

## City of Alexandria, Virginia

## MEMORANDUM

DATE: APRIL 13, 2007

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER *J*

SUBJECT: RESOLUTION CONCERNING THE RETENTION OF AFFORDABLE HOUSING AT HUNTING TOWERS

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**ISSUE:** Retention of Hunting Towers as affordable housing.

**RECOMMENDATION:** That City Council adopt the attached resolution concerning affordable housing and Hunting Towers.

**BACKGROUND:** The preservation of affordable housing is one of the City's highest priorities, as the demand for housing in the Northern Virginia region, coupled with favorable interest rates has combined to cause apartment rental rates to soar, as well as caused, in recent years, the conversion of many affordable apartments to higher-priced condominiums. This housing market condition resulted in Council undertaking a series of new initiatives aimed at preserving existing affordable housing, as well as creating new affordable housing. This has included the dedication of one-cent of the City's real estate tax rate for affordable and workforce housing, leveraging that one cent with bond issuance, increased affordable housing contribution levels by the development community, as well as innovative, affordable and workforce housing solutions such as Chatham Square, and the planned housing/fire station project in Potomac Yard.

Finding affordable and workforce housing solutions is not easy, as each project has unique challenges and issues that need to be successfully addressed. This is the case with the desired preservation of affordable housing at Hunting Towers, which has been of concern to the City for some time. Many long-time residents of the 530 unit Hunting Towers complex are concerned about the ultimate outcome because their currently affordable rental housing is slated to be sold by the Virginia Department of Transportation (VDOT). VDOT purchased Hunting Towers along with the neighboring property Hunting Terrace as part of the Woodrow Wilson Bridge project. VDOT has been seeking to sell the property, but the process has not worked smoothly for VDOT, the potential buyers, or Hunting Towers residents. This past winter, with the assistance of the City, VDOT and the potential buyers (the Kay-Cecchi interests) restarted the sale discussion process, but that process appears to be going slowly, with its outcome uncertain. At the same time the plans for the redevelopment of the Hunting Terrace land continue to evolve and

progress, but with the Hunting Towers sale outcome uncertain and not resolved, residents of Hunting Towers are concerned about the future of their homes and their ability to continue living at Hunting Towers under affordable conditions.

The attached resolution is intended to underscore and reiterate the City's strong support for preserving Hunting Towers as affordable and workforce housing. Also, because the land sale process is proceeding slower than desired by the City and the Hunting Towers Stakeholders Group, this resolution is aimed at getting VDOT and Kay-Cecchi interests to accelerate the land sale process with all deliberate speed to a successful conclusion.

**ATTACHMENT:** Proposed Resolution

**STAFF:**

Mark Jinks, Deputy City Manager

Mildrilyn Davis, Director, Office of Housing

**RESOLUTION NO. \_\_\_\_\_**

**WHEREAS**, over the past 35 years, like other American cities, Alexandria has lost significant numbers of affordable and workforce housing units to redevelopment and changing market conditions;

**WHEREAS**, Alexandria has historically had a diverse, hard-working population that has made possible our success and has been the cornerstone of our community character;

**WHEREAS**, the loss of affordable and workforce housing affects our economy and job base, strains our transportation systems and threatens the fabric and history of our diverse multiracial and mixed-income community;

**WHEREAS**, the preservation of affordable, workforce, housing is a core component of Alexandria's Strategic Plan and is viewed by the City Council as a key strategy to foster the long-term economic success and prosperity of our community;

**WHEREAS**, the city, through the creation of the one-penny affordable housing set-aside along with the partnership of area non-profits has demonstrated its commitment to preserve affordable and workforce housing throughout the City;

**WHEREAS**, there are approximately [5,000] units of affordable and workforce housing remaining in the City;

**WHEREAS**, the Alexandria City Council believes that the Federal government, the Commonwealth of Virginia, local citizens, private organizations and corporations should continue to work cooperatively with the City of Alexandria to ensure the preservation of affordable and workforce housing;

**WHEREAS**, the Virginia Department of Transportation (VDOT) currently owns 530 units of affordable housing at Hunting Towers many of which have served as affordable, workforce housing since construction in 1949;

**WHEREAS**, VDOT plans to sell Hunting Towers and is therefore required to dispose of Hunting Towers utilizing established State and federal policies and procedures;

**WHEREAS**, over the past decade scores of citizens have urged the City Council to preserve Hunting Towers as affordable housing;

**WHEREAS**, Hunting Towers has been and is home to exemplary Virginians from a variety of backgrounds, including a feminist author and politician, soldiers, sailors, veterans, government employees, an astronaut, a U-2 spy plane pilot, airline pilots, stewardesses and many other important residents of Virginia;

**WHEREAS**, Hunting Towers sits at the entrance to one of our Country's oldest historic districts and on the celebrated George Washington Memorial Parkway that connects George Washington's home at Mt. Vernon to the United States Capitol;

**WHEREAS**, the City has established a Hunting Creek Stakeholders Panel to review issues of development, affordable housing and historic significance affecting Hunting Towers and Hunting Terrace;

**WHEREAS**, the opportunity to preserve Hunting Towers is a once-in-a-lifetime chance to preserve an enormous amount of affordable, workforce housing;





"MAURICE BARBOZA"  
<mbarboza@maildc.org>

04/25/2007 09:24 AM

To <Timothylovain@aol.com>, "Alexvamayor@aol.com"  
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<councilmangaines@aol.com>, <Council@krupicka.com>,  
cc <schulteb@washpost.com>,  
<gazette@connectionnewspapers.com>,  
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Subject AFFORDABLE HOUSING RESOLUTION, ITEM #24

Dear Council Members,

I had wished to be sending each member of the Alexandria City Council my thanks this morning instead of yet another reminder of these hard truths. With the exception of Councilman Krupicka and his second, Councilwoman Pepper, the remarks and silence of the other members on the matter of Item #24 tells me that the preservation of Hunting Towers as affordable is not a goal of the majority of the Council. That Resolution should have been voted down last night, instead of tabled. That would have at least cured any citizens who still believe the illusion that the Council will step up to support the continued residency in Alexandria of the tenants at Hunting Towers or the preservation of affordable housing in that desirable waterfront area of Old Town.

To paraphrase Councilman Smedberg's own words in trying to strip the Resolution, we, and those who lived here before us, "aren't all that exemplary."

On September 14, 2002, one in a long line of citizens over ten years returned to plead before the Council for the preservation of Hunting Towers. Then-Mayor Donely and councilman Euille suggested a staff study and referral of the matter to the Woodrow Wilson Bridge Task Force. On October 19, 2006, I sent a letter to the "chair" of the Stakeholders Panel asking specifically whether either the staff or the Task Force considered the matter. Five months later, I am still without a response from him or the Mayor who was copied.

Last evening now-Mayor Euille used the same ploy to kill a resolution offered by Councilman Krupicka that was intended to impact positively the outcome of the current negotiations between VDOT and a private developer who has offered to renovate and preserve Hunting Towers as a ffordable housing at no cost to the city. The Resolution, Item #24 on the agenda, is of a time-sensitive nature. Instead of affirming the potential significance of the Resolution to the negotiations, the Mayor scolded the staff for not referring the issue to what now appears to be a defunct Stakeholders Panel that hasn't met in weeks and has no future meetings scheduled. The city council docket is posted on the Internet. Any Stakeholders could have read the resolution and submitted comments just as I did days before the meeting. Moreover, the city staff analyzed the Resolution and posted the memo on April 13 -- 11 days ago. The city's housing and planning staff had already compiled the Record of each Stakeholders meeting and indexed every diverse opinion expressed during the months of discussions. All of that information was available to the Mayor, Mr. MacDonald and Mr. Smedberg long before 7 PM on April 24, 2007. Councilman Krupicka's Resolution suggests that he did read that Record. The attached letters cite documents that show the Council has been similarly rebuffing the residents of Hunting Towers since 1995 at least.

It is ironic that on the evening of April 24, 2007, the Council was showered with compliments for its strong Fair Housing enforcement; commitment to affordable housing; it's listing as one of the nation's most desirable small cities in which to live; and the declaration that it is the Tree City of America. At the same session, Council members decried once again the potential environmental effects of the Mirant Plant on the residents of Marina Towers. I have some personal experience on each of these issues, and I beg to differ. The reason: in politics, all issues and ambitions are reticular.

First, a few years ago, I was discriminated against during a housing search at Marina Towers. The Alexandria Fair Housing Office had virtually no authority to either investigate the claim or resolve it. Second, as far as the city's commitment to Affordable Housing, it should be judged on what it does with the largest stock of affordable housing now available for preservation, Hunting Towers. There, the city falls far short of any compliments because its record is abysmal. Last night's council meeting affirms this. Third, Council, as far as I can determine from the documents emanating from the settlement with VDOT, did nothing to plead for the scores of nearly 60 year old robust trees on the Hunting Towers property. Many were cut down for the convenience of construction and for temporary parking lots. Even if it was not practical to save them, they were, together with human beings, a living element here that the council has demonstrated a lack of interest in protecting.

For more than 30 years, I have looked at the Mirant plant in every conceivable way from the bike path; I have breathed the air coming from its chimneys and observed the discharge of water into the Potomac River. The first thought I had when I looked at the plant after Marina Towers was converted to condominiums was that I'll bet the residents there would like to see it demolished to boost their property values and improve the waterfront views. (Perhaps some are among the chorus who oppose the two-cent increase in tax assessments on that appreciation.) The site would give the city yet another place to approve a sprawl of million dollar town homes.

I am no more a doctor or scientist than the council members speaking last night about the health impacts last night. However, I'll bet that the particulates entering the lungs of Hunting Towers residents from the increased traffic on the Wilson Bridge and the construction activity is equally as unhealthy for the residents here. I did not read anywhere among the documents involving the settlement with VDOT or the minutes of council meetings any concern for the health of residents at Hunting Towers. Last night Councilman MacDonald may have raised concern of any kind for the first time when he said that he'd like to know how the fewer than 12 residents at Hunting Terrace are being treated by the new owner. The Councilman should know that the buildings are now 95 percent or more vacant and only a few hangers-on have been able to postpone their relocation at least three times. But what they are doing is lobbying Council members, like Mr. Macdonald, to take action that jeopardizes the preservation of Hunting Towers.

What is most baffling about the Council's behavior is that there is a private developer willing to pay the price of preservation. Councilman Krupicka's resolution does not in any way diminish the other important factors that could determine how many of the units at Hunting Towers are preserved. It only adds the preservation of affordable housing here as one of the important items for the council to consider as worthy of their active attention. Citizens have been pleading for the Council to do this for 15 years. Some, including Alexandria Affordable Housing and other such groups, have turned to a strategy of complimenting the Council instead of doing what I think is more ethical: telling the truth.

Alexandria is, indeed, an exceptional city. Last night, I learned that it was named a Fido Friendly city. Dogs, trees, potential discrimination victims, neighbors of power plants, the parents of kids who snack too much in front of the TV; flight attendants fearful of being called by their 1950s appellation -- stewardesses, and the well-healed all love Alexandria because they have you as their constant advocates. They all received the Council's attention last night. But what about the warts and the people who aren't treated so well? Will city leaders continue to turn to illusions or real solutions of their problems, like the preservation of 530 units of historically affordable housing?

**I urge you to tell me that I am wrong by passing Item #24 at the next council meeting without any referral or delay.**

A copy of my letter of October 19, 2006, and a follow-up inquiry, are attached.

Maurice A. Barboza

Hunting Creek Stakeholders Panel  
1202 South Washington Street, Suite 606c  
Alexandria, VA 22314  
Tel: 703-299-0408  
efax: 1-360-252-8384



Letter Dec 7 06 to Stakeholders Panel John Koromoroske.pdf

Maurice A. Barboza  
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Alexandria, Virginia 22314  
703-299-0408  
mbarboza@malldc.org

December 7, 2006

Mr. John Komoroske  
Stakeholders Panel  
Alexandria City Hall  
301 King Street  
Alexandria, Virginia 22314

Dear Mr. Komoroske,

This afternoon, I received an e-mail from Mr. P. Patrick Mann of the Department of Planning and Zoning that suggests that this is a response to "questions you have raised in meetings or e-mails." So that you are reminded, I sent a letter to you on October 19, 2006, that asks four specific and succinct questions concerning the city's commitment to affordable housing and its actions, if any, to preserve Hunting Towers from 1995 when the issue first appeared in the minutes of a city council meeting. None of those questions is answered by this response. (See attached letter.) No previous response was received in the intervening 51 days.

I also sent an e-mail on November 10, 2006, to Mr. Mann and Mr. Jeff Farner concerning Alexandria's position on horizontal sprawl and its possible impact on over-density building of over-priced housing and the inability of the workforce to find affordable housing in Alexandria. No response has been forthcoming on that request in the past 27 days. This e-mail does not address those issues.

The three documents that you sent as links and attachments are documents, with one exception, that I have already read in more than 60 hours of research, including the proceedings of the meeting of the city council on September 27, 2005. I also am quite familiar with the heroic efforts that Judy McVay of the Coalition for a Sensible Bridge made up to, and after, their letter of January 26, 2006, to former Mayor Kerry Donely to encourage the council to embrace a solution for Hunting Towers beginning more than six years ago.

The document that I did not have, the proceedings of the Planning and Zoning Commission of September 8, 2005, is of special interest. At that meeting, seven members of the Commission voted to strip the Hunting Creek Area Plan, specifically Section 3.4.3, of any mention of affordable housing. During the Stakeholders Group meeting of October 30, 2006, the minutes show (See page 6), and my recollections confirm, that I asked you "Why was the affordable housing section, 3.4.1, removed from the Hunting Creek Small Area plan by the Planning Commission?" While the recorded response only says that "City staff will review the action of the Planning Commission," you said that you had no recollection of the proceedings, suggesting that you were not present. The record of the meeting, however, shows that you actually made the decisive motion to strip the Hunting Creek Area Plan of any mention of affordable housing as follows:

On page 33, affordable housing recommendation 3.4.3 is deleted in its entirety as follows:

~~3.4.3. In order to retain affordable housing in the planning area, the City may consider a zoning text amendment or zone change to provide for a mixed income development including affordable housing, with variations in height, density, FAR, parking, open space or other development standards appropriate to the project and the site, with SUP approval, if the project includes a substantial percentage of affordable housing units.~~



Mr. John Komoroske  
December 7, 2006  
Page Two

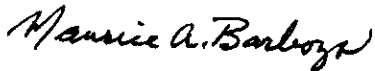
While there may be reasons other than opposition to affordable housing for your vote, the prominent role you played in excising that provision, and your inability to recall doing so, gives me pause to wonder if this is something that you should have disclosed to the Stakeholders at the initial meeting. I believe that this panel was entrusted with considering the proposal to redevelop and rehabilitate Hunting Creek in a manner that is fair to citizens of Alexandria who support affordable housing and to the developer.

My raising this matter has everything to do with the issue of affordable housing and what I hope will be a concerted effort by the city to save Hunting Towers and preserve housing for low and middle-income citizens. It has nothing to do with your distinguished service to the city and the skills you brought to the Stakeholders as group leader. Everything that I have stated in every meeting of the Stakeholders Panel and in private conversations are based on records of the city council and other documents that together represent a snapshot confirmed by citizens with long memories from observing local government actions. These actions are also consistent with over 30 years of history that show Alexandrians of modest means being "evicted" from their homes by circumstances that the local government could have taken under control as it has the power to do with Hunting Towers.

I feel that we have moved beyond the written response I had anticipated to a point in these communications where we might best clarify these issues with a face-to-face meeting of city officials and concerned citizens. The purpose of my letter of October 19 was to give the city an opportunity to disagree with my interpretation of the record of over eleven years. Neither my letter nor my written statement of November 16, 2006, were posted at the Stakeholders website, as I requested on multiple occasions. Other Stakeholders were denied the opportunity to consider the merit, or lack thereof, of my interpretation of the facts and history.

I hope that you will arrange such a meeting.

Sincerely,



Maurice A. Barboza  
Stakeholders Panel Member

cc: Honorable William D. Euille  
Honorable James Hartmann  
Mr. P. Patrick Mann  
J. Howard Middleton, Esq.

Maurice A. Barboza  
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October 19, 2006

Mr. John Komoroske  
Stakeholders Panel  
Alexandria City Hall  
301 King Street  
Alexandria, Virginia 22314

Dear Mr. Komoroske,

Attached is a copy of my compilation of the Minutes of Alexandria City Council meetings and public hearings since 1995 concerning affordable housing as it relates to Hunting Towers and Hunting Terrace. Would you please distribute a copy to each member of the Stakeholders Panel and also transmit to them these questions that I hope city officials will answer by October 30, 2006.

1. On June 27, 1995, Councilmember Lois Walker urged the Council to consider the impact of the Woodrow Wilson Bridge on "Jones Point as a park for the City and the second one is the loss of housing at Hunting Towers and Hunting Terrace." **Why were these two matters decoupled and only the impact on Jones Point Park addressed, among over a dozen other issues, in the settlement of the City's law suit against VDOT on February 9, 1999?**

2. With respect to the remaining Towers and Terrace buildings, on Saturday June 19, 2001, Judy McVay (Coalition for a Sensible Bridge) asked the Council "to work on their behalf to keep these buildings and to maintain these apartments as affordable housing." **What actions were initiated prior too, and succeeding, that date to encourage VDOT, federal officials and stakeholders to work with the city to preserve affordable housing at the site?**

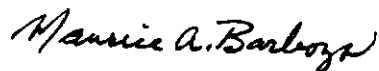
3. On January 26, 2002, Judy McVay reiterated the Coalition's position that the city must "make every effort to preserve the viability of these complexes by whatever means necessary." She proposed that the "Commonwealth of Virginia grant historic easements on the properties to the Alexandria Historic Restoration and Preservation Commission." In addition, she proposed that a task force be created "to include representatives of residents of Hunting Terrace/Hunting Towers complexes, the Coalition, the Alexandria Historic Restoration and Preservation Commission, and City Council to work with VDOT" to achieve affordable housing at the site. **What action did the city council initiate between January 26 and September 14, 2002, to encourage the Commonwealth to grant an historic easement? What action did the city take between January 26 and September 14, 2002, to establish a Task Force? Would you provide a copy of The Coalition For A Sensible Bridge, Inc.'s letter dated January 26, 2002?**

Mr. John Komoroske  
October 19, 2006  
Page Two

4. On April 13, 2002, Judy McVay urged the Council “that this task force be formed so that negotiations can begin with VDOT before this affordable housing can be demolished.” On September 14, 2002, Ms McVay told the Council that she was “still very much concerned with the situation at Hunting Towers and Hunting Terrace complexes and preservation of affordable housing.” She spoke of her earlier request that Council form a task force that would “begin discussions with VDOT in an effort to get historic easements on the buildings.” Instead, Mayor Donley and Councilman Eulle suggested different approaches. Mayor Donley “requested a report from staff, including the Office of Historic Alexandria, about what would be the potential best process for Council to follow. Once the Council gets more information, if a task force is what is suggested, then Council will appoint a task force.” Further, “Councilman Eulle noted that the Woodrow Wilson Bridge Task Force will be adding this as one of the items for the task force on which to continue to focus and work.” **Was a report ever forthcoming from the Office of Historic Alexandria? If so, would you provide the Report to the Stakeholders Panel? Was a Task Force established? What, if anything, did the Woodrow Wilson Bridge Task Force do to “continue to focus and work” on affordable housing and/or historic easement designation for the site?**

As a member of the Stakeholders Panel, I am confident that each of us looks forward to the City’s response to these and future questions.

Sincerely,



Maurice A. Barboza  
Stakeholders Panel

24  
4-24-07



<michelle\_lheureux@yahoo.com  
>

04/24/2007 11:42 PM

Please respond to  
<michelle\_lheureux@yahoo.com>

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

cc

bcc

Subject COA Contact Us: good job

Time: [Tue Apr 24, 2007 23:42:39] IP Address: [72.83.166.46]

Response requested:

**First Name:** Michelle  
**Last Name:** L'Heureux  
**Street Address:** 1215 Gibbon St  
**City:** Alexandria  
**State:** VA  
**Zip:** 22314  
**Phone:** 7036098167  
**Email Address:** michelle\_lheureux@yahoo.com  
**Subject:** good job  
Mayor and Members of Council,

I want to applaud you for deferring the resolution on Hunting Towers tonight. As a former resident, I am, quite obviously, a supporter of affordable housing at the Terrace/Towers site, but the current resolution is not ready for prime time (could be with some community input and adjustments). I, along with many, many of the stakeholders have major concerns with the current Cecchi proposal. We are also disappointed by the stakeholders process whereby community input is solicited and incorporated. To date there has been \*no\* clear movement by the Cecchis (and arguably the city) to listen to the community and truly incorporate concerns and suggestions. At the last meeting, two months ago, we were told that the Planning department was going to follow up on the feasibility of three concrete suggestions that the stakeholders created (please email me if you want to see these specific suggestions). After a short presentation about the current zoning laws, these three suggestions were ignored entirely. I understand

**Comments:**

that there is sensitivity regarding the negotiations with VDOT (i.e. suggestion of third Tower at the site could drive up the price), but your job as our representatives is not to throw your weight behind Cecchi but throw your weight towards a deal that affordable housing advocates and preservationists can appreciate. The current winners-win-all and losers-lose-all proposal is not defensible particularly when there are specific ideas on the table that the majority can be happy with.

In addition, I am still very concerned by the situation that our elderly at the Terrace still face....their eviction date is September 30th which is \*before\* the hearings are scheduled to begin in the fall. There is NO reason for them to be evicted before the site plans are approved and signed off on. Moreover, the Cecchis clearly are not reaching out to address the needs of the few remaining long-term residents who currently simply do not know what to do (they don't want to move to the Towers when so much is up in the air, but can't afford anything else on their fixed income).

Congratulations, thank you, and good night,  
Michelle L'Heureux,  
michelle\_lheureux@yahoo.com

24  
4-24-07



<simonlewisr@yahoo.com>

04/25/2007 01:09 PM

Please respond to  
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cc

bcc

Subject COA Contact Us: Hunting Towers Resolution Deferred



Time: [Wed Apr 25, 2007 13:09:47] IP Address: [12.20.148.148]

Response requested:

**First Name:** Lewis  
**Last Name:** Simon  
**Street Address:** 1205 S Washington Street  
10 B  
**City:** Alexandria  
**State:** VA  
**Zip:** 22314  
**Phone:** 7033469096  
**Email Address:** simonlewisr@yahoo.com  
**Subject:** Hunting Towers Resolution Deferred  
Dear Mayor and Council,

I was preparing to write to you regarding the current state of affairs pertaining to the Hunting Creek Stakeholders before I watched as you deferred the Hunting Towers resolution. I certainly am a proponent of affordable housing and would very much like to see the Towers remain affordable, and in perpetuity. I do feel it was appropriate to defer this matter until a later date, a date after such time as the Stakeholders are able to review and discuss the options available.

I recently became concerned after the last Stakeholders meeting when Staff presented us with nothing more than zoning laws and flood plain designated areas. At a previous meeting several alternative site plans were proposed by stakeholders for discussion. It appears that IDI-Kay and Staff have decided to ignore these alternatives without further discussion, or any review whatsoever. Many of the Stakeholders have voiced disapproval over the current site plan, and the outright refusal to acknowledge alternatives is also disturbing. I believe the purpose of the Stakeholders is to consider as

many concerns of the varied community interest, and then to create scenarios/alternatives that incorporate many of the groups ideas. Then, forward these alternatives to Staff and Council for review.

**Comments:**

Next, there are still several aging members of our community residing at the Terrace. For these individuals the impending eviction is very stressful. The economic hardship of finding a new home in our increasingly expensive town is overwhelming. Some are on fixed incomes and even if they moved to the Towers the current uncertainties over the Towers future ownership may force them to relocate yet again. I do not understand why the aging or any other resident should be forced to relocate until such time as a formal site plan has been approved, and is in place.

Thank you for appreciating the need for community involvement, and deferring the decision to act before all interest are accounted for.

Sincerely,

Lewis Simon  
simonlewisr@yahoo.com

Hunting Terrace Tenants Committee  
Hunting Creek Area Plan Stakeholder  
Commission on Aging  
Alexandria Coalition for Hunting Towers, Inc  
Alexandria Dollar Wi\$e Campaign

24  
-----  
4-24-07



<CarsonNCA@aol.com>

04/24/2007 03:21 PM

To <MacdonaldCouncil@msn.com>, <Councilmangaines@aol.com>, <council@krupicka.com>, <DELPepper@aol.com>, <Jackie.Henderson@alexandriava.gov>,

cc

bcc

Subject Please vote yes on Docket Item 24 - Hunting Creek

As a housing advocate and member of the Hunting Creek Stakeholders group, I urge you to support docket item 24, which restates the commitment of the City to preserve affordable housing in Hunting Creek, and commits to reporting and other actions that will transform intention into reality. Although many conflicts remain, I believe that the stakeholders group has effectively refocused the questions and that cooperation has been an example of what can be accomplished. Citizens who remain skeptical of the city's commitment to help transfer ownership of the Towers back into local hands, or who are generally suspicious of the city's stance on affordable housing, will be reassured and encouraged by the passage of this item. And having direct access to information would be a great help. Thank you for working to maintain diversity in our city. Nancy Carson, 301 West Masonic View

See what's free at [AOL.com](http://AOL.com).





"MAURICE BARBOZA"  
<mbarboza@malldc.org>

04/23/2007 10:50 AM

To <PaulCSmedberg@aol.com>, <delpepper@aol.com>,  
<Council@krupicka.com>, <councilmangaines@aol.com>,  
<macdonaldcouncil@msn.com>, "Alexvamayor@aol.com"  
cc "Pat Mann" <Pat.Mann@alexandriava.gov>,  
<tom.raycroft@alexandriava.gov>,  
<Jackie.Henderson@alexandriava.gov>

bcc

Subject

24  
4-24-07

Dear Council Members,

I commend the city staff for an excellent analysis of Councilman Krupicka's Affordable Housing Resolution, Item #24, on the Council's agenda for this Tuesday.

This is an historic statement of intent for present and future generations that Alexandria, and Old Town in particular, should not continue to become a "silver spoon" community, open only to those in the 99th percentile of income. We are indebted to our fellow citizens and council members, past and present, over several decades, who reminded city leaders of the urgency to stem the tide of runaway housing prices that are causing Alexandrians to sever work, religious, community and generational ties and become economic refugees wandering the region's nooks and crannies in search of shrinking affordable housing.

I urge each of you to make this vote unanimous and resounding throughout Northern Virginia.

With best wishes,

Maurice A. Barboza  
Hunting Creek Stakeholders Panel  
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Alexandria, VA 22314  
Tel: 703-299-0408  
efax: 1-360-252-8384

24  
4-24-07



<tom.bouve@gmail.com>

04/24/2007 03:42 PM

Please respond to  
<tom.bouve@gmail.com>

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

cc

bcc

Subject COA Contact Us: Saving Hunting Towers



Time: [Tue Apr 24, 2007 15:42:16] IP Address: [65.242.111.254]

Response requested: []

**First Name:** Thomas  
**Last Name:** Bouve  
**Street Address:** 1204 s washington st #16  
**City:** alexandria  
**State:** VA  
**Zip:** 22314  
**Phone:** 703-517-5991  
**Email Address:** tom.bouve@gmail.com  
**Subject:** Saving Hunting Towers

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

I understand that there will be a City Council meeting tonight that will address a resolution expressing support of preserving affordable workforce housing.

Hunting Towers certainly is the answer for affordable workforce housing, and I need not list the reasons why. We all know them.

But I do want to mention the following:

I have lived at Hunting Towers for some time, and before then, took care of my father who lived here also before passing away. So "The Towers" will always be a special place for me.

**Comments:** But it is also a special place for others who live here, particularly the seniors and elderly. Yes, many cannot afford to live anywhere else. But it is special for more reasons than money.

Hunting Towers is almost a stately structure, built with skills that have long vanished. There is a certain pride to living here, and I see that pride

especially in the eyes of the seniors and elderly residents. To uproot them would rob them of peace of mind and a certain kind of dignity, I think.

With your help, hopefully Hunting Towers will be kept intact

Thomas Bouve  
Hunting Towers  
Apartment #16



<Accdentzer@cs.com>  
04/24/2007 03:46 PM

To <Alexvamayor@aol.com>, <Councilmangaines@aol.com>, <rob@krupicka.com>, <macdonaldcouncil@msn.com>, <DELPepper@aol.com>, <PaulCSmedberg@aol.com>, cc <jackie.henderson@alexandriava.gov>, <hthtta@yahoogroups.com>

bcc

Subject Hunting Towers Resolution, City Council Meeting, April 24, 2007

24  
4-24-07

To the Esteemed Mayor Euille, Vice Mayor Macdonald, and City Council members Del Pepper, Ludwig Gaines, Rob Krupicka, Timothy Lovain and Paul Smedberg:

As I contemplate the tumultuous years we residents at Hunting Towers and Hunting Terrace have experienced, starting even before the Virginia Department of Transportation (VDOT) purchased our 11 buildings over the course of 2001 (which as you know, now number 7 buildings, and will soon number 2) -- I am exceedingly grateful to you for bringing forth the robust Hunting Towers Resolution tonight. With great humility and abundant gratitude, I urge you to approve it unanimously.

For nearly 5 years I have spoken as the president of the Hunting Towers & Hunting Terrace Tenants' Association, but now I offer some personal words.

When I moved into my apartment at Hunting Towers ten years ago this past March, I was in very bad shape. I had barely survived a major life blow up due to the fact I had been a whistle blower in New York City in a federal case, which led to further stressful experiences on a Wall Street trading floor. I had also gone through a divorce, and had lost everything, including my brain. I needed to heal from years of high level stress and post traumatic stress disorder.

And so, although I was born in Arlington, Alexandria's Hunting Towers became my refuge, while God became both my refuge and my strength in recovery. Socio-economically and culturally diverse, beautiful historic Alexandria became my welcoming new home, with the soothing Potomac River flowing right outside my apartment windows. I was thankful that I could afford to live here at Hunting Towers while I healed.

This is yet another reason why I am so hopeful that Hunting Towers can be preserved affordably for generations to come, for workforce, elderly and special needs residents. I never thought I would need a safe affordable place to heal -- never thought I would be a "special needs" resident, at least for a time. Given the unpredictable world in which we live, there will always be a need for affordable apartment buildings like Hunting Towers. They are well worth being rehabilitated and preserved, just like I was, and still am, while living within them!

In closing, I thank each of you, in your own special ways, for helping us residents at Hunting Towers and Hunting Terrace over the past difficult years, and personally, for what you may not know you and your welcoming City have done - for helping to bring

me back to a productive and contributing life.

I applaud the fact that you have made HOUSING FOR ALL a major City goal, in order to maintain community diversity, which invigorates our local economy and each one of us. I applaud your equitable and faithful leadership as well. I am most proud, on nights like this, to be an Alexandrian. Thank you.

Most sincerely,

Ardith Campbell Dentzer

24  
4-24-07



Mieke Fay  
<mfay\_77@yahoo.com>  
04/24/2007 04:12 PM

To Alexvamayor@aol.com, Councilmangaines@aol.com,  
rob@krupicka.com, macdonaldcouncil@msn.com,  
DELPepper@aol.com, PaulCSmedberg@aol.com,  
cc jackie.henderson@alexandriava.gov

bcc

Subject Hunting Towers Resolution, City Council Meeting, April 24, 2007

To Mayor Euille, Vice Mayor Macdonald, and the City Council,

I urge you to approve tonight's Hunting Towers Resolution to preserve affordable housing in your city. I have lived in Hunting Towers since I came to Alexandria nearly seven years ago for graduate school. Upon completing my studies I was fortunate to find a job in as an educator in a local museum and decided to stay in Alexandria. The City is a fantastic place to live: plenty of cultural events, restaurants, the waterfront, and a vibrant arts community, and I would like to stay here as long as possible.

It is my hope that Alexandria will continue to be a diverse place that everyone can enjoy and live in. As a non-profit employee who serves the public on a daily basis, I need and deserve to be able to live in the community I serve. If affordable housing is preserved, I will be able to do this.

Please vote to approve the Hunting Towers Resolution. Thank you for considering my comments.

Sincerely,  
Mieke Fay

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"MAURICE BARBOZA"  
<mbarboza@malldc.org>

04/23/2007 10:50 AM

To <PaulCSmedberg@aol.com>, <delpepper@aol.com>,  
<Council@krupicka.com>, <councilmangaines@aol.com>,  
<macdonaldcouncil@msn.com>, "Alexvamayor@aol.com"  
cc "Pat Mann" <Pat.Mann@alexandriava.gov>,  
<tom.raycroft@alexandriava.gov>,  
<Jackie.Henderson@alexandriava.gov>

bcc

Subject

24  
4-24-07

Dear Council Members,

I commend the city staff for an excellent analysis of Councilman Krupicka's Affordable Housing Resolution, Item #24, on the Council's agenda for this Tuesday.

This is an historic statement of intent for present and future generations that Alexandria, and Old Town in particular, should not continue to become a "silver spoon" community, open only to those in the 99th percentile of income. We are indebted to our fellow citizens and council members, past and present, over several decades, who reminded city leaders of the urgency to stem the tide of runaway housing prices that are causing Alexandrians to sever work, religious, community and generational ties and become economic refugees wandering the region's nooks and crannies in search of shrinking affordable housing.

I urge each of you to make this vote unanimous and resounding throughout Northern Virginia.

With best wishes,

Maurice A. Barboza  
Hunting Creek Stakeholders Panel  
1202 South Washington Street, Suite 606c  
Alexandria, VA 22314  
Tel: 703-299-0408  
efax: 1-360-252-8384