According to Dr. Gillette, “Budgetary adjustments must be made to support services that continually improve the situation of those who are worst off and have no other options for support.”⁶

⁶ Gillette, Michael, Ph.D., “The Allocation of Resources within Community Services Agencies,” August 2003.

Attachment 1

History/Background – Safe Haven

1997 – Safe Haven identified as high-level priority of Alexandria’s *Homeless Services Coordinating Committee* (HSCC), a coalition (established in 1989) of approximately 40 private and public agencies providing services to the homeless in Alexandria.

1999 – The HSCC developed strategic objectives to address the pressing needs of the chronically homeless population. One of the objectives was the creation of a Safe Haven.

2000 – Safe Haven incorporated as a priority objective into the City’s *Consolidated Plan for Housing and Community Development, 2000 – 2005*. This same year, the *National Alliance to End Homelessness (NAEH)* established a ten-year plan to end chronic homelessness throughout the country.

2002 – The U.S. Department of Housing and Urban Development (HUD) requires all jurisdictions receiving HUD funding to develop a concrete plan to end chronic homelessness. (Alexandria receives approximately \$730,000 in HUD funding annually for homeless programs.) With every application to HUD for funding each year, the City is required to report on its progress in serving the chronic homeless population.

2003 – The U.S. Conference of Mayors unanimously endorsed the 10-year planning process and urged cities across the nation to create and implement strategic plans to end chronic homelessness in 10 years.

2004 – The Commonwealth of Virginia created a *Policy Academy on Chronic Homelessness* and developed an action plan, approved by Virginia’s Governor Mark Warner, entitled, “Virginia: A Common Wealth to End Homelessness.” (Representatives of Alexandria’s HSCC, including an individual who was chronically homeless and had lived on the streets, served on the *Policy Academy*.) Alexandria’s City Council incorporated the Safe Haven into its *2004 – 2015 Strategic Plan* this same year. In June, 2004, Council approved the CSB submittal of a grant to HUD requesting funds for the Safe Haven program. (Neighbors notified two days later.)

2005 – Alexandria’s City Council adopts *Ten-Year Plan to End Chronic Homelessness in Alexandria*, with Safe Haven being one of the key features of the plan. (Alexandria’s plan received recognition from the *U.S. Interagency Council on Homelessness*, a collaborative group of more than 10 federal departments.) In March, 2005, Council authorized acceptance of the HUD grant for Safe Haven.

**Alexandria Community Services Board (CSB)
Safe Haven Meetings with Neighbors
& Notification Letters to Neighbors**

Note: Not included in this listing are the numerous phone calls, e-mails, and letters in which CSB staff and Board members have communicated with individual neighbors to address concerns and respond to questions.

June 24, 2004 – Letter to Neighbors – CSB mailed notice of the Safe Haven plans to all property owners on North Patrick and North Alfred Streets between King and Cameron Streets and on Cameron and King Streets between North Patrick and North Alfred Streets. (Mailing list of 63⁷ addresses.) In addition, letters were sent to the Presidents of the *Upper King Street Civic Association* and the *Inner City Civic Association*, as well as to *Kizmet*, an Old Town business association. The letter invited neighbors to attend a community meeting on July 7 and included a 10-page list of “Frequently Asked Questions.” The letter clearly stated that no SUP was required and no neighbor notification was required. The letter (and all subsequent letters) also clearly stated the use: permanent supportive housing for 12 men and women who are homeless, and who have mental health, substance abuse and/or medical disabilities.

July 7, 2004 First Neighborhood Community Meeting – Mayor in attendance and 16 neighbors. CSB staff and Board members discussed the project in detail, heard neighbors’ feedback, and responded to questions.

July 19, 2004 – Letter to Neighbors - Follow-up letters were mailed to all neighbors with highlights of the meeting, offering to talk or meet with those who were unable to attend the meeting. The letter answered questions that were raised in the July 7 meeting and noted that those in attendance thought that a Neighborhood Advisory Council was a good idea.

October 19, 2004 – Invitation to Neighborhood Advisory Council – Neighbors were mailed invitations to the initial Neighborhood Advisory Council meeting on November 17, 2004.

November 17, 2004 – Second Neighborhood Meeting – 8 neighbors in attendance. CSB staff and Board members responded to additional questions about the project and the vacated property and addressed the future role of the Advisory group.

November 30, 2004 – Letter to Neighbors - Follow-up letters were mailed to all neighborhood property owners and occupants containing details of the November 17 meeting and offering to answer any questions for those unable to attend the meeting.

⁷At the Neighborhood Advisory Council meeting, neighbors suggested that in cases in which the owner of the building lived at a location other than the owner address, a mailing should also be sent to the building’s occupant. This practice was adopted, resulting in a total of 88 mailings.

February 28, 2005 - Letter to Neighbors advising them of HUD funding and advising them that they will receive a subsequent letter inviting them to another Neighborhood Advisory Council meeting after selection of the architect.

May 11, 2005 – Letter to Neighbors announcing a Neighborhood Advisory Group meeting on May 26 to meet with the architect and review building design.

May 26, 2005 Meeting – Third Neighborhood Meeting. One (1) neighbor in attendance. CSB staff and Board members shared the latest information about the Safe Haven and the building architect, John Savage, presented the preliminary building design. The neighbor was generally supportive of the project and requested only that the architect consider changing the arrangement for the trash cans in the back of the building. The architect made this change.

June 3, 2005 – Letter to Neighbors – Follow-up letters (88) were mailed to all neighbors with highlights of the meeting, offering to talk or meet with those who were unable to attend the meeting.

September 14, 2005 – Letter to Neighbors – Neighbors notified of BAR public hearing by John Savage, Architect, who sent the required notification to neighbors. CSB sends 88 letters.

September 27, 2005 – Letter to Neighbors – Neighbors notified (88 letters) of Oct. 3 meeting with architect to discuss concerns raised at BAR hearing on September 21, 2005 and BAR meeting to re-hear the item on October 5, 2005.

October 3, 2005 – Fourth Neighborhood Meeting – Meeting held with neighbors (6 in attendance) to discuss concerns raised at BAR hearing, as well as address other concerns. (Project Architect, Planning & Zoning staff, 6 CSB staff and 2 Board members present.)

October 25, 2005 – Letter to Neighbors – Neighbors notified (88 letters) that BAR denied the Safe Haven application and that CSB would be submitting a new application. In this letter, neighbors were informed that they could access several documents related to the Safe Haven program on the CSB website and given the link to the site.

November 3, 2005 – Letter to Neighbors – Neighbors notified (88 letters) of BAR filing deadline of November 7, 2005 and BAR hearing on December 7, 2005, and fifth neighborhood meeting on November 16, 2005 to meet with the architect to review the new plans for the BAR hearing on December 7, 2005.

November 16, 2005 – Fifth Neighborhood Meeting – Meeting held with neighbors (9 in attendance) to review new design addressing neighbor concerns about privacy, lighting, exterior door on walkway, as well as to discuss neighbor concerns around privacy and other issues. (Also present: Project Architect, 1 General Services staff, 6

CSB staff and Board Chair; 2 Windsor neighbors-speakers; two supporters; 1 Seminary Walk neighbor)

November 18, 2005 – E-Mail - Sent to those neighbors who attended the November 16 meeting who provided CSB staff with their e-mails (7) to follow-up on question from the meeting concerning public availability of plans. (Phone message to some neighbors)

November 21, 2005 – Required BAR Letter to Neighbors – Project Architect, John Savage, sends required notification to adjoining property owners.

November 21, 2005 – Upper King Street Civic Association Meeting - Safe Haven program presented at civic association meeting.

December 6, 2005- Letter to Neighbors Summarizing Community Meetings in November -Letter sent to neighbors summarizing the November 16 Community Meeting and the November 21 Upper King St. Civic Association Meeting.

December 7, 2005- BAR Hearing - Plans presented to BAR and unanimously approved with modification (removal of the “connector.”)

December 9, 2005- Letter to neighbors in Follow-up to 12/7 BAR Meeting
Letter sent to all neighbors informing them of BAR approval and next steps on project.

Subject: Important Information-Safe Haven (January 7, 2006 e-mail)

Dear Mr. Mayor and Council Members,

I'm sure that you will want to have the City Attorney provide you with guidance on the Fair Housing issues related to the upcoming public hearing on the appeal of the BAR's decision related to Safe Haven; however, I thought I would pass on to you some information that I have come across that I believe is relevant to the Safe Haven situation. As I have noted in previous correspondence, the consumers of the Safe Haven are protected under various federal laws by virtue of their mental health disabilities.

General Information

While the Fair Housing Act does not pre-empt local authority over zoning laws, it applies to local government entities and prohibits zoning or land use decisions or policies that exclude or otherwise discriminate against individuals with disabilities and other protected classes. The Act also requires that local government make reasonable accommodations in policies and practices when accommodations are necessary to provide equal housing opportunities.

The 1990 federal Americans with Disabilities Act (ADA) prohibits discrimination against individuals with disabilities. The subsequent Supreme Court "Olmstead" decision clarified that the ADA requires states to place individuals in community settings rather than institutions.

Safety Issues¹

Many of the complaints from the neighbors of the Safe Haven center around their fear and belief that the placement of the Safe Haven in their neighborhood will create an unsafe situation due to the mental health disabilities of the consumers. (Please see attached "CSB Responses to Neighbor Concerns," pages 1 – 5, for our response to these concerns.)

Federal and state laws do not pre-empt local authority or responsibility to deal with public safety issues when they occur. Local rules that are enacted and enforced to provide for the community's safety are not prohibited under federal or state law as long as they are applied to all community members and groups equally.

¹ Information in this section is excerpted from: "Local Officials Guide – Fair Housing – The Siting of Group Homes for the Disabled and Children," by Cameron Whitman and Susan Parnas, National League of Cities, Washington D.C., 1999, and from "Residential Care Facilities in the Neighborhood: Federal, State and Local Requirements," by Lisa K. Foster, California Research Bureau, 2002. (See footnote 2 for a definition of "group home" under the Fair Housing Act.)

The "direct threat" provision of the Fair Housing Act gives local officials sufficient authority to address real dangers to their communities, but the dangers must be real. The direct threat provision cannot be used to preemptively stop the siting of a home that is merely believed or assumed to pose a threat. Rather, local authorities can only use this provision to defend their refusal to permit a certain person to live in a facility and only if there is a substantial likelihood that the person will inflict serious bodily or property harm within the foreseeable future.

Courts have ruled that the nebulous nature of the "threat of violence" is not sufficient. In other words, courts will require individualized, rather than general, evidence of a direct threat.

The public safety issue, then, boils down to a basic principle: Local officials are not permitted to blindly exclude people with disabilities from a neighborhood simply because they think a problem may arise.

Notification Issues

Another concern expressed by the neighbors of 115 N. Patrick Street is that they believe they were not properly notified of the placement of the Safe Haven at this location.

Fair Housing law is clear on this issue. "Group homes² that are entitled to locate "by right" under local ordinances or state statutes are not required to provide advance notification or be subjected to public hearing requirements. Notification requirements that are applied only to group homes violate the Fair Housing Act."³

In the "Local Officials Guide to the Fair Housing Act" (cited in Footnote 1), the Coalition to Preserve the Fair Housing Act, a group of more than 50 civil rights, disability, fair housing and human services advocacy organizations, states:

"In virtually every jurisdiction, public hearings have been used to inform residents of proposed changes in their neighborhoods and to give them an opportunity to articulate and share their concerns with local authorities. Both of these goals -- education and community participation -- are appropriate and important, but when it comes to siting a **particular** group home, mandatory notification and

² **Meaning of "group home under the Fair Housing Act":** The term "group home" does not have a specific legal meaning. In this statement, the term "group home" refers to housing occupied by groups of unrelated individuals with disabilities. The Act does not generally affect the ability of local governments to regulate housing of this kind, as long as they do not discriminate against the residents on the basis of race, color, national origin, religion, sex, handicap (disability) or familial status (families with minor children).

³ Ibid, first reference.

public hearing requirements may violate the Fair Housing Act and undermine public officials' attempts to make appropriate, fact-based assessments concerning group homes."

The Coalition position goes further by stating that even in cases in which a public hearing IS required (it wasn't in the case of Safe Haven), the Fair Housing Act's "reasonable accommodation provision" allows - **and may even require** - a locality to waive its notification and public hearing requirements when requested to do so, and when alternative means of notification, education and community participation can achieve the same desired goals.

In summary, I want to say that we are sympathetic to the concerns of the neighbors, and we have done everything we can to reach out to them and respond to all of their concerns. (Attachment 2 of "CSB Responses" provides a listing of our numerous meetings and written correspondence with neighbors.) We must balance their concerns, however, with the rights of our consumers.

The public hearing on January 21st will provide the neighbors an opportunity to address their concerns with Council. Council, however, must not act on the neighbors' complaints about safety or notification issues, use of the building, or the consumers of the program.

Please contact me if you have any concerns or questions.

Thank you.

Mary

Subject: Response to "Neighborhood Safety Alert" (January 17, 2006 e-mail)

Mr. Mayor and Council Members,

Some of you have been provided by the neighbors of Safe Haven with a copy of the "Neighborhood Safety Alert" flyer that the opponents have posted on the door of 115 N. Patrick Street and distributed to homes and businesses throughout the City. In addition to my being misquoted on this flyer, the neighbors included a listing of alarming statistics concerning Safe Haven consumers. These statistics were taken from the Ward Family Foundation (WFF) report. A letter from the WFF's Executive Director is below. In it, she notes that information on the flyer was taken out of context and is misleading.

Mary

January 16, 2006

Dear Alexandria Community Services Board Members,

I am writing this letter in response to a Neighborhood Safety Alert that has been posted at the planned location of a Safe Haven in the City of Alexandria. We believe that a number of the points in that Alert were taken from a comprehensive study of the Safe Haven program that WFF completed in July 2005, and that some of those points have been taken out of context and are misleading.

Ward Family Foundation (WFF) is a 501 (c)(3) organization. Its mission is to help existing charities improve their effectiveness by taking proven benchmarking and best practices concepts that have been successfully used in the business world and applying them to charitable organizations. We believe that the WFF Safe Haven report should be read in its entirety and that all of its findings and analyses should be taken into account by those who have an interest in the Safe Haven program. Copies of that report have been attached to this letter. It can also be found by going to our web site at www.wardfamilyfoundation.org.

The Neighborhood Safety Alert posted in connection with the planned Safe Haven in Alexandria says that "'Safe Haven' provides permanent housing and supportive services for homeless people with severe mental disabilities (and more than 50% will ALSO be substance abusers.)"

The WFF report concludes that while the majority of Safe Haven programs (72.1%) impose no limit to the length of time that residents may stay in their program, the actual average length of stay of residents in these

programs is 262.4 days. Therefore, most Safe Haven residents do not remain in the Safe Haven program indefinitely. (WFF report, pp. 51-52) The WFF report also concludes that while 81% of the Safe Haven programs that participated in the study said they are willing to take residents who are active substance abusers, only 36.2% of Safe Haven residents are reported to abuse substances. Therefore, the majority of Safe Haven residents are not substance abusers. (WFF report, pp. 25 and 32)

The Neighborhood Safety Alert says that 79.5% of “‘Safe Haven’ clients nationwide have disputes (including violent ones) with neighbors living in the neighborhood” and that “91% of ‘Safe Haven’ clients nationwide are involved in criminal behavior.”

The WFF study asked Safe Haven programs to report the kind of crisis management skills their staff must be prepared to manage: 79.5% reported that their staff must be prepared to handle “Disputes with Neighbors Including Violent Ones,” and 91% reported that their staff must be prepared to deal with “Criminal behavior, e.g., thefts from program or residents, interactions with police.” (WFF study, p. 20) The survey on which the WFF report is based did not ask for the percentage of Safe Haven residents that actually engage in these kinds of behaviors. Therefore, the percentages cited in the Neighborhood Safety Alert have no basis in fact.

We hope that the information provided helps clarify WFF’s findings. Please feel free to contact me if you have any additional questions.

Yours sincerely,

Libby McKeen
Executive Director
Ward Family Foundation
5100 Colebrook Place
Alexandria, VA 22312
703-256-9852
703-914-0488 (fax)



<obr david@comcast.net>

01/18/2006 01:44 PM

Please respond to
<obr david@comcast.net>

11
1-21-06

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

cc

bcc

Subject COA Contact Us: Support for Safe Haven

COA Contact Us: Support for Safe Haven

Time: [Wed Jan 18, 2006 13:44:41] IP Address: [69.143.53.9]

Response requested: []

First Name: David
Last Name: O'Brien
Street Address: 302 N. Jordan St. #103
City: Alexandria
State: VA
Zip: 22304
Phone: 703 965 1689
Email Address: obr david@comcast.net
Subject: Support for Safe Haven

Comments:

Honorable Leader of the City of Alexandria: This correspondence concerns a course of action aptly named Safe Haven which is a proven model of dire assistance for the cause of the homeless here in this city. My support for this project is directly due to my involvement as a member of the Alexandria CSB, on the Board at the National Alliance for the Mentally Ill, and being a trustee for Sheltered Homes of Alexandria. In this venue which addresses the need for housing and support for this segment of our populace, there is a misguided group of neighbors who seek to curtail this work on a basis of fear and bias. The CSB has gone the extra mile to inform these people about the activity in their neighborhood. A great deal of patient effort by the CSB staff refutes any claim that seems to be callous and indifferent. In my professional opinion the Alexandria City Council should seek to assuage those constituents whose ! alarm is unfounded and in need of damage control. The CSB also plays a huge part in this. My sense of justice would be upheld if we could settle our differences and proceed in the right direction to remedy any inconvenience and expedite the matter of building the Safe Haven. With my sincere admiration and respect,

David O'Brien

11
1-21-06



<rdunn@robdunnlaw.com>

01/20/2006 05:39 PM

Please respond to
<rdunn@robdunnlaw.com>

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

cc

bcc

Subject COA Contact Us: Safe Haven Project

COA Contact Us: Safe Haven Project

Time: [Fri Jan 20, 2006 17:39:31] IP Address: [68.164.31.189]

Response requested:

First Name: Robert
Last Name: Dunn
Street Address: 1113 Cross Drive
City: Alexandria
State: VA
Zip: 22302
Phone: 703/836-9000
Email Address: rdunn@robdunnlaw.com
Subject: Safe Haven Project

Dear Mr. Mayor and Members of Council,

I communicate to you in support of the BAR's decision regarding the Safe Haven Project.

Comments:

I am a city resident and business owner in Old Town; until last year, I owned commercial real estate in Old Town. It has been my experience that the BAR is thorough and detailed in its work. Quite frankly, there have been times where I have believed that the BAR was overly intrusive in the level of detail it recommended. In this instance, I do not believe the BAR should be second-guessed or its decision overturned.

Sincerely,

Robert Dunn

11
1-21-06



Laura Rogers
<ljrogers33@earthlink.net>

01/20/2006 05:06 PM

Please respond to
Laura Rogers
<ljrogers33@earthlink.net>

To <alexvamayor@aol.com>, <delpepper@aol.com>,
<councilmangaines@aol.com>, <Rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<jim.hartmann@alexandriava.gov>,
cc <Jackie.Henderson@alexandriava.gov>

bcc

Subject Please Approve Safe Haven

Dear Mayor Euille and Esteemed Council Members,

I am writing as former President of ALIVE! as a concerned private citizen. Please approve Safe Haven. This is a worthy use of the space, and I truly believe that it will enhance the lives of the residents, without impeding the lifestyle of the neighboring residents.

The Safe Haven staff have gone above and beyond reasonable efforts to make this haven worthy of its name. It will help the overall help of the entire community of Alexandria.

Sincerely,
Laura Rogers
3110 Mt. Vernon Ave., 508
Alexandria, VA 22305

11

1-21-06



<CarsonNCA@aol.com>
01/25/2006 10:01 AM

<MacdonaldCouncil@msn.com>, <Councilmangaines@aol.com>,
To <rob@krupicka.com>, <DELPepper@aol.com>,
<Council@joycewoodson.net>,
cc <maryriley@comcast.net>, <jhoben@wpc-alex.org>

bcc

Subject Safe Haven Vote - thank you

Thank you for supporting the Safe Haven project on North Patrick Street. I would like to add two comments.

First, it was interesting to me to learn that the Griggs renovation of North Patrick was done about the time he designed the Parish Halls for St. Paul's and Christ Church. All three of these buildings have dignity. The population who will live at Safe Haven currently visits the St. Paul and Christ Church buildings during the day for assistance through our Lazarus Ministry. We try to treat them with dignity, and the buildings help. I am confident that eventually even the neighbors will be proud of the Safe Haven.

Second, Mary Riley and the CSB were repeatedly characterized as withholding information from the neighbors. This is simply not true. You all know how hard it is to get anyone's attention early in the planning stages, but the CSB did notify people and was available to talk. I do not think that an appropriate response to Safe Haven is to change the process.

Thank you again for doing the right thing. Nancy Carson

11
1-21-06

Nancy Coats/Alex
01/23/2006 05:48 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Response to Your Letter to City Council

----- Forwarded by Nancy Coats/Alex on 01/23/2006 05:47 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/23/2006 05:39 PM

To <thebarbours@verizon.net>
"Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>, "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, <Carol.Layer@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>
cc
Subject Response to Your Letter to City Council

Dear Ms. Barbour,

I am the Chair of the City's *Community Services Board (CSB)* , which oversees the *Department of Mental Health, Mental Retardation and Substance Abuse* , the City agency that will operate the *Safe Haven* program at 115 North Patrick Street. We were provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise about safety and community notification.

In the attached document (*Safe Haven Information Summary*), we provide some background information on the Safe Haven and address its impact on the neighborhood, safety, financing of the project, and other issues. You might also wish to review the FAQs (Frequently Asked Questions) posted at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html

You may not be aware that the Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

We have no reason to believe that the Safe Haven program will compromise the safety of the neighborhood. Over all those years the Clubhouse was located there, we are aware of no actions by any of our clients which threatened the safety of any member of the neighborhood.

Since the Safe Haven will be providing permanent supportive housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program. No one will be allowed to be admitted into the Safe Haven if determined to be a risk to the other residents, staff, members of the community, or him/herself.

The potential residents of the Safe Haven are known to our outreach workers. Many are long-term Alexandrians, have families who have been in this city for generations and attended our schools. Some are veterans. These consumers are currently living on the street with no supervision and the vast majority are in this neighborhood already, accessing meal programs and a nearby day shelter. We believe that the safety of the neighborhood can only increase by providing housing and supportive services to these individuals. It is also our belief, and extensive research bears this out, that once housed, these individuals will begin to trust treatment workers and accept treatment, becoming productive, contributing members of our community.

At the Safe Haven, there will be at least two staff members on duty, providing supervision 24-hours a day, 7 days per week, including awake overnight staff. Our staff will have completed the extensive training required by the Virginia Department of Mental Health, Mental Retardation and Substance Abuse for licensed facilities and mandatory training for all CSB staff. Supervision of the provision of mental health and substance abuse services will be provided by an experienced clinician licensed by the Commonwealth of Virginia. In the CSB's view, the extensive supervision on-site at the facility will bring increased safety to the neighborhood.

The CSB has been operating residential programs in Alexandria for more than 20 years, and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We believe the Safe Haven offers the same potential for success.

There will be health and safety rules for Safe Haven and program rules will be modeled after existing Safe Haven programs and the rules for consumers in other CSB programs. Behaviors such as loitering, use/possession of drugs and alcohol on premises, and behavior that presents a risk to self or others will not be permitted.

You mentioned that the City did not go through all the proper channels and did not adequately notify residents. In fact, the CSB has complied with all applicable zoning and code requirements and the residential use proposed for this building does not require a Special Use Permit (SUP) or a public hearing. We were required to submit plans to the Board of Architectural Review (BAR); however, their notification process requires us to notify only those properties which abut 115 N. Patrick Street. We went well beyond this requirement by notifying relevant civic associations, as

well as 63 properties surrounding 115 N. Patrick Street, within two days of our receiving Council approval to apply for HUD funding for this project. The attachment to this e-mail provides additional information about the history/background of Safe Haven (see page 2), as well as the community notification process (see page 8).

It is also important to note that the CSB's Housing Policy requires that the Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

Regarding the fiscal aspects of the program, it is important to note that the City's contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program's revenue coming from Federal and State sources. (Please see Item 4 of the attachment for additional information concerning program costs.)

Department staff would be happy to speak with you directly about the Safe Haven program and address any additional questions or concerns you might have. Please contact Carol Layer, the Director of Extended Care Services, at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

Unless we hear back from you otherwise, we will also add you to our mailing list for any updates about the Safe Haven program.

Sincerely,

Mary Riley

Mary Riley

Chair, Alexandria Community Services Board

P.S. The media have erroneously referred to the Safe Haven as a "homeless shelter" or an "emergency shelter." The Safe Haven will provide permanent supportive housing, not emergency shelter, to 12 individuals. Emergency shelters generally provide temporary housing to large numbers of individuals and are neither designed nor staffed to respond to the needs of people with disabilities. The Safe Haven, on the other hand, is a residential program that will provide permanent housing to 12 residents.

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

From: Maura Barbour

To: alexvamayor@aol.com ; delpepper@aol.com ; jim.hartmann@alexandriava.gov ;
councilmangaines@aol.com ; rob@krupicka.com ; macdonaldcouncil@msn.com ;
paulcsmedberg@aol.com ; council@joycewoodson.net

Sent: Monday, January 23, 2006 8:14 AM

Subject: patrick st. mentally ill homeless shelter

As an Old Town resident and victim of a crime in my own home (burglary at night while my entire family was at home in bed), I have had reason to pause DAILY about my decision to remain in the city. Every day, I have to take extraordinary measures to keep my children safe from some of the frightening person walking past yelling obscenities. Now, a homeless shelter for just such frightening people only blocks away from our house -- and without the city's going through all the proper channels so residents could be notified and given a chance to voice their opposition!

To jack up our real estate taxes so extremely year after year only to force such a project to be built in this high-density area is simply an abuse of your power. The residents of Old Town are not only a cash cow, but are also required to shoulder the risks involved -- and without any ability to oppose the move in a democratic fashion.

Shame on all of you. Perhaps now I should take the advice that so many have offered in the past and move from the city in order to keep my children safe!

Maura Barbour
333 North Saint Asaph Street



Safe Haven Information Summary 1-06.doc

Kim Peele ¹¹
1-21-06
703-548-8098

BAR Case #2005-0273
BAR Case #2005-0274
City Council
January 21, 2006

I am here to ask the City Council to overturn the BAR decision, and to ask the Community Services Board to go back and apply for a Special Use Permit.

I'm wondering whether the precedent, if it were to stand, would apply to all of us? My building on Cameron Street is a multi-family dwelling, with 3 small apartments. There's an enclosed back yard with a 6 foot fence. And there is enough room on the 1st floor to create a little public area and a room for around the clock caretakers and mental health workers. If I wanted to work with my church down the block and open up a non-profit program and house 12 needy people. I would have thought that I would have to apply for a special use permit and that I would be subject to answering the concerns of my neighbors in a public hearing? Is that not the case?

City code clearly states that each and every one of us must have a Special Use Permit if we are going to convert a building to Congregate Housing. (1) We can pretend that the Safe Haven project is not Congregate Housing, but it is. I don't know how it was designated Multi-Family. But I am respectfully requesting that City Council look at the definitions and ask Planning and Zoning to correct this error.

City staff has prepared an overview of the case. If you look at the Executive Summary, the final paragraph of the Summary states that "The use of the property is not within the purview of the BAR".(2)

This is true, because the USE, which is the most important topic on the table today is within the purview of Planning & Zoning and ultimately City Council.

There are 3 sentences in the code that I think should make this fairly simple.

~~Under definitions. Section 2-137 defines multifamily very simply. A building or portion thereof containing three or more dwelling units, located on a single lot or parcel of ground. (3) Section 2-129 defines Congregate housing as 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. (4)~~

~~That brings us to Interpretation of Ordinances. Section 1-400, Item B-#1 – If a given use may be construed to fall within a broadly defined use in a zone as well as within a more narrowly defined use in the same or another zone, it shall be interpreted to be allowed only where the narrowly defined use is listed. (5)~~

The narrowly defined use is clearly congregate housing. This case is about proper designation of use on this building. BAR can't decide that.

In closing, I am asking City Council Members, to overturn the decision, because it was premature. With all due respect, CSB should be required to go through proper channels, just as each of us would be required to do. The process was designed to be fair.

REFERENCES

1 - Zoning Ordinance, City of Alexandria, Codified through Ord. 4419, adopted June 28, 2005, Article IV Commercial, Office and Industrial Zones

~~Sec. 4-500-CD/Commercial downtown zone.~~

4-501 Purpose. The CD zone is intended to provide for an urban mix of retail, office, service, hotel, residential and civic functions for the city's downtown business core. The location of the zone in and near the Old and Historic Alexandria District requires that such uses be compatible with nearby residential housing and with that area generally.

~~4-503 Special uses. The following uses may be allowed in the CD zone pursuant to a special use permit:~~

- ~~(A) Amusement enterprise;~~
- ~~(B) Apartment hotel;~~
- ~~(B.1) Bakery exceeding 3,500 square feet which includes a retail component;~~
- ~~(C) Bed and breakfast accommodation, as permitted by section 7-400;~~
- ~~(D) Bus shelter on private property;~~
- ~~(E) Catering operation;~~
- ~~(F) Congregate housing facility; (and more)~~

2 – Staff Summary for BAR Case #2005-0273/4, Exhibit #1, page 4, paragraph 2

3 – Fair Housing Act, Article II, Definitions, 2-137 Dwelling, multifamily. A building or portion thereof containing three or more dwelling units, located on a single lot or parcel of ground.

4 – Fair Housing Act, Article II, Definitions, , 2-129 Congregate housing facility. 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.

5 – Fair Housing Act, Article I, General Regulations, Sec. 1- 400 Interpretations of ordinance. (B) (1) If a given use may be construed to fall within a broadly defined use in a zone as well as within a more narrowly defined use in the same or another zone, it shall be interpreted to be allowed only where the narrowly defined use is listed.

Invoice
11

1-21-06

**City Council Public Hearing
on Appeal of Board of Architectural Review Decision – Safe Haven
January 21, 2006**

Mr. Mayor, Council Members – I am Mary Riley, Chair of the Community Services Board, the applicant in this case. I urge you to reject the appeal before you. The CSB has complied with every applicable zoning and code requirement for this building. The appellant claims that the BAR did not properly consider the criteria set forth in Section X of the zoning ordinance. We have heard from the City Attorney and our civil rights attorney that these criteria must only be considered in light of the building's architecture and design. Since the BAR members are charged by you with reviewing the architectural features of buildings and since their comments on these matters were not heard by you, I would like to provide you with some direct quotes from the three public hearings concerning the 115 N. Patrick Street property.

“I think this project is a good project. Well-designed.” --Arthur Keleher

“I think that the project is done with minimal intervention to the historic building

--Michael Wheeler

“I think it's an attractive project.” -- Lynn Neihardt

“I think this is an improvement. I commend the architect for finding good solutions to a very difficult project.” -- Peter Smealie

“You've done a very good job on this.” -- BAR Chair Tom Hulfish

“The architectural issues have been resolved.” --Lori Quill

“From an architectural standpoint, I think the modifications before us are minor in nature and certainly reasonable and consistent with what we have seen in other projects.”

--Michael Wheeler

And a final quote from Dr. Oscar Fitzgerald . . .

“I've heard nothing that calls into question the quality of the architectural proposal. . . a very nice project . . . very sensitive to the building. There is no real serious preservation issue here. The changes that are proposed are very minimal and most of them, if not all of them, are a big improvement to that historic building. It really, truly will be a better looking building. From a strictly architectural point of view, I think it's a very nice project. The applicant has gone to great lengths to try to satisfy the concerns of the neighbors.”

In summary, Mr. Mayor and Council members, this project has met every requirement put before it and those that you appointed to review such matters have commended the architect for his exceptional design, voting unanimously (7-0) for approval.

Over the past few weeks, you have received 114 thoughtful, personally-written letters of support for the CSB's application. Many of those letters represent multiple entities and persons, including the United Way, the Public Health Commission, ALIVE!, the Human Rights Commission, Catholic Charities, the Economic Opportunities Commission, and many more.

Some of those who wrote letters of support were unable to be here today, but I would like to ask those individuals who are here in support of our application to stand.

----- Supporters stand -----

Please reject this appeal.

Thank you.

11
1-21-06

COUNCIL STATEMENT ON "SAFE HAVEN"

MAYOR EUILLE, MEMBERS OF COUNCIL.

MY NAME IS JACK SULLIVAN, I AM PRESIDENT OF THE SEMINARY HILL ASSOCIATION BUT I AM SPEAKING FOR MYSELF THIS MORNING.

I HAVE THE EXPERIENCE OF ALSO HAVING BEEN PRESIDENT OF THE ASSOCIATION SOME YEARS AGO WHEN AN ISSUE SIMILAR TO THE ONE YOU ARE CONSIDERING TODAY, CAME UP IN SEMINARY HILL.

A PROPOSAL WAS MADE BY THE CITY TO PURCHASE A HOUSE ON IVANHOE STREET, ^{ASTOR ST} WHERE I HAD PREVIOUSLY LIVED, FOR PEOPLE WITH THE SAME NEEDS AS THOSE WHO WILL LIVE IN "SAFE HAVEN."

ALMOST TO THE EXACT WORDS -- THE SAME CONCERNS AS THOSE EXPRESSED BY SOME OLD TOWN NEIGHBORS WERE ADVANCED AT THAT TIME BY THE NEIGHBORS OF THE IVANHOE HOME. NONETHELESS, THE HOME WAS APPROVED. SOME MONTHS AFTER IT WAS IN OPERATION, THE CITY PURCHASED ANOTHER RESIDENCE - THIS ONE NEARBY ON NORTH HOWARD STREET. AGAIN, IMMEDIATE NEIGHBORS VOICED CONCERN.

THIS TIME THE ASSOCIATION HELD A MEETING ON THE SUBJECT. RESIDENTS ADJOINING THE IVANHOE HOME CAME TO TELL THE OTHERS ABOUT WHAT GOOD NEIGHBORS THE HOME HAD BEEN AND TO TRY TO ALLEVIATE THE FEAR

FACTORS INVOLVED. THEY HELPED BUT THE PERSISTING BITTERNESS OF
A FEW CAUSED SCARS IN THE NEIGHBORHOOD THAT MAY STILL BE THERE
TODAY -- ALTHOUGH THAT HOME ALSO HAS BEEN NO ^{SERIOUS} PROBLEM.

NEWS ACCOUNTS INDICATE THAT THIS UNFORTUNATE SITUATION IS
REPEATING ITSELF IN OLD TOWN, PITTING NEIGHBOR AGAINST NEIGHBOR.
THAT TRULY IS UNFORTUNATE SINCE THE FEARS AND SPECULATIONS THAT
MAY BE VOICED HERE TODAY, TOMORROW WILL BE RECOGNIZED AS
GROUNDLESS.

THIS CITY HAS A RESPONSIBILITY TO DEAL WITH OUR MENTALLY
CHALLENGED POPULATION IN A HUMANE AND EFFECTIVE WAY. THEY
DESERVE NO LESS THAN A "SAFE HAVEN."

TO PARAPHRASE PRESIDENT ROOSEVELT: "THE ONLY THING WE NEED TO
FEAR IS FEAR ITSELF." THANK YOU.

#####

11
1-21-06

Docket item #11 - "Safe Haven"

My name is Jane Kachulis
I live at 375 S. Reynolds St.

I'm a member of the Alex. Commission on Persons with Disabilities, but I'm not speaking for the Commission. The letter

you received from Amanda Babcock, chair of the Commission was not discussed by the full Commission. Rather, Aman-

da wrote the letter, and polled members of the Commission by telephone. Members of the Commission did not discuss the

contents of this letter with each other. This is about as close to a violation of FOIA as you can get!

Personally, I did not approve this letter.

11
1-21-06

January 20, 2006

Dear City Council,

RE: Docket 11 – 115 North Patrick Street, Safe Haven

I would like to request an additional 12 minutes of “talk time.” (a total of the available 15 minutes.) In consideration of the community at large and all of our busy schedules, we are trying to condense our issues to a few statements.

Since I am a novice speaker, maximum time will allow me an opportunity to feel less pressured in my dedication to represent my neighbors clearly. Dozens in our neighborhood and city, some of whom can't be here, have asked me to speak on their behalf. That is a lot of pressure for me! I believe by having the option of using extra time, I will be calmer, more succinct, and probably use much less time than requested.

I hope you will grant me the full 15 minutes I am requesting.

Thank you.

Best regards,

A handwritten signature in black ink that reads "Lisa Brock". The signature is written in a cursive style with a large, sweeping flourish at the end.

Lisa Brock
915 Cameron Street

11

1-21-06

January 20, 2006

Dear City Council,

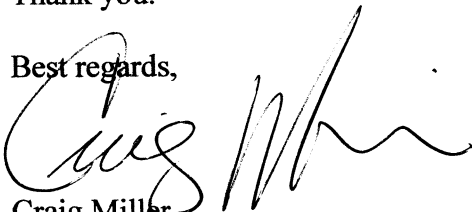
I am requesting an additional "talk time" of 7 Minutes for Docket item 11 (115 North Patrick Street – Safe Haven).

A total time of 10 minutes will allow me to better speak on behalf of approximately 10 neighbors. We are trying to limit the amount of people speaking while still sufficiently addressing the concerns of everyone.

I hope you will grant me the full 10 minutes I am requesting.

Thank you.

Best regards,



Craig Miller
915 Cameron Street

The Alexandria Public Health Advisory Commission

January 20, 2006

The Honorable William D. Euille
City Hall
301 King Street
Alexandria, VA 22314

Jim Krustapentus, Chair
Jerome Coordts, PhD
Arlene Hewitt
John Klousia, MD
Rika Maeshiro, MD
Richard Merritt
Bridget O'Connell
Katherine Papa
Mary Riley
Robert Younes, MD

Dear Mayor Euille:

On behalf of the Alexandria Public Health Advisory Commission, we wanted to urge you and the City Council 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 which 19 suffer from some form a mental health disability. Safe Haven will fill a significant gap in the 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 for receive this type of support.

We strongly encourage you and the City Council 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

11

1-21-06

Nancy Coats/Alex
01/26/2006 12:11 PM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Response to your letter to City Council

----- Forwarded by Nancy Coats/Alex on 01/26/2006 12:11 PM -----



"Mary Riley"
<maryriley@comcast.net>
01/25/2006 07:48 PM

To <jeffswedberg@netscape.net>
"Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, <Carol.Layer@alexandriava.gov>
cc
Subject Response to your letter to City Council

Dear Mr. Swedberg,

I am the Chair of the City's *Community Services Board (CSB)* , which oversees the *Department of Mental Health, Mental Retardation and Substance Abuse* , the City agency that will be responsible for operating the *Safe Haven* program at 115 North Patrick Street. We were provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise about community notification, safety, and costs.

In the attached document (*Safe Haven Information Summary*), we provide some background information on the Safe Haven and address its impact on the neighborhood, safety, financing of the project, and other issues. You might also wish to review the FAQs (Frequently Asked Questions) posted at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html I think you will find that the attached summary and our website provide detailed responses to all of your questions, but I will try to reply in this letter to each of your concerns directly.

You note your concern about the City's lack of openness concerning the Safe Haven program. I'd like to provide you with some history concerning our citizen notification process. Within two days of our receiving Council approval to apply for HUD funding for this project in June 2004, we directly notified 63 properties surrounding 115 N. Patrick Street. (The attachment, page 8, provides details of properties notified.) We also notified relevant civic associations. These notices provided detailed information about the program. In the notification letter, we advertised

a meeting that would be held two weeks later. Sixteen neighbors attended that meeting in response to our mailings. The Mayor, CSB Board members, and several staff members were also present at this meeting. Attendance by neighbors dropped dramatically at subsequent meetings, as you will see on pages 8-10 of the attachment, which provides a complete history of our communications with civic associations and neighbors of this property.

We were advised by the City's Planning and Zoning (P&Z) Department that we had complied with all applicable zoning and code requirements and that the project fell within the multi-family, "by-right" use definition. This was not a "technicality used to avoid citizen input," as you suggest. It was simply a zoning decision made by a staff member in the P&Z Department. The P&Z Director noted at the hearing on Saturday that the Safe Haven zoning decision was consistent with all previous zoning decisions. As you note, the residential use proposed for this building did not require a Special Use Permit (SUP) or a public hearing.

We were required to submit plans to the Board of Architectural Review (BAR) for the Old and Historic District and, in fact, we had three public hearings before the BAR in 2005 on the 115 N. Patrick Street property. The BAR's notification process required us to notify only those properties which abut 115 N. Patrick Street. We went well beyond this requirement by again notifying civic associations and a mailing list of 88 property owners and tenants surrounding the building. The "Safe Haven Information Summary" attachment to this e-mail provides additional information about the history/background of Safe Haven (see page 2). I have also attached some of the comments made by BAR members at the three public hearings concerning this project.

It is important to note that by virtue of their disabilities, the future residents of the Safe Haven are protected by federal Fair Housing law. For the City Council to have required us to have a public hearing on the use of the building beyond what I have just described would have been a clear violation of Fair Housing law. In fact, the Fair Housing Act's "reasonable accommodation provision" allows – and may even require in some instances – a locality to waive notification and public hearing requirements when requested to do so in order to protect the rights of a protected class. (This would be for a case in which a public hearing is required under local zoning regulations, which it wasn't in the case of the Safe Haven project.)

We were not trying to be "sneaky" or pass something by the residents of Old Town. As noted by our civil rights attorney, who spoke at the public hearing on Saturday, the Council members really had no choice but to consider only those items within the purview of the Board of Architectural Review. Fair Housing law protects the rights of individuals with disabilities to live where you and I live. City Council does not have the authority to have a public hearing on where to locate a home for persons with disabilities without a clear zoning requirement due to a particular land use. As noted earlier, the Safe Haven project is a residential, by-right use, and therefore required no public hearing. As a Board, we do have an obligation to protect the rights of our consumers. With the rather extensive notification that we did beyond what we were required to do under the BAR rules, we believe that we achieved a balance between community notification and consumer protection.

It is also important to note that the CSB's Housing Policy requires that our Board disperse its

PCL XL error

Subsystem: KERNEL

Error: IllegalOperatorSequence

Operator: 0x1b

Position: 5560

11

1-21-06



<mcfangs@hotmail.com>

01/27/2006 08:13 AM

Please respond to
<mcfangs@hotmail.com>

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

cc

bcc

Subject COA Contact Us: Thank you for Supporting Safe Haven

COA Contact Us: Thank you for Supporting Safe Haven

Time: [Fri Jan 27, 2006 08:13:33] IP Address: [70.108.203.223]

Response requested: []

First Name: Connie
Last Name: McCabe
Street Address: 206 East Alexandria Ave
City: Alexandria
State: VA
Zip: 22301
Phone: 7038360203
Email Address: mcfangs@hotmail.com

Subject: Thank you for Supporting Safe Haven

You did the right thing at last weekend's hearing. I particularly appreciated the final comments of Mayor Euille and Councilman Krupicka. It makes me proud to live in Alexandria.

Comments:

It seems to me that the Community Services Board went "above and beyond" to meet their obligations to the citizens of our community, both in favor of and opposed to the Patrick Street Save Haven locaton.

I read the January 26 editorial in the Gazette Packet -- it summed things up perfectly... just look at Del Ray.

Sincerely,
Connie McCabe

* I WOULD LIKE TO SPEAK
LAST, IF POSSIBLE

SPEAKER'S FORM

1/21/06

(17)

DOCKET ITEM NO. 11

**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: JOHN B. SAVAGE
2. ADDRESS: 218 NORTH LEE STREET, SUITE 204-A, ALEXANDRIA, VA.
TELEPHONE NO. (703) 683 6410 E-MAIL ADDRESS: SAVAGE.ARCH@JUNO.COM
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? CITY OF ALEXANDRIA
COMMUNITY SERVICES BOARD
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
PROJECT ARCHITECT
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO _____

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

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

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

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

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

Guidelines for the Public Discussion Period

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

11

1-21-06

Nancy Coats/Alex
01/31/2006 11:25 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Safe Haven questions

----- Forwarded by Nancy Coats/Alex on 01/31/2006 11:25 AM -----



"Mary Riley"
<maryriley@comcast.net>
01/30/2006 08:05 PM

To "Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvamayor@aol.com>
cc "Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>
Subject Fw: Safe Haven questions

Mr. Mayor and Council Members,

Attached are the CSB's responses to 114 questions (48 primary and 66 ancillary) asked by families in the neighborhood of 115 N. Patrick Street and sent to Council by Ms. Kim Peele in her letter to you of January 16. These responses were sent to Ms. Peele this morning.



Mary QUESTIONS FROM PARENTS IN THE NEIGHBORHOOD.doc New Hope Housing letter.doc

QUESTIONS FROM PARENTS IN THE NEIGHBORHOOD SURROUNDING 115 NO. PATRICK STREET

STANDARDS FOR ENTRY

1. How is “persistent mental illness” defined?

Persistent mental illness includes adults, 18 years of age or older, who have a severe mental illness that seriously impairs their ability to relate to others, care for themselves, live on their own, or work. The definition of severe mental illness includes three dimensions: the individuals’ diagnosis, their ability to meet their daily needs and life activities and an assessment of the likelihood of the condition to persist for a considerable amount of time. The diagnosis is usually some type of major mental illness such as schizophrenia or bipolar disorder (manic depression). Individuals must have significant limitations in their ability to manage major life activities such as employment, social and interpersonal relationships, and meeting their basic daily needs. Individuals with a serious mental illness are likely to need continuing treatment for a long period of time.

2. What is the precise nature of the mental illnesses affecting the residents that will be housed there? Will there be individuals suffering from manic depression? Schizophrenia? Paranoid schizophrenia? What else?

A recent study of 70 Safe Havens, done by the Ward Family Foundation¹ in July 2005, found that approximately 92.8% of current Safe Haven residents have a diagnosis of major mental illness like schizophrenia, bipolar disorder, depression, or schizoaffective disorder and 33% have a diagnosis of a major mental illness like obsessive compulsive disorder, or anxiety disorder.

3. Will it be open to both men and women, or will it be a single gender home?

The Safe Haven will serve men and women.

4. Will Safe Haven conduct its own outreach (e.g. word on the street, visit parks, abandoned buildings, under bridges, etc.), or will prospective residents be referred to Safe Haven? Who will make any referrals (e.g. homeless shelters, soup kitchens, hospitals, police, city government officials)?

No, Safe Haven staff will not conduct street outreach directly, but will work very closely as a team with the Alexandria Community Services Board’s homeless outreach staff. The ACSB homeless outreach staff works directly with homeless shelters, food programs, hospitals, police and City Department of Human Services staff and will be the primary source of referrals to the Safe Haven.

5. What screening process will be used to determine whether a homeless individual should become a resident?

The Safe Haven screening process will be similar to the current residential screening process for mental health and substance abuse programs. Prior to admission, a licensed clinical staff member will complete a clinical assessment to determine the person’s needs. The clinician examines such things as current thoughts and behaviors, diagnoses, extent and type of substance use, history of legal involvement, history of harm to self or others or threats of harm, and treatment history,

¹ Safe Haven Programs- Analysis of Strategies and Operating Practices, July 2005. Ward Family Foundation, Inc. info@wardfamilyfoundation.org

efficacy, compliance and strengths and preferences. The assessment is based on interviews with and observation of the client, referral information, records review, and information from others who know the client.

6. How will the location, less than 3 blocks from an elementary school affect admission criteria?

The specific location of the Safe Haven within the City is not a factor in establishing admission criteria.

7. Will there be criminal background checks? Will past or current substance abuse be taken into account? Will problems and incidents from previous shelter stays, whether violent or not, be taken into account?

The answer to question # 5 describes the Safe Haven screening process. We will review legal history in a variety of ways including reports from collateral sources (this includes written and verbal reports from family and other professionals who know or may have worked with the consumer); self report; review of CSB records (most of the individuals who will be served by the Safe Haven are already known to the CSB); or review of state sex offender registry. Criminal records checks may also be used, however they are limited in that they only include Virginia and do not include arrests, only convictions. All known past and current behaviors, symptoms, diagnoses, etc., will be taken into account.

8. Will past felonies or prior sexual offenses bar an individual from admission to the program? Will current substance abuse or alcohol abuse bar admission?

We will not admit people who have a history of arson or sex offenses. In fact, we will not admit anyone we believe, based on our clinical judgment, will be dangerous to other residents, staff or neighbors. Use of alcohol will not be permitted on the premises and no illegal activity (which includes use of street drugs) will be permitted on the premises. Current substance use, in and of itself, will not bar a consumer from admission to the program.

9. Will residents be dual diagnosis individuals possibly suffering from other physical mental and/or emotional ailments (e.g., physical handicaps, AIDS, tuberculosis, mental retardation, childhood histories of abuse or neglect, substance abuse, alcoholism)? If so, what additional facilities and services will be provided to accommodate additional needs?

The residents of the Safe Haven may have physical illnesses or disabilities, histories of abuse or neglect, or substance abuse. The building is required to be designed in conformance with the Americans with Disabilities Act (ADA) standards, which means it will be accessible to individuals with mobility impairments or other physical disabilities. All residents of the Safe Haven will receive case management services from a licensed clinician who is knowledgeable about resources within the CSB and the greater community to meet the needs of the consumers.

10. Who will evaluate and diagnose potential residents to determine whether they should be admitted into the program? What training/experience do these individuals have in such evaluations and diagnoses?

The answer to question # 5 describes the Safe Haven screening process. A clinician licensed by the Commonwealth will evaluate and diagnose prospective residents. The position requires at least two years of postgraduate work experience in providing direct clinical services to consumers having

psychiatric and emotional disorders and satisfactory completion of Federal Criminal Records check and child abuse registry.

11. Will there be ongoing periodic evaluations to ensure that the individual should remain at the home? What form will periodic evaluation take? What means will be available to remove residents?

Residents will be monitored daily by staff on the premises who will be able to determine if there is any change in the resident's condition or behavior. A case manager and program manager will also see residents nearly every day. In addition, the residents may be involved in other activities and services that allow for staff to observe and evaluate how they are doing. Evaluations of residents may be formal (such as a structured interview with the resident) and/or informal (assessment of resident based on more routine daily interactions with staff). If it is determined that a consumer should not remain at the home, there are a variety of alternatives to get the resident to a more appropriate setting. Staff has access to: contract respite and crisis care services; police assistance; emergency medical assistance; detoxification services; and emergency mental health services (to arrange for voluntary and involuntary psychiatric hospitalization).

ONGOING OPERATIONS

12. What will be the training and experience of the on-site personnel? Will all on-site personnel be required to possess a minimum level of training and experience, even those on duty at night? What is that minimum level?

All direct service staff (that is, staff who work directly with the clients), including those on at night and on weekends, will have, at a minimum, the trainings required by the state Department of Mental Health, Mental Retardation, and Substance Abuse Services, and the Community Services Board. These include training on health and safety, human rights, non-violent crisis intervention. All staff will have experience in working with adults with mental illness and some staff will have a clinical license from the Commonwealth of Virginia.

13. What will be the staff to resident ratio?

The program, when full, will have 12 residents. The program overall is staffed with 10 full time equivalent positions (7 counselors; 1 case manager, 1 program manager, 1 PT janitor, and 1 PT account clerk). There will be no fewer than 2 direct services staff on duty, in the building, at any time, so at a minimum, there will be a 1:6 staff to resident ratio. The Ward Family Foundation study states the average Best Practices Benchmark has approximately .5 full time staff for every resident. The CSB Safe Haven will exceed the Best Practices Benchmark with .83 full time equivalent staff for each resident.

14. Will there be a live-in attendant, or will the facility be staffed through shift workers only?

Staff will cover shifts.

15. What experience does CSB have in operating facilities of this type? Has CSB consulted operators of similar facilities? What other facilities or groups have provided advice and guidance? What was the advice and guidance?

Alexandria Community Services Board (ACSB) has significant experience in the provision of residential services to individuals with mental health, mental retardation and substance abuse over

the past 25 years. The ACSB operates 10 group homes and 53 single, double and triple bedroom apartments with a total of 174 beds serving persons with mental health, mental retardation or substance abuse problems. Since January 1998, when data collection was automated, the CSB has served a total of 560 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 ACSB has been awarded grants to develop and operate housing with support for homeless persons since 1988. Twenty-one of the properties are reserved for homeless consumers. The ACSB has demonstrated the ability to acquire and successfully operate housing and support programs for homeless and non-homeless persons with mental illness, substance abuse and/or mental retardation.

CSB program managers have over 25 years experience developing and operating residential programs that have served homeless individuals with mental health and substance abuse disorders. For over four years, CSB staff has been reading and attending conferences related to Safe Havens. In addition, staff has consulted with staff of the Department of Housing and Urban Development (HUD, Community Residences and New Hope Housing. Advice and guidance has primarily focused on program operations, relationships with neighbors, crime and layout of the home and residents' needs.

16. Did CSB investigate the experiences of other groups that provide a similar program? Has there been an increase in crime in the area surrounding any such program?

The CSB has spoken with other the staff at other Safe Havens and they do not report a problem with increased crime in the area related to their program. We do not have police reports from those areas by which to compare crime statistics. You may be interested to know that the report from the Police Reporting area for 115 N. Patrick Street reflected that the number of crimes was lower when the Patrick Street Clubhouse was operating there than after the program relocated in August of 2004. The Patrick Street Clubhouse served approximately 65 individuals per day with serious mental illness and/or substance abuse disorders.

17. Is CSB aware of any similar program that is located in such close proximity to an elementary school (5 blocks to Jefferson Houston)? If so, what is the similar program and what problems have arisen?

The Safe Haven operated by New Hope Housing in Fairfax County since 1999 is located directly across the street from a Catholic elementary school. No problems have occurred and you can see from the attached letter from the director of the Safe Haven that the program and the school have formed a close and supportive relationship with the program and the residents.

18. Is CSB aware of any similar program that is located in such close proximity to households with children (many small children and teens live within 1 block)? If so, what is the similar program and what problems have arisen?

Both the Arlington and Fairfax County Safe Havens are located in residential neighborhoods. We do not have statistics on the number of children and teens in those neighborhoods. There have been no problems reported.

19. Is CSB aware of any similar program that is located within a business district with shops and restaurants? If so, what is the similar program and what problems have arisen?

The Ward Family Foundation study indicates a majority (62%) of Safe Havens surveyed are located in mixed-use residential and commercial neighborhoods. Interestingly, the study did not identify any Safe Havens that were isolated from residential or commercial neighborhoods. We don't know what problems arose in those neighborhoods.

20. How will CSB attempt to integrate new residents? Will an outreach worker familiar with the resident remain involved for a period of time? Will there be a "buddy system" which pairs new residents with experienced residents until a new resident is acclimated?

The Safe Haven program staff will ensure all residents are oriented to the program, facility and the neighborhood in a manner that is clear and understandable to the individual. We may consider implementing such a process. It is always good clinical practice to ensure transition from one service or staff member is planned and coordinated.

21. What will be the policy, on possession of weapons? How will compliance with that policy be monitored? What happens when that policy is violated?

Weapons are not permitted on the premises. Violations of the policy will be managed in accordance with the Department of Mental Health, Mental Retardation and Substance Abuse policy. Consequences depend on the type of violation and may lead to immediate termination from the program. To address the safety of consumers, staff and the public, the belongings of consumers in CSB residential properties will be searched for firearms and weapons on admission, upon moving to another CSB residential property, and when staff has reasonable cause to believe that the resident may have in his or her possession, or have access to, a firearm or weapon. Residential consumers must review and sign program rules that address the requirements and consequences of violating the policy as part of the orientation process.

22. What will be the policy on possession or use of controlled substances and alcohol? How will compliance with that policy be monitored? What happens when that policy is violated?

Drug or alcohol use will not be permitted on the premises. Monitoring and consequences will be handled the same as for weapons (see #21).

23. What will be the visitation policy? Will there be a limit on the times at which visitors may be at the facility? Will there be a limit on the number of visitors at a particular time? Will visitors be allowed to stay overnight? Will visitors be monitored to ensure they comply with the rules and safeguards established by CSB for the group home? How will visitors be monitored?

All visitors will be monitored, be required to sign-in and comply with the same rules and expectations as the residents of the Safe Haven. Safe Haven residents will be directly involved in providing input into the decisions effecting the program's operations, including rules managing visitors. Visitors will not be allowed to stay overnight.

24. Will residents be required to take prescribed medications? What will happen if a resident refuses to take medications intended to regulate mental illness (such as paranoid Schizophrenia)?

State licensing regulations prohibit staff from forcing any consumer to take medications. See the answer to question #11.

25. Will there be regular medical care? How will that be provided?

Safe Haven residents in need medical care will be linked with local community resources.

26. Will there be regular psychiatric care and evaluation? How will that be provided? Will a change of a condition (for better or for worse) cause a resident to lose eligibility for residence?

Safe Haven residents in need of psychiatric care and evaluation will be linked with those services in the community. There are many reasons that a resident's condition may change. See answer to question 11.

27. What safeguards will be taken to ensure the children at Jefferson Houston Elementary School and within our neighborhood? Who will pay for the safeguards taken by our neighborhood elementary school? How will the safeguards be policed? Will CSB agree to written, legally binding assurances with regard to the safeguards?

We are not aware of any need or plans to change security at Jefferson Houston Elementary School.

28. Will there be a requirement that residents be employed or actively seeking employment?

No.

29. Will residents be required to pay rent or to assist in the operations and maintenance of the facility (e.g. household chores, etc.) to earn their keep? Will residents that are able to contribute to household costs such as food be required to make such contributions?

All residents are expected to pay 30% of their income towards their residential fees. One of the program goals is to teach residents how to manage living in an apartment with others. Residents will be strongly encouraged to participate in the upkeep of their home; however, there will be a custodian to ensure that the interior and exterior of the facility are well maintained.

30. How “structured” will days and evenings be for the residents at this group home?

A variety of social, educational, and treatment activities will be made available to residents of the Safe Haven (which is NOT a group home, but three supervised apartments).

31. Will there be limitations on the comings and goings of the residents (e.g. will there be a curfew, etc.)?

There will not be a curfew; the same as in all CSB operated supervised apartments. Residents will be expected to maintain quiet hours and ensure their behavior does not interfere with the residents or with the neighbors.

32. What is the expected average length of stay for residents? How will CSB determine when its time for a resident to move on? Will CSB ensure that a resident has a place to go before they are released from the program? Can a resident simply withdraw from the program?

The Safe Haven provides permanent housing, which means that there is no requirement for residents to leave after a certain length of time. However, based on our experience in operating residential programs and base on statistics from other Safe Havens, we expect that most residents will want to move on at some time. The average length of stay for a resident in a Safe Haven is 262.4 days. Discharge and transition planning is an important component of providing services. It is our hope and expectation that residents will move on to other residential programs operated by the Board or

into their own residence. Because the program is voluntary, the residents may leave the program at any time.

33. What liability insurance will Safe Haven carry? Has it been obtained? What does it cover?

The City is self-insured.

34. What mechanism will be available for the airing of complaints concerning residents? Who will be the contact point at Safe Haven for neighbors having problems and concerns? Will that contact be available 24 hours a day?

Over the past 25 years, the CSB has found that establishing neighborhood advisory councils is an effective mechanism for communicating with the neighbors and resolving issues regarding program operations. There will be a Safe Haven program coordinator that will be the point person for neighbors to contact during regular business hours. There will always be staff on site and awake 24 hours a day and will ensure any concern is directed to the appropriate staff member.

APPLICATION PROCESS

35. When was 115 N. Patrick Street first identified by CSB as a possible site for the proposed group home?

Patrick Street was identified as a possible site for the Safe Haven approximately in June 2003. The Safe Haven will not be a group home, but three supervised apartments.

36. What evaluations, studies or analyses were made with regard to the suitability or unsuitability of this location for the proposed purpose? Are any in written form? What factors were considered?

A feasibility study was completed in November 2003 and can be found in the City Council Docket Item dated 6-16-04 on the City's web site <http://dockets.alexandriava.gov/fy04/062204rm/di35.pdf>

37. Was there an analysis on the impact on the local community – both residential and business? Was there an analysis of the impact on the residents of being placed in a potentially hostile environment due to the proximity to an elementary school?

The analysis completed in November 2003 focused on the use of the building, the feasibility of the building to be renovated into apartments, and the applicability of the program model. The Homeless Services Coordinating Committee (HSCC) completes an analysis annually on the impact of homelessness on individuals and families in the City of Alexandria and identifies service gaps and needs. The Office of Housing completes a Consolidated Plan every five years and updates the plan annually. This Plan addresses a wide variety of housing and economic development needs in the City of Alexandria, the impact on the community and includes the housing needs of homeless individuals and families.

38. What other locations were considered as possible sites for this group home and why were they rejected?

Seven locations were looked at as possible sites for the Safe Haven program. The sites were rejected either because the CSB did not have acquisition money, the facility did not lend itself to conversion into apartments, the property was in litigation, there was already a concentration of social service programs nearby or because City Council chose to use the site for another purpose.

39. What if any steps were taken to obtain community input from the school and nearby community? When were those steps taken?

The Safe Haven, a multi-family "by right" project, has complied with all applicable zoning and code requirements. The residential use proposed for the building is in compliance with zoning and building codes, and because there is more than adequate parking at the facility, there is no further land use approval required for the use of the 115 North Patrick Street site for a Safe Haven. No Special Use Permit (SUP) is required. The CSB has gone through all of the processes that would be required of any other housing provider or property owner. The City web site has a summary of all the community meetings and communications with neighbors to solicit comments and input since June 2004. http://alexandriava.gov/mhmrsa/safehaven_info_summary.pdf

40. What are the steps required by HUD to obtain approval for a project like this and were those required steps satisfied? How were they satisfied? Where can we find a copy of the "HUD requirements"?

The Department of Housing and Urban Development (HUD) has an annual grant application process. HUD places significant emphasis on each community developing a "continuum of care" for homeless services including prevention, outreach, transitional and permanent supportive housing. The Homeless Services Coordinating Committee (HSCC) in Alexandria is responsible for developing this continuum and identifying gaps in services and determining priorities. The HSCC first identified the need for a Safe Haven in Alexandria in 1997. Once the grant application is submitted to HUD, reviewers rank each proposal and determine if it meets the cut off criteria. You can access HUD's website at HUD.gov.

41. Was there a requirement for a public hearing? Did it take place? When? How was the public informed of the hearing? Who was invited/present? How many block surrounding 115 N. Patrick Street were contacted?

See the answer to question 39.

42. When was the HUD application submitted? Is the grant site specific?

The HUD grant for the Safe Haven was submitted in June 2004. The site was described in the application, but no address was required.

43. We understand that group homes of this type normally should be located away from busy roads? Was that considered in the decision to select this site, located right on Route 1?

The Safe Haven is not a group home, but three apartments. The Patrick Street Clubhouse had been located at this site for over 25 years and served a very similar population without any incidents involving traffic on Route 1.

44. What is the basis of the grant amount? Has the budget been prepared?

A budget is required to be submitted with the grant technical submission. Personnel and non-personnel expenditures determine the basis for the budget.

45. Can we have copies of the HUD application and grant? Will you make it necessary to make a request under the Freedom of Information Act?

We have placed the 2004 HUD grant application Exhibit 1- Continuum of Care and Exhibit 2- Safe Haven on the City's web site. http://alexandriava.gov/mhmrsa/safe_haven.html

46. What, if anything, was the involvement of City of Alexandria officials, both elected and non-elected) in any approval or review process?

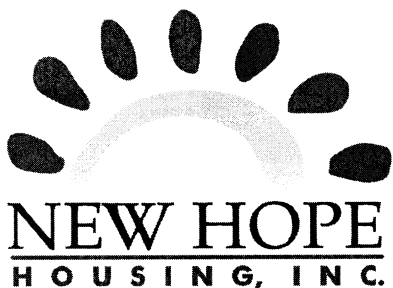
*The Alexandria Community Services Board (CSB) is a volunteer board appointed by City Council. The CSB identified the need for a Safe Haven in its strategic plan. On June 23, 2003, the City Council approved the CSB's Five Year Housing Plan that included the need for a Safe Haven. In 2004, the City Council included the Safe Haven in the City of Alexandria's Strategic Plan. On June 3, 2004, the CSB approved staff submission of the HUD grant for funding of a Safe Haven. On June 22, 2004, City Council approved the Community Services Board's request to submit the HUD grant and on March 8, 2005 City Council approved the acceptance of the HUD grant. In 2000 the Safe Haven was incorporated as a priority objective into the City's **Consolidated Plan for Housing and Community Development, 2000 – 2005**. On February 28, 2005 Alexandria's City Council adopted a **Ten Year Plan to End Chronic Homelessness in Alexandria**, with Safe Haven being one of the key features of the plan. The Safe Haven Information Summary on the City's website includes a chronology of reviews and approvals.*

47. What support has been committed to the project from other city departments? What other community-based organizations have committed support? How did CSB obtain these commitments of support?

The Homeless Services Coordinating Committee (HSCC) consists of 40 different city departments, non-profits, faith-based organizations and service providers. There is a list of the HSCC members in the HUD Exhibit 1 on the City's website. CSB staff are members of the HSCC. As described question #40, the HSCC identified the need for the Safe Haven and ranked it the number one priority. Also see answer to questions # 45 and #46.

48. Have there been any studies of the needs of this target group and the existing local facilities and services available to them? Can we have copies?

The HSCC completes an annual point-in-time count of sheltered and unsheltered homeless individuals and families. The HSCC also completes an annual exhaustive analysis of all of the needs and services available to homeless individuals and families in Alexandria based on the point-in-time count. The analysis is included in the HUD grant application Exhibit 1- Continuum of Care, see question # 45 for website address.



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.

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

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

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

11

1-21-06

Nancy Coats/Alex
01/31/2006 11:24 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Support for Safe Haven in Old Town

----- Forwarded by Nancy Coats/Alex on 01/31/2006 11:24 AM -----



John Cook
<johnmcook@verizon.net>

01/31/2006 08:45 AM

Please respond to
<jcook@larchewashingtondc.org>

<alexvamayor@aol.com>, <delpepper@aol.com>,
<jim.hartmann@alexandriava.gov>,
To <councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<council@joycewoodson.net>

cc
Subject Support for Safe Haven in Old Town

I support having the Safe Haven program in Old Town. Thank you for doing it.



johnmcook.vcf



<msgrit11103@yahoo.com>

01/31/2006 11:28 AM

Please respond to
<msgrit11103@yahoo.com>

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

cc

bcc

Subject COA Contact Us: Homeless Shelter For Mentally Ill

11

1-21-06

COA Contact Us: Homeless Shelter For Mentally Ill

Time: [Tue Jan 31, 2006 11:28:47] IP Address: [68.227.193.69]

Response requested:

First Name: Arne
Last Name: Griffin
Street Address: 2950 Ashdown Forest Drive
City: Herndon
State: VA
Zip: 20171
Phone: 703-758-1690
Email Address: msgrit11103@yahoo.com
Subject: Homeless Shelter For Mentally Ill
Regarding the article in the January 22nd edition
of the Washington Post:

While not a resident of Alexandria, I am a father whose daughter has been diagnosed with Schizoaffective Disorder and whose wife has been diagnosed with Manic Depression.

As such, I am well aware of the problems associated with mental illness and while I whole-heartedly support your efforts to help mentally ill individuals, I know from first hand experience these people should not be wandering the streets.

Comments: My experience has shown that symptoms vary from person to person but the common factor among the individuals I have encountered is that when their thought process is impaired, they are definitely a danger to themselves and/or others.

Build the facility. My daughter may be a resident/patient one day. But do not allow mentally ill individuals to roam freely. The obvious answer as to why there should not be an open door policy for mentally ill individuals is Kevin Shifflett.

Sincerely,

Arne Griffin

11

1-21-06

Nancy Coats/Alex
02/01/2006 10:35 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject Fw: Response to your letter to City Council

----- Forwarded by Nancy Coats/Alex on 02/01/2006 10:36 AM -----



"Mary Riley"
<maryriley@comcast.net>
01/31/2006 09:06 PM

To <mmcgrew@hotmail.com>
"Dr. Michael Gilmore" <Mike.Gilmore@alexandriava.gov>, "Deputy City Manager Michele Evans" <michele.evans@alexandriava.gov>, "City Manager James Hartmann" <jim.hartmann@alexandriava.gov>, "Councilwoman Joyce Woodson" <council@joycewoodson.net>, "Councilman Paul Smedberg" <paulcsmedberg@aol.com>, "Councilman Andrew Macdonald" <macdonaldcouncil@msn.com>, "Councilman Rob Krupicka" <Rob@krupicka.com>, "Councilman Ludwig Gaines" <councilmangaines@aol.com>, "Vice Mayor Del Pepper" <delpepper@aol.com>, "Mayor William D. Euille" <alexvarmayor@aol.com>, <Carol.Layer@alexandriava.gov>
cc
Subject Response to your letter to City Council

Dear Mr. McGrew,

I am the Chair of the City's *Community Services Board (CSB)* , which oversees the *Department of Mental Health, Mental Retardation and Substance Abuse* , the City agency that will operate the *Safe Haven* program at 115 North Patrick Street. (The CSB is a group of 16 citizen volunteers appointed by City Council.) We were provided with a copy of your letter to City Council concerning the Safe Haven and we wanted to respond to the concerns that you raise about the program.

In the attached document (*Safe Haven Information Summary*), we provide some background information on the Safe Haven and address its impact on the neighborhood, safety, financing of the project, and other issues. You might also wish to review the FAQs (Frequently Asked Questions) posted at the CSB's website: http://alexandriava.gov/mhmrsa/safe_haven.html

I didn't see a street address on your e-mail, so I don't know whether you are a nearby neighbor. If you are not, you may not be aware that the Department operated a Clubhouse program for approximately 65 persons with severe mental illness and substance use disorders at the 115 North Patrick Street location for more than 20 years. We moved this program to a larger facility at 4480 King Street in August of 2004.

We have no reason to believe that the Safe Haven program will affect business or tourism or compromise the safety of the neighborhood. Over all those years the Clubhouse was located

there, we are aware of no actions by any of our clients which threatened the safety of any member of the neighborhood.

Since the Safe Haven will be providing permanent supportive housing to only 12 people, we would expect that it will have significantly less of an impact on the neighborhood than the previous program with 65 consumers at that location. Furthermore, the individuals who will live at the Safe Haven will undergo a thorough risk assessment by experienced clinicians prior to being admitted into the program. No one will be allowed to be admitted into the Safe Haven if determined to be a risk to the other residents, staff, members of the community, or him/herself.

The potential residents of the Safe Haven are known to our outreach workers. Many are long-term Alexandrians, have families who have been in this city for generations and attended our schools. Some are veterans. These consumers are currently living on the street with no supervision and the vast majority are in this neighborhood already, accessing meal programs and a nearby day shelter. We believe that the safety of the neighborhood can only increase by providing housing and supportive services to these individuals.

At the Safe Haven, there will be at least two staff members on duty, providing supervision 24-hours a day, 7 days per week, including awake overnight staff. In the CSB's view, the extensive supervision on-site at the facility also will bring increased safety to the neighborhood.

You might be interested in the following excerpt from a letter written to City Council recently by the Executive Director of *New Hope Housing*, which operates a Safe Haven in Falls Church:

“ 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?”

--Pam Michell, Executive Director *New Hope Housing*

The CSB has been operating residential programs in Alexandria for more than 20 years, and currently operates 63 residential sites (173 beds) across the City. The residents and staff of all of our programs value our role as good neighbors and take pride in keeping our properties well-maintained, attractive, and orderly. Since January 1998, when data collection was automated, the CSB has served a total of 560 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. We believe the Safe Haven offers the same potential for success.

There will be health and safety rules for Safe Haven and program rules will be modeled after existing Safe Haven programs and the rules for consumers in other CSB programs. Behaviors such as loitering, use/possession of drugs and alcohol on premises, and behavior that presents a risk to self or others will not be permitted.

The CSB's Housing Policy requires that our Board disperse its special needs housing programs throughout the City. 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.

The CSB's analysis of special needs housing throughout the City has shown that the area with the lowest density of special needs housing is CSB Housing Planning Area IV, Old Town & the Southwest Quadrant, with two such facilities. The area with the second lowest density is Area V, with four facilities. (As a point of comparison, Board Area VI, Potomac West/Del Ray, has 21 such facilities.) The 115 N. Patrick Street property falls on the border between the two lowest density areas - the 1st being Area IV and the 2nd, Area V.

It is especially important to note that by virtue of their disabilities, the future residents of the Safe Haven are protected by Fair Housing law. At last Saturday's City Council hearing on the neighbors' appeal of the *Board of Architectural Review (BAR)* decision, our civil rights attorney, who spoke at the beginning of the hearing, noted that the Council members had no choice but to consider only those items within the purview of the BAR. Federal Fair Housing law protects the rights of individuals with disabilities to live where you and I live. City Council does not have the authority to have a public hearing on where to locate a home for persons with disabilities without a clear zoning requirement due to a particular land use. Furthermore, Fair Housing law also prohibits a jurisdiction from developing policies or taking actions which have the effect of foreclosing special needs residences from locating in entire neighborhoods or areas of the City. In fact, the CSB's Housing Policy states that should affordable housing not be available in that area of the City with the lowest density of special needs housing, the Board may petition City Council for additional funding so that housing can be placed in that area. Without such legal protections and policies, disabled individuals would continually be relegated to the least desirable areas of the City.

You also mentioned that the financing of the program was a "downside" and outweighed the

potential benefit. While the costs of operating the Safe Haven on an annual basis appear relatively high, the cost of housing and providing services to this population is actually about the same, and in some cases less, than not housing them. See the FAQs (“Frequently Asked Questions”), Questions 21 and 22, on the CSB’s website noted in the second paragraph of this letter. It is also important to note that the City’s contribution to the on-going operating costs of the Safe Haven program is only 20%, with most of the program’s revenue coming from Federal and State sources.

Nationally, it is estimated that 10% of the single adult homeless population experiences chronic homelessness. This 10% has been found to consume 50% of the resources expended on the homeless population. In Alexandria, approximately 20% of the homeless population experience chronic homelessness, with 80 – 90 unsheltered homeless persons identified in each of the past several years, of about 450 total homeless persons in the City. The fiscal benefits of serving this high-need population are reflected in the current national effort to end chronic homelessness within the next decade, and in Alexandria’s *Ten-Year Plan to End Chronic Homelessness* (copy at the CSB website noted above).

Department staff have extensive knowledge of the Safe Haven program and would be happy to speak with you directly about the program and address any additional questions or concerns you might have. Please contact Carol Layer, the Director of Extended Care Services, at 703-838-5011 or via e-mail at carol.layer@alexandriava.gov. Judy Carter, the Assistant Director of Extended Care Services, is also available at the same number or at judy.carter@alexandriava.gov.

If you would like to e-mail Carol Layer with your street address, we will be sure to add you to our mailing list for any updates about the Safe Haven program.

Sincerely,

Mary Riley

Mary Riley

Chair, Alexandria Community Services Board

P.S. The media have erroneously referred to the Safe Haven as a “homeless shelter” or an “emergency shelter.” The Safe Haven will provide permanent supportive housing, not emergency shelter, to 12 residents. Emergency shelters generally provide temporary housing to large numbers of individuals and are neither designed nor staffed to respond to the needs of people with disabilities. The Safe Haven, on the other hand, is a residential program that will provide permanent housing with supportive services to 12 men and women.

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

From: Matt McGrew [mailto:mmcgrew@hotmail.com]

Sent: Tuesday, January 31, 2006 6:12 PM

To: alexvamayor@aol.com; delpepper@aol.com; jim.hartmann@alexandriava.gov;

councilmangaines@aol.com; rob@krupicka.com; macdonaldcouncil@msn.com;
paulcsmedberg@aol.com; council@joycewoodson.net
Subject:

All,

I'm sure you've received many emails both in support of, and against the proposed homeless facility planned for 115 N. Patrick. While I certainly understand the need and underlying compassion of such a project, I believe that you have not fully considered the desire of the residents, business owners and visitors of the area in your risk-reward assessment of the project. I am particularly concerned that there has not been a formal impact study performed in order to analyze the affect on tourism, safety, the shelter residents themselves and local business. I believe that analysis should be performed regardless of location and is a serious oversight. As a resident I feel that the potential downside, both financially and in PR terms, to the project out ways the potential benefit.

By way of your unanimous approval of the measure I know that you disagree with me on this matter (which is your right). However, given that you are publicly elected officials you should, and will be, held accountable for this and all of your votes come the next election. By continuing your support of this proposal I believe that you are putting your positions in jeopardy in the next election. I happen to support many, if not most, of the changes and improvements you have provided to the area but will vote



against you all in the next election should this measure pass. Safe Haven Information Summary Jan 06.doc

11

1-21-06

Nancy Coats/Alex
02/01/2006 10:35 AM

To Jackie Henderson/Alex@Alex
cc
bcc
Subject

----- Forwarded by Nancy Coats/Alex on 02/01/2006 10:37 AM -----



"Matt McGrew"
<mmcgreg@hotmai.com>
01/31/2006 06:11 PM

<alexvamayor@aol.com>, <delpepper@aol.com>,
<jim.hartmann@alexandriava.gov>,
To <councilmangaines@aol.com>, <rob@krupicka.com>,
<macdonaldcouncil@msn.com>, <paulcsmedberg@aol.com>,
<council@joycewoodson.net>
cc
Subject

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By way of your unanimous approval of the measure I know that you disagree with me on this matter (which is your right). However, given that you are publicly elected officials you should, and will be, held accountable for this and all of your votes come the next election. By continuing your support of this proposal I believe that you are putting your positions in jeopardy in the next election. I happen to support many, if not most, of the changes and improvements you have provided to the area but will vote against you all in the next election should this measure pass.