

**GLEBE PARK REDEVELOPMENT
STAKEHOLDERS GROUP**

REPORT OF PROCEEDINGS

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I. SUMMARY

Redevelopment of ARHA's Glebe Park properties in Arlandria involves competing goals for members of the Stakeholder Group, including finding the appropriate mix of income levels for the occupants of Glebe Park, minimizing the public cost of redevelopment, assuring sufficient parking and other amenities for the neighborhood, and the need for timely development approvals so the redevelopment program is eligible to apply for low income tax credit financing.

The Stakeholder Group considered a wide range of options for the Glebe Park sites, including veteran's housing, a purchase by Arlandria Chirilagua Housing Cooperative to expand its portfolio, and a do-nothing scenario and its consequences. The Group offered concepts for appropriate development on the properties, and there were no limits imposed with regard to density, zoning or types of housing. Various schematics and scenarios were prepared and presented to the Group, which were eventually reduced to two that were considered feasible and ultimately supported by Stakeholders.

Both final options selected by the Stakeholders Group include the redevelopment of 48 public housing units on the West Glebe site (near Virginia Dominion Power) and the rehabilitation of the two existing 12-unit buildings on the west side of Old Dominion. The options vary only in their redevelopment scenarios for the Old Dominion (East) parcel:

- *EYA Plan* is actually EYA's March 2007 proposal and includes 28 public housing units and six market rate/workforce sales units with an estimated sales price of \$250K; and
- *Workforce/Mixed Income Plan* is a new proposal with 12 public housing apartments, 10 workforce condos (to be sold between \$250-300K), and 8 market rate townhomes, with an estimated sales price of around \$500K.

The Stakeholders were roughly split in their recommendations between the two schemes: approximately half of the group favored the EYA Plan because it maximized public housing (Arlandria Chirilagua; ARHA Residents; Tenants and Workers United; and AHAC); the other half recommended the modified development option because it mixed income levels and housing types (Lenox Place; North Ridge; Warwick Village; and Brighton Square). Two representatives supported variations of the schemes, one proposing more density and public housing on West Glebe (Housing Action); the other requesting that all parcels be redeveloped in the aggregate at a 70% market/30% public housing split (Arlandria Civic).

Additional themes emerged from the work of the Stakeholders. There is consensus among members that an essential element of successful public housing, whatever the mix of income levels, is effective and vigilant management of the properties. Another key issue for the proposed development and the neighborhood is providing adequate parking for all new housing. Other discussion items included workforce housing and transportation needs. Some members of the group believe that changing Arlandria to introduce a greater mix of income levels is imperative and will lead to economic development, including on Mount Vernon Avenue. Others' priorities include maximizing or at least maintaining affordable housing units, including for low income residents.

II. BACKGROUND

A. GLEBE PARK PROPERTIES

Glebe Park is a nine building complex constructed in 1945, and purchased by ARHA in 1987 to provide 40 replacement housing units (of the property's 152 units) for the Cameron Valley Homes redevelopment. It is located on three sites: one building on the 800 block of West Glebe Road contains 56 units; six buildings on the east side of the 3900 block of Old Dominion Boulevard contain 72 units; two noncontiguous buildings on the west side of Old Dominion Boulevard contain 24 units. All of the buildings are 2½-story, brick structures. Forty of the Glebe Park units are public housing¹ units receiving HUD public housing subsidies, and considered within the jurisdiction of Resolution 830; the remaining 112 units are market affordable units at very low rents.

Glebe Park Redevelopment



Although all of the Glebe Park buildings were substantially renovated in 1987 and 1988, the development is currently in need of significant upgrades including repair and replacement of building systems, roofs, windows, exterior walls, and interior finishes. There have been multiple attempts to remediate a persistent mold problem throughout the complex; however, according to information provided by ARHA in late May, 94 units, including 20 of the 40 public housing units, are currently vacant and uninhabitable.

¹ Although the redeveloped units will not be under the federal public housing program, the term “public housing” is used throughout this report to denote both the income levels of the intended recipients, and the fact that they are replacing current public housing units and will be counted under Resolution 830.

The property's dilapidated condition and escalating vacancy rate have required annual infusions of money to pay both the Glebe Park mortgage and operating expenses since the property's revenues are insufficient to meet these obligations. Despite this financial burden, ARHA is current on the property's mortgage payments. However, the loan is now in technical default because of the large number of vacant units. Last year HUD, which insures the mortgage, required that ARHA submit a corrective plan to bring all of the vacant units back online or otherwise face potential foreclosure. ARHA's corrective action plan proposes the immediate redevelopment of the Glebe Park properties with low income tax credit financing. It is not a certainty that HUD will foreclose as long as debt service payments continue to be paid, but the situation presents a potential threat to ARHA.

Following a competitive RFP process last spring, ARHA selected EYA, its development partner on the Chatham Square project, to provide development services to redevelop the Glebe Park site. Pursuant to its RFP, ARHA offered EYA the opportunity to redevelop other ARHA properties to include a mix of market rate sales and public housing rental units, with some portion of the proceeds from the sale of market units to be used to defray the costs of redeveloping Glebe Park. In the fall of 2006, ARHA and EYA unveiled a proposed strategy to redevelop ARHA's Glebe Park for public housing, as well as the James Bland (which includes both James Bland and James Bland Addition) properties for mixed-income development. The Glebe Park redevelopment plan, and ARHA's corrective action plan, relied on the receipt of competitively awarded Low Income Housing Tax Credits to finance a major portion of the redevelopment of Glebe Park. Unfortunately, ARHA's tax credit application to VHDA for the Old Dominion parcel, the first proposed phase of the redevelopment, was unsuccessful.

ARHA and EYA prepared plans for the Glebe Park parcels, and submitted them to the City for approval. As Planning and Zoning reviewed the plans, community meetings were held and changes were made to the plans in response to community comments.

B. THE STAKEHOLDER GROUP

Formation

On March 27, 2007, City Council directed that a community group be established to work with ARHA and the City as part of the Glebe Park redevelopment process, creating a forum for information to affected neighborhood and other groups, and a mechanism whereby citizens could voice their concerns and ideas for the development.

Members

The Glebe Park Stakeholder Group is composed of the following groups, with the representative (and alternate representatives) indicated. Kingsport was invited to attend but did not respond. A majority of Stakeholders attended all meetings.

Affordable Housing Advisory Committee	Mike Caison
Alexandria Housing Action	James Hoben
ARHA/Glebe Park Resident	Felita Cheeks
ARHA Residents	Gwen Menefee

Arlandria Chirilagua Cooperative
Arlandria Civic Association
Brighton Square HOA
Lennox Place at Sunnyside HOA
North Ridge Citizens Association
Parkfairfax Condominium HOA
Warwick Village Citizens Assn.
Tenants and Workers United

Carlos Vega (Kathleen Henry)
Paul Cox
Wilma Probst-Levy
Jim Rorke (Johan Broekhuysen; Melissa Garcia)
Bob Munson (Bill Clayton, Barbara Hayes)
Matthew Natale
Andy Duncan
Jon Liss

Meetings

The Stakeholder Group met six times during April, June and July 2007. Summaries of the meetings were created, circulated to all Stakeholders as well as anyone who attended any meeting, and posted on the Planning and Zoning web page in English and Spanish translation. Addressees were invited to point out any discrepancies; none were noted as to the content of the summaries.

Staff and Facilitation Support

City staff from the Department of Planning and Zoning and the Office of Housing provided significant support, and assisted at all meetings. The Office of Real Estate Assessments participated, providing real estate market information. ARHA and EYA representatives attended meetings, prepared materials for them, and answered critical questions from citizens. The City hired Barbara Ross, Barbara Ross and Associates, to assist as a facilitator and recorder of the meetings.

III. GLEBE PARK DISCUSSION ISSUES

A. Background Presentations

A significant portion of the early Stakeholder meetings was devoted to presentations from staff, ARHA and EYA, in order to provide the complex background information necessary to understand and form educated opinions regarding the Glebe Park redevelopment plans. In addition to presentations, Stakeholders were given the opportunity to ask questions and seek additional information and significant staff effort was spent responding to those requests. Topics included the following:

Affordable housing. Mildrilyn Davis, Director, Office of Housing, presented information regarding affordable housing, defining technical terms and income levels and identifying locations and amounts of publicly assisted housing, privately owned housing with rental assistance, and market affordable housing throughout the City. While there is a concentration of assisted housing in Arlandria, there are many areas of the City that also have a significant amount of affordable housing. She explained the City's and ARHA's commitment to retaining or replacing all public housing units, as reflected in Resolution 830, and its priority concern about retaining any affordable housing, which is being lost to condominium conversions and rising rents, of any type throughout the City.

Low income tax credit financing. Helen McIlvaine, Deputy Director, Office of Housing, discussed Virginia's competitive low income tax credit financing program, created to provide investment money for the development and rehabilitation of affordable housing for people with incomes up to 60% of median. Because apartments with low rents will never produce the cash flow sufficient to form the basis of traditional investments, the tax credit financing program is a critical component of developing and rehabilitating affordable housing.

History and condition of Glebe Park buildings. Connie Lennox, Director of Development, ARHA, discussed the history of the Glebe Park development, the number of units, and the poor condition of the buildings. She identified the number of vacant units and discussed the Glebe Park Resolution 830 units. ARHA's challenge includes the financial requirements for keeping the buildings, the HUD foreclosure potential, and ARHA's corrective action plan.

HUD foreclosure procedures. Jonathan Rak, attorney for EYA, explained the legal requirements and procedures for HUD, as an insurer of the loan, if it acted to force a foreclosure of the Glebe Park mortgage, noting information about the \$5.6 million remaining on the note and the technical Glebe Park default because of vacancy of units.

EYA selection process. Carlyle (Connie) Ring, ARHA Board Chair, explained the competitive RFP process that led to the selection of EYA as the development partner for redevelopment of Glebe Park, including the number of applications, the selection committee, and the fact that the process complies with all state and federal regulations. The selection criteria included factors typical of public solicitation processes.

EYA's redevelopment proposal. Brian Allan Jackson, Vice President, EYA, described the challenges of the Glebe Park properties from a developer's perspective, including their small sites, zoning, and land values. He then explained the proposed development plan for each site and for the Glebe Park/James Bland overall redevelopment plan. EYA also prepared variations of the development plan as alternatives were suggested by Stakeholders.

Planning issues. Jeffrey Farner, Chief, Development Division, Planning and Zoning, explained a series of planning and zoning issues for the group related to Glebe Park as well as to the neighborhood as a whole. He was assisted by planners Patricia Haefeli and Kristen Mitten. He described the vision for Four Mile Run, the need for building compatibility and the crucial development issue of adequate parking. He gave an overview, with PowerPoint slides of the development sites and the neighborhood, and showed some of the factors planning staff looks at when considering neighborhood context, such as future development sites, zoning and FAR, topography, including Four Mile Run and Resource Protection Area buffer requirements, existing building heights and typology, and the Four Mile Run master plan.

Real estate market. Bryan Page, Deputy Director, Real Estate Assessments, spoke to the group about the real estate market in the Arlandria West neighborhood, including recent sales activity and recent and current sales prices for different housing types.

B. Issues and Concerns Raised by Stakeholders

From the above background information, members of the Stakeholder Group raised a wide range of general issues and questions for further consideration. Summaries of the meetings, which can be reviewed on the Planning and Zoning website, provide details of all of the Stakeholder discussions. Of the disparate and varied issues raised, the following few received the most attention by members of the group.

ARHA property management. The single most repeated theme throughout the several hours of Stakeholder Group meetings, and the only one about which there was universal consensus, is the question of management of public housing. For some members, the type of development, the mix of income levels, and the number of units is all secondary to effective property management on an ongoing basis. An identifiable manager, who is responsive to residents and neighbors, is noted as important, and Kingsport, a neighboring 416-unit property, was cited as a successfully managed property in contrast to the history of the Glebe Park sites. Stakeholders also questioned whether ARHA has sufficient screening mechanisms for public housing residents. Although ARHA explained the poor condition of its buildings with reference to history neighborhood flooding and resulting mold, some Stakeholders noted the success of other not for profit purchasers and managers of similar buildings in the neighborhood with a similar flooding history.

Deconcentration or “market mix.” For a few Stakeholders, an important concern is the concentration of low income housing in the West Arlandria neighborhood. These Stakeholders are concerned that this concentration leads to crime, overcrowding, a large number of children and a transient population. In addition, some residents of the West Arlandria area believe that achieving a greater mix of income levels in the neighborhood will lead to more jobs and economic development, including redevelopment opportunities on Mount Vernon Avenue. As to the Glebe Park properties, some Stakeholders cite statements by Council, HUD and other housing policy documents all supporting a deconcentration of public housing and claim the ARHA/EYA proposal, which would increase the number of public housing units (while decreasing the total number of low-income units), is contrary to that policy.

In contrast, other Stakeholders favor maintaining housing opportunities for low and moderate income working residents. Stakeholders expressed concern about radically changing the neighborhood, especially if change meant that existing affordable housing opportunities and existing residents were to be lost in the process. In response to some Stakeholders’ calls for a 70/30 (market rate/public housing ratio) split for all of Glebe Park, and the entire neighborhood, staff was asked to determine the current income levels in the neighborhood. A rough analysis estimated that some 50% of the existing residents may be income-eligible for public housing. These residents now live in Presidential Greens, Chirilagua, Kingsport, and other housing in the neighborhood, as well as in Glebe Park, and a 70/30 mix would result in a loss to the existing “community.”

Workforce housing. Stakeholders discussed “workforce” housing and queried staff about its meaning and City programs designed to promote and provide assistance. Stakeholders were near unanimous in their support for the concept. For some, workforce opportunities are considered part of the “market rate” component of a mixed income approach, and will result in an economically diverse neighborhood. In the Arlandria neighborhood, market rate units in the \$300,000 to \$400,000 range could conceivably result in what is considered workforce housing.

Neighborhood issues. As part of the discussion, West Arlandria neighbors discussed a series of planning issues that concern them. The limited public transportation options for residents were repeatedly mentioned, with a desire for greater and more varied bus service options along West Glebe Road. In addition, parking was emphasized as a continuing concern because of the fact that so many of the apartment buildings in the area were built at a time when no off street parking was required. Finally, there were specific references to a serious sanitary sewer overflow problem, with residents noting raw sewage at the end of Bruce Street when there is a heavy rain.

Density. Some members of the group believe that, given the location of the neighborhood close to Washington, D.C., it will continue to be desirable and eventually subject to redevelopment pressures. Therefore, they suggested the City should anticipate such changes by allowing greater densities for redevelopment, especially along Four Mile Run.

African American Displacement. Some Stakeholders expressed frustration with the plan to relocate some James Bland residents from the downtown area to Arlandria, noting what is perceived to be a history in the City of displacing African Americans in favor of private redevelopment.

Development Economics. A significant amount of time with the Stakeholder group was devoted to discussing the economics of developing Glebe Park and the fact that redevelopment of Glebe Park is not financially feasible on its own. The ARHA/EYA proposal helps its feasibility by applying the proceeds to ARHA from the sale of Bland market rate lots to EYA. Beyond this conclusion, however, there is a long list of still uncertain factors that affect the ultimate development of Glebe Park and James Bland, competition for tax credit financing, and the residential real estate market. Therefore, hard and fast figures have been unavailable. Still, it is worth noting that the Stakeholders were made aware that the original EYA proposal was designed to accommodate the expected relocation units from redeveloping James Bland, that alternative development schemes which include fewer public housing units will require finding off site relocation housing at some additional cost to the public, and that Stakeholders were concerned about minimizing public costs.

Resolution 830. Issues related to Resolution 830 were frequent topics of conversation and concern by Stakeholders. Significant time was spent on such topics as the history of Glebe Park, the need to accommodate relocated James Bland units there, and how the number of units in the development relates to this City policy. While not all Stakeholders agreed, some stated their opinion that the topic should be studied and modified to reflect current City conditions. On a related subject, some Stakeholders have the opinion that a citywide ARHA strategic plan should be concluded prior to deciding questions about the future of Glebe Park.

C. Glebe Park Alternatives

When the Stakeholder Group was invited to express its goals and vision for Glebe Park, several ideas emerged that did not involve the type of redevelopment planned by ARHA and EYA.

“Do nothing” Option. Especially when EYA’s 2007 tax credit financing application was not successful, some Stakeholders suggested that the process be slowed down, and that redevelopment should not proceed immediately. Staff and ARHA responded that, while the City continues to look at affordable housing options and policies on a continual basis, and is about to undertake a citywide Strategic Plan for ARHA properties, it would not be advisable to put the Glebe Park development on hold. The buildings are deteriorated and portions are unoccupied; the longer redevelopment is delayed, the more units will be vacated, which is harmful for the neighborhood, in terms of potential crime, maintenance, and property values. There are also costs in maintaining the buildings for a longer time that would not be necessary if redevelopment moves ahead quickly. Finally, and most importantly, there are people in the buildings in what are substandard housing units, and they deserve to have reasonable housing that is safe and decent. The City has a commitment to affordable housing and replacing these units is part of that. And it is important to keep ahead of the schedule for tax credit financing, in order to make any redevelopment happen.

Veterans Housing. It was also suggested that the buildings, when rebuilt, should be used for housing homeless veterans with federal grant money. ARHA staff responded, explaining that it would be difficult for this program to work with ARHA housing for several reasons. First, the grant money requires a commitment to providing a whole range of services, including mental health and alcohol and drug abuse treatment and 24 hour staffing, all of which is outside of ARHA’s scope. In addition, the grant money available cannot be used in conjunction with other federal monies, such as the HUD assistance so critical to ARHA. There are veterans in ARHA housing now, although they do not receive a preference. ARHA’s current need is to replace the existing configuration of public housing units that would be demolished; a redevelopment geared exclusively toward veterans would not address the current need.

Purchase by Arlandria/Chirilagua Cooperative. Staff met with members of the ACHC Board and learned about its hope to redevelop its property in the future. The same site constraints that limit redevelopment on the Old Dominion (East) site apply to ACHC’s adjacent site. Thus, although the ACHC Board is at a very preliminary stage, it reasons that development challenges would be reduced by having more land, and a deeper lot on which to program new development. Staff and ACHC discussed the matter with the Stakeholders, concluding that the ARHA Glebe Park considerations would not stop now, but both ideas can proceed at least preliminarily on parallel tracks.

Purchase of individual condominiums and townhouses throughout the City as replacement units for Glebe Park. Stakeholders suggested that, rather than replace the existing Glebe Park (and James Bland) public housing on the Glebe Park sites, individual housing units could be purchased throughout the City, scattering them within existing private condo and townhouse developments. In addition, EYA produced current real estate listings for units selling for \$250,000 or less, which is EYA’s average per unit construction cost for its current Glebe

Park/James Bland program proposal. EYA estimates that tax credit financing can provide \$115,000 per unit toward that cost under a redevelopment scenario; however, such financing is not available for the purchase of individual units. The majority of units on the list are efficiencies and one bedroom units, although there are some two bedrooms and a few that are larger. The conclusion was that purchasing the most appropriate existing units for replacement purposes would be more expensive than redevelopment.

In addition, ARHA raised a series of issues regarding the management and efficiency of scattering individual units widely throughout the City, even assuming there were suitable units at appropriate prices. It noted that it now owns 38 condominium units at Park Place and five at Saxony Square, the latter being ARHA's smallest number of units on one site in the City. In addition to management issues, there are condominium fees which HUD monies do not cover, and special assessment levies that are quite expensive and impact ARHA more severely than other owners due to ARHA's multiple-unit ownership.

Land Assembly and potential rezoning. Some Stakeholders, noting the limited development options for the small, narrow, individual Glebe Park sites, stressed the need to look at the neighborhood opportunities for redevelopment on assembled parcels and recommended rezoning to allow higher densities. Planning staff addressed this idea noting that a potential rezoning in this neighborhood would require a complex analysis, and would analyze impacts on existing parking, traffic and infrastructure. Nevertheless, staff reviewed with the Stakeholders theoretical scenarios of upzoning for land within the West Arlandria neighborhood for dense apartment or townhouse development. In one hypothetical, a Chatham Square type development could fit on an assembled land area between Old Dominion and Notabene Drive, which now is owned by five different private owners plus ARHA. However, the Chatham Square development succeeded economically in North Old Town because the market townhouse units sold for \$800,000, \$900,000 and \$1,000,000, and the prices paid to ARHA for the land provided sufficient subsidy (in conjunction with tax credits and other financing) for the public housing component. In the Notabene example, the land values and market will not yield sufficient land proceeds to make the redevelopment of the public housing units feasible.

D. Development Options

Stakeholders were invited to share opinions and desires for development on the Glebe Park sites, and to do so without regard to zoning or density limitations or types of housing on those sites. Stakeholders offered several ideas for changing the EYA proposal filed last spring for the City, chief among them being proposals to mix the income levels and also to increase density to achieve a larger project so that both mixed income and public housing could be accommodated.

Potential rezoning of Glebe Park sites. Although Stakeholders suggested that density should be increased over zoning in order to add units to achieve a greater income mix, in the end it was determined that even with a significant increase in zoning, it is difficult to achieve more units on these sites than originally planned and still retain an attractive, fully parked development that is compatible with the neighborhood. EYA explained to the group that, once a development includes parking, and height is restricted to a reasonable range, then the minimum size for units (given bedrooms and other features, such as kitchens, washers and dryers) determines the maximum square footage that can fit on a site. It is the size of the sites and not the zoning that

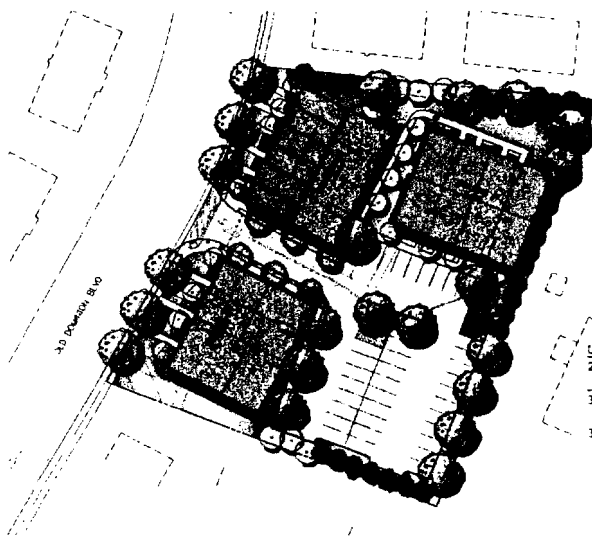
creates the chief control here. In addition, as to the specific iterations EYA produced in response to Stakeholder suggestions, EYA noted that increased density on the Old Dominion (East) site did not increase the benefits from a design or market standpoint.

Parking, open space and zoning modifications. Staff shared with Stakeholders its approach and analysis as to a variety of development issues, stressing the truism that it is the issue of parking that often determines the design and size of a specific development. As to priorities, most Stakeholders agree that adequate parking is essential for any new development in the West Arlandria neighborhood, which is so dramatically underparked. Stakeholders did not support development alternatives where full parking could not fit on the site, and the two options presented below, which were supported, both can include full parking, parking for visitors and a parking reduction only to the extent supported by studies for public housing residents.

Some Stakeholders made clear that open space issues were less important than other amenities on individual sites, provided there was sufficient recreation opportunities in the neighborhood. In addition, Stakeholders supported development plans with other required zoning modifications, for example for yards and setback distances.

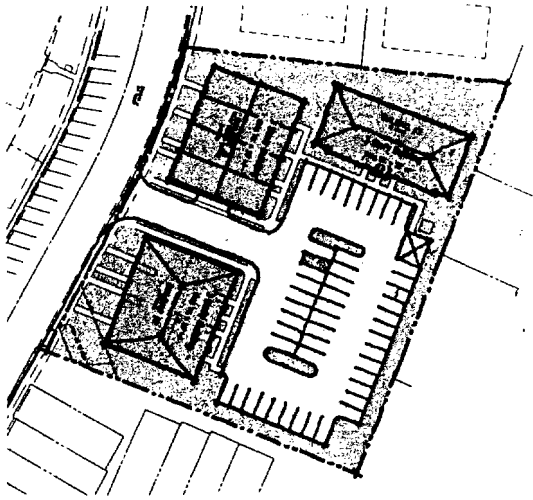
West Glebe and Old Dominion (West) site. EYA shared some building options for the West Glebe site which were problematic, chiefly because of the size and extremely narrow shape of the lot, which limits the area available for buildings as well as for parking. On the two ARHA sites on the west side of Old Dominion, EYA explained that redevelopment was difficult because of the small size of the lots and the fact that they are not contiguous. Thus no additional development options were pursued for these sites.

Old Dominion (East) site. As to this site, which is adjacent to the Lenox Place development, EYA responded to Stakeholder suggestions with a series of drawings showing alternative development concepts, including plans with higher densities, heights, structured parking, and a variety of housing types. Over several meetings, the concept plans were refined and revised to respond to suggestions and ideas from Stakeholders and staff. Ultimately, the following two plans were supported by members of the Stakeholder Group, as potential redevelopment scenarios for the ARHA site:



The EYA Plan

This plan is the same as the EYA plan submitted to the City for approval last spring. There are no changes. It includes a total of 34 units, including 28 ARHA apartments (with 2 and 3 bedrooms) and 6 market rate townhouses (1 bedroom/den). The unit sizes range from 1000 sf to 3000 sf. Building 1 and building 3 have two level living areas over flats, which is the same arrangement as in Chatham Square. Building 2 includes 6 ARHA units in the two level over flats design, plus six market rate townhouse units facing Old Dominion. All parking is in a surface lot.



The Workforce Plan

With a site plan similar to the original EYA proposal, this plan includes a total of 30 units and three different housing types: 8 market townhouses @1900 s.f.; 10 workforce units (4 flats, 6 stacked two floor units above), each @1300 s.f.; 12 ARHA flats @ 1,000 sf. Building #1 is 8 back to back townhouse units with parking underneath the building, entered from the side. Building #2 includes the 10 workforce units. Building #3 is an ARHA apartment building similar to what is proposed for the West Glebe site.

Both schemes are fully parked (with a staff supported reduction for ARHA units), and comply with zoning, although they both require modifications (such as for yards and open space) and may need small FAR increases under the density bonus allowed.

IV. CONCLUSIONS AND RECOMMENDATIONS

The Stakeholder Group was composed of representatives from a variety of neighborhood, community and advocacy groups. It should come as no surprise that the opinions of the group are also varied.

A. Summary of Recommendations

Development Options

As to development options, the Stakeholders were roughly split in their recommendations between the two schemes for Old Dominion (East), maintaining the previously proposed EYA development for the West Glebe site and the proposed rehabilitation for Old Dominion (West). Approximately half of the group favored the EYA Plan on Old Dominion (East) because it maximizes public housing, defers to ARHA and EYA's choice of projects, and accommodates the projected James Bland relocation units (Arlandria Chirilagua, AHAC, ARHA Residents, and Tenants and Workers United). The other half of the group recommends the modified Workforce/Mixed Income Plan option for that site because it mixes income levels and housing types, provides a balance for the neighborhood, and still includes some public housing (Lenox Place; North Ridge; Warwick Village; and Brighton Square). Two representatives supported variations of the schemes, one proposing more density/public housing on West Glebe (Housing Action); the other requesting that all parcels be redeveloped at a 70% market/30% public housing split (Arlandria Civic).

Additional Recommendations

Several additional recommendations emerged from the work of the Stakeholders. There was consensus among members that an essential element of successful public housing, whatever the mix of income levels, is effective and vigilant management of the properties. Another key issue for the proposed development and the neighborhood is providing adequate parking for all new housing. Most members supported workforce housing, and improved transportation options for the neighborhood. Some members of the group believe that changing Arlandria to introduce a greater mix of income levels is imperative and will lead to economic development, including on Mount Vernon Avenue. Others' priorities include maximizing (or at least maintaining) the number of affordable housing units, including for low income residents.

B. Specific Recommendations by Group

The following is a summary of the salient points made by individual members of the Glebe Park Stakeholders Group about the proposed development options and about plans for Glebe Park in general. Some Stakeholders also submitted written positions, and those have been made attachments to this report.

ARHA Residents

This group supports housing for people without sufficient money to afford reasonable places to live on their own, and therefore recommends approval of the EYA Plan. Low income households have the same neighborhood concerns as others, but just do not have the same income. ARHA has greatly improved over the last 10-12 years, and the developers it works with have provided benefits to the City. It is important in any ARHA redevelopment that citizens to be relocated have an opportunity for comment about whatever is proposed.

Affordable Housing Advisory Committee

The group supports maximizing affordable housing for ARHA, and the EYA Plan.

Arlandria Chirilagua Housing Cooperative

Endorsing the EYA Plan, with any changes ARHA may wish to make to it, this group defers to ARHA as the owner of the property, but also wishes to maintain affordable housing for the working poor in the neighborhood. The ACHC Board took a formal action, and a written statement of the organization's position is attached.

Arlandria Civic Association

This group would like to see the housing for all of the Glebe Park properties be mixed so that 70% of it is built for market rate housing, which includes workforce if it is home ownership, and 30% is built as public housing. A formal presentation and recommendation was made to the Stakeholders showing demographic information about the neighborhood, and is attached.

Brighton Square HOA

Brighton Square supports the Workforce Plan, in concept. The group likes the mixed market approach combining affordable with workforce housing. However, it is particularly hard to make a choice here without clear financials showing the cost to the public of going forward. In addition Brighton Square stresses the need to address management issues. The group also thinks

associations, area non-profits, homeowners and tenants) to oversee the operation of the new housing, with the ability to hire and fire management.

Warwick Village (The Warwick Village Board has not taken a formal position; its representative offered the following, anticipating what the Citizens Assn Board would say.)

More than anything, housing and the cost of housing are a threat to who we are as a City, and the economic range of people who are able to come to and stay in the city is more important to our identity than such matters as the look and architectural detail of Old Town. In addition, there are unanswered questions that should attend any decision about Glebe Park, including:

- Will it provide workforce housing?
- How will it impact the economic vitality of Mount Vernon Avenue?
- Are there implications for the Four Mile Run park renovation?
- Is it sound housing policy, or only an expedient solution to an immediate problem?
- Will ARHA be able to sustain the development in the long term, given the ever changing federal policies and HUD money?
- What is the fiscal impact, and how does it compare to other City assistance to ARHA?
- How will it affect local schools?

Based on these considerations, there is support for the Workforce Plan.

Several Stakeholders expressed gratitude for the opportunity to participate in the Stakeholder proceedings and for City Council's creating the forum for discussion and education.

LIST OF ATTACHMENTS

Written position papers by the following Stakeholders:

1. Arlandria Chirilagua Housing Cooperative
2. Lenox Place at Sunnyside HOA
3. Tenants and Workers United
4. Arlandria Civic Association



At their meeting on 21 July 2007, the Board of Directors of Arlandria Chirilagua Housing Cooperative, representing 282 households, passed a motion unanimously to endorse the original redevelopment plan for Glebe Park proposed by ARHA, with any modifications they chose. In making the decision, the Board took several things into consideration:

- The Board recognizes that the neighborhood has been predominantly working class and/or low income since at least the 1960s. The Board does not agree with the push by recent development and high-end property owners to erase or to minimize working class and low income housing to thirty per cent or less of households in this area.
- The Board recognizes that the ARHA plan for Glebe Park actually substantially reduces the number of low income households, but the Board also recognizes that the proposed redevelopment and renovation will provide decent housing conditions for low income families, and that the overall plan will provide housing more suited to families. The Board knows first hand how difficult it is to improve low income housing and keep it affordable, and is aware that economic realities sometimes require difficult trade-offs.
- The Board recognizes that ARHA is the owner of the property, and has a right to redevelop as ARHA sees fit, taking into consideration their own mission, their own finances, and the needs of the people they serve, as long as the redevelopment does not negatively impact the neighborhood. The Board recognizes that ARHA has worked for over a year to develop a plan that met a long list of wishes, needs and financial realities, and that ARHA also made a concerted effort to take into account the effect of their redevelopment on the neighborhood and included many aspects that help the redevelopment blend into the existing redevelopment. The Board strongly feels that the overall planning efforts by ARHA must be given proper consideration and respect.
- The Board does not agree that the neighbors of land owners should be able to dictate what a landowner does with his own property, as long as what he does has no negative impact on the existing conditions of the neighborhood. The Board believes that the evaluation of the plan must be based on the actual current conditions, and must be assessed as to whether the plan improves or maintains those conditions. The Board believes that opponents to the plan should be required to show in what way the plan deteriorates existing conditions in the neighborhood. The Board believes that the proposed redevelopment will be an improvement to the existing conditions, and therefore will be an improvement for the neighborhood.
- The Board believes that it is a statistical manipulation to try to only talk about Res. 830 ARHA units when talking about redevelopment at Glebe Park. The Board believes that 100% of the occupied units are currently occupied by low income and working class families and individuals. The neighborhood and the Glebe Park community are adversely affected by off-line units, and the



redevelopment proposal resolves that issue. The Board believes that if there were no mold, the off-line units would also be occupied by low-income or working class families and individuals. The original ARHA redevelopment plan calls for six market rate units, and the Board believes it unlikely that any of Glebe Park's current residents can qualify to purchase those properties. Six market rate units is an increase in market rate units in the neighborhood, and coupled with the improvements in the low income housing, the Board believes that to be adequate change in the character of the neighborhood in the interest of preserving low income housing.


Santos Vega, ACHC President



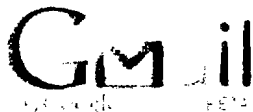
En la reunión del 21 de julio 2007, la Junta directiva de la Cooperativa de Vivienda de Arlandria Chirilagua, representando 283 viviendas, aprobaron una moción para aprobar unánimemente el plan original de la reurbanización para el Glebe Park propuesto por ARHA, con cualquier modificaciones que ellos escogieran. Tomando la decisión, la Junta tomó varios puntos en consideración:

- La Junta reconoce que el vecindario ha sido predominantemente clase obrera y/o de bajos ingresos desde por lo menos los años sesenta. La Junta no concuerda con la presión por el desarrollo reciente de dueños de propiedades de elevados precios en eliminar o aminorar la clase obrera y las viviendas de bajos ingresos a un treinta por ciento o menos en los hogares de esta área.
- La Junta reconoce que el plan de ARHA para Glebe Park actualmente reduce sustancialmente el número de hogares de bajos ingresos, pero de la Junta reconoce también que la reurbanización y la renovación propuestas proporcionarán decentes condiciones de hogares para familias de bajos ingresos, y que el plan general proporcionará viviendas mejor apropiadas para las familias. La Junta sabe de ante mano cuán difícil es mejorar las viviendas de bajos ingresos y de mantenerlas económicas, y está consciente que la realidad económica requiere a veces difíciles sacrificios.
- La Junta reconoce que ARHA es el dueño de la propiedad, y tiene un derecho de perfeccionar como ARHA le parezca mejor, tomando en consideración su propia misión, sus propias finanzas, y las necesidades de las personas que ellos sirven, tan pronto como la reurbanización no impacte negativamente el vecindario. La Junta reconoce que ARHA ha trabajado por más de un año para desarrollar un plan que reúna una larga lista de deseos, necesidades y de realidades financieras, y que ARHA coordinó sus esfuerzos para tener en cuenta el efecto de su reurbanización en el vecindario e incluyó muchos aspectos que ayudan a mezclar la reurbanización con la reurbanización actual. La Junta siente profundamente que los esfuerzos generales de planificación por ARHA se les deben dar la consideración y el respeto apropiado.
- La Junta está en desacuerdo que los vecinos dueños de tierra deban imponer lo que un hacendado hace con su propia propiedad, mientras tanto que lo que él hace no tenga un impacto negativo en las condiciones existentes del vecindario. La Junta cree que la evaluación del plan debe ser basada en las condiciones verdaderas actuales, y debe ser valorada en cuanto a si el plan se mejora o mantiene esas condiciones. La Junta cree que adversarios al plan se les debe requerir mostrar en qué manera dicho plan empeora las condiciones existentes en el vecindario. La Junta cree que la reurbanización propuesta será una mejora a las condiciones existentes, y por lo tanto será una mejora para el vecindario.
- La Junta cree que es una manipulación estadística tratar de sólo hablar acerca de la 830 Res. Unidades de ARHA al hablar acerca de la reurbanización del Glebe Park. La Junta cree que 100% de las unidades ocupadas son ocupadas actualmente por familias de bajos



ingresos y clase obrera e individuos. El vecindario y la comunidad del Glebe Park se ve afectada adversamente por unidades desconectadas, y la resolución propuesta de reurbanización resolvería este problema. La Junta cree que si no hubiese un molde, las unidades desconectadas serían ocupadas también por familias de bajo-ingresos o clase obrera e individuos. El plan original de la reurbanización de ARHA llama por seis unidades al precio del mercado, y la Junta cree que es poco probable que cualquiera de los actuales residentes del Glebe Park puedan calificar para comprar esas propiedades. Seis unidades al precio del mercado son un aumento en unidades al precio del mercado en el vecindario, y unido con el mejoramiento de las viviendas de bajos ingresos, la Junta cree que eso es un cambio adecuado referente al vecindario en el interés de conservar viviendas de bajos ingresos.

Santos Vega, Presidente de ACHC



Barbara Ross <barbarross@gmail.com>

Glebe Park Stakeholders__Lenox Place at Sunnyside HOA Discussion Paper

jimrorke@comcast.net <jimrorke@comcast.net>

Tue, Aug 14, 2007 at 1:43 P

To: Barbara Ross <barbarross@gmail.com>

Cc: johan broekhuysen <johanb04@corp.aol.com>, Melissa Russell <melissa-russell@comcast.net>, Jim COMCAST Rorke <jimrorke@comcast.net>, Tom Fitzgerald <tomefitzgerald@gmail.com>, Kevin Beekman OTHER <kbeekman@gmail.com>

Barbara, attached, please find the Lenox Place at Sunnyside HOA, Glebe Park Stakeholders Group Discussion Paper.

Thank you for your efforts in moderating this Stakeholders Group. I look forward to working with you in further related projects.

Please give me a call or let me know if there are any problems in opening this document. Thanks.

Jim

Jim Rorke
(202)468-4688

 Lenox HOA Stakeholders Discussion Paper 8_14_2007.doc
50K

DISCUSSION PAPER

**GLEBE PARK STAKEHOLDERS GROUP
LENOX PLACE AT SUNNYSIDE ASSESSMENT/PERSPECTIVE
August 2007**

Prepared at the request of Alexandria City Council (Glebe Park Task Force), in response to concerns regarding Glebe Park Redevelopment.

Background:

Facts:

1. Research has shown that extreme concentrations of poverty in urban areas are the cause of a range of social problems. As a result, current housing policy and initiatives at all levels of government emphasize the dispersal of subsidized housing.^{1 2 3}
2. Fifty percent (50%) of households in Arlandria are in the equivalent of public housing.⁴ ARHA's proposals would further this concentration.⁵ ARHA's redevelopment proposals on two of the Glebe Park parcels (those on the west side of Old Dominion and on West Glebe) call for development that would be 100% Section 8/public housing (aka Resolution 830 units). Currently, of the 152 existing units in Glebe Park, only 40 of them (26%) are Resolution 830 units.
3. According to the undisputed census reports compiled by the Arlandria Civic Association; Arlandria ranks highest statewide in severe overcrowding, and highest city-wide in poverty, and attrition.^{6 7} Arlandria is also the least stable neighborhood in the City,⁸ AND Arlandria has the highest Part 1 violent crime rate in the City.
4. There are currently **quadruple** the number of children in Arlandria than in any neighboring census tract! These children are primarily poor and minority. ARHA's proposal would lead to an increase in the number of poor and minority children living in Arlandria.
5. City Council has made repeated promises to deconcentrate poverty in areas where it exists and to create inclusive affordable housing solutions.^{9 10 11} ARHA's proposals go against stated public policy.

Issues:

1. Forbes Magazine has identified Alexandria City Public Schools (ACPS) as the LEAST effective/HIGHEST cost NATIONALLY¹². A task force has been assigned to address the substandard education of Alexandria's students, which was blamed in part on the high concentration of ESL and low-income pupils, said to require remedial training and additional funding.¹³ Bringing in additional low income students into schools with existing high populations of poor kids, without addressing the issue up front is just irresponsible.

It is universally accepted that poor and minority students perform better when they are allowed to attend the same schools as wealthier white students. The additional units proposed, combined with the existing poverty and severe overcrowding (not to mention crime) in Arlandria contradicts policy and intent. Alexandria should promote opportunity for poor and minority students by promoting inclusion of subsidized housing into non-poverty, non-minority areas.

2. Moving Resolution 830 units out of James Bland implies that Resolution 830 as a priority ends where profit (from the development of million dollar town homes) begins. Moving Resolution 830 units into an overcrowded, crime-ridden area implies that the charter to care for the less fortunate, by adhering to a scattered site policy, falls to the wayside when an investment is required.

3. The Old Dominion site was presented as the only viable location for market units, hence, input into the 'Glebe Park Redevelopment' was effectively limited to one site, and would have more aptly been named the 'Old Dominion East Redevelopment', as there was no consideration or discussion of the 72 units slated for redevelopment between the West Glebe redevelopment site and the Old Dominion (West side) renovation site.

4. There was scant representation of neighboring community members. Special interest groups were from outlying areas and appeared unaware or unconcerned with the existing conditions of the neighborhood. Some requests by local Associations (namely Hume Springs) to join the group were denied – no criterion for membership was provided.

5. Incidentally, the one ARHA resident representative was NOT from Glebe Park. Considering our contention that ARHA bears at least some responsibility for the blighted condition of the area, we find that telling. Attendance for some stakeholder representatives was erratic and some members were openly antagonistic regarding discussion of existing policies.

6. Throughout the meetings of the Stakeholders Group, we heard stories about sub-standard conditions throughout Arlandria, beyond the ARHA properties: sewer back-ups, parents afraid to let their kids outside to play, unscrupulous property management, and dilapidating conditions. We also heard about the steps that Alexandria is taking to review and improve affordable housing policies and in particular the needs and challenges facing ARHA. But we also heard of the City's decision to keep Arlandria and the Glebe Park redevelopment out of these holistic solutions. It is imperative for the sake of our neighborhood – and for the people who are victims of these conditions – that the City include Arlandria in its comprehensive planning process.

Conclusion:

Lenox Place at Sunnyside HOA fully supports the various strategies in housing and community development that are being employed in Virginia and across the Nation to alleviate poverty and create economic self-sufficiency. The existing policy to deconcentrate poverty by scattered site assisted housing has been found to be an effective way to address housing problems of affordability, poor conditions and discrimination.

Intervention by the City, possibly with State assistance, is necessary in the Glebe Park Redevelopment effort based on the current issues of poverty, severe overcrowding, crime, and stress on the educational system. HUD has

mandated public housing authorities to think in a comprehensive manner inclusive of livable, safe and healthy communities.

We demand that the City live up to its many pledges to affirmatively promote fair housing, to further opportunities for the poor and minorities, and to advance inclusion in our City, with efforts that deconcentrate poverty. The proposals for the Glebe Park redevelopment do not present a serious effort toward any of these objectives. We insist that such an effort be made.

Respectfully submitted, on behalf of the Board of Directors, the residents of Lenox Place at Sunnyside Home Owners Association and other concerned neighbors, who support forward thinking efforts and planning in our City's struggle with affirmative fair housing policies.

James T. Rorke, President
Lenox Place at Sunnyside HOA

1 "On December 22, 2000, HUD published *Rule to Deconcentrate Poverty and Promote Integration in Public Housing: Final Rule* which amended HUD's Public Housing Agency Plan regulations to fully reflect the importance of deconcentration by income and affirmatively furthering fair housing in a PHA's admission policy" Public Housing Agency (PHA) Plan Guide. US Dept. of Housing and Urban development.
http://www.hud.gov/offices/pih/pha/policy_pha-plan-guide.pdf

2 "Current housing policy initiatives at all levels of government emphasize the dispersal of subsidized housing as a means of deconcentrating poverty. This paper presents a review of research conducted over 25 years that examines the various ways in which dispersal is achieved and the impacts of these programs on the poor families affected, as well as the receiving communities into which the poor (or the subsidized units) are placed. Though the programs tend to improve the conditions of poor families relative to other forms of subsidized housing, their potential to significantly deconcentrate poverty is limited by their small scale and by continued political opposition from receiving communities.", Edward G. Goetz is Associate Professor of Planning and Public Affairs at the Humphrey Institute of Public Affairs, University of Minnesota.
http://www.extension.umn.edu/distribution/familydevelopment/components/7565_09.html

3 "Racial residential integration has occupied a place on the contemporary urban policy agenda since at least the 1968 Kerner Commission report, which identified racial segregation as a key reason for enduring racial inequalities in the United States (Massey and Denton 1993). Presently, conventional wisdom asserts that integration will strengthen communities and improve the quality of life for minorities by affording access to better jobs, higher quality schools, and safer environments" (Galster 1987; Massey and Denton 1993). Additionally, integration signals positive changes in racial tolerance, indicating individuals' willingness to live among others of different racial/ethnic backgrounds. Social Consequences of Racial Residential Integration <http://www.psc.isr.umich.edu/research/project-detail.html?ID=33428>

4 From an email from Barbara Ross to the Glebe Park Stakeholders group citing statistics compiled by the Office of Housing.

5 Currently no more than roughly one-third on any single building in Glebe Park in comprised of public housing according to an analysis done in 2006 by ACPS.

6 See: http://www.dataplace.org/area_overview/?place=x9108

7 One-third of the population in Arlandria changes every year according to the US Census and commercial demographers.

8 Only 10% of Arlandrians stay in the neighborhood longer than 5 years.

9 In 1994, City Council approved a motion which read in part, "in keeping with the City's emphasis on homeownership, adopt a policy that future projects in Arlandria should focus primarily on homeownership to balance the predominantly rental nature of the area and **provide a mix of income levels**" [emphasis added].

10 In 1997, in a report to HUD (Analysis of Impediments to Fair Housing), the City cited "the absence of local authority to prevent concentration of Section 8 voucher and certificate holders" in order to maintain "socioeconomically diverse communities" in Alexandria as a major impediment to "fair housing choice".

11 In 1999 the Fair Share Task Force Report was unanimously approved by City Council. It read, "The City should support the targeting of all subsidized rental housing (including special needs housing and Section 8 certificate and vouchers) to non-concentrated areas, and resolve to oppose any project that would tend to increase the amount of subsidized rental housing in any of the six most concentrated Census tracts." The Fair Share Task Force was co-chaired by Council members Rich and Euille and included representatives of ARHA and the Affordable Housing Advisory Committee.

12 See, "Best and Worst Schools Districts for the Buck", FORBES, 7/5/07.

http://www.forbes.com/2007/07/05/schools-taxes-education-biz-beltway_cz_es_0705schools_2.html

13 "It costs more to educate children who are from low-income backgrounds, require special education or need English-as-a-Second-Language services. The U.S. Department of Education and Standard and Poor's report that it costs 2.1 times more to educate students who need special education services, 1.2 times more for those who require ESL services, and 1.35 times more for students who come from low-income families. Alexandria's student population has 52 percent of students eligible for free or reduced price meals, 18 percent receiving special education services, and 21.5 percent requiring English as a Second Language (ESL) services." ACPS Response to Forbes School Ranking. Superintendent Rebecca Perry, <http://www.aeps.k12.va.us/news2008/nr2007080301.php>



Barbara Ross <barbarross@gmail.com>

comments for glebe park report

Jon Liss <jliss@twsc.org>

Tue, Aug 7, 2007 at 7:15

To: Barbara Ross <barbarross@gmail.com>

Barbara – attached are comments from the TWU concerning Glebe Park. Please distribute as appropriate. Thanks for your work on this. Jon

 **Glebe Park Recommendations.doc**
36K

Tenants and Workers United comments concerning the ARHA properties in Arlandria and Old Town and possible development plans:

- I. Regarding the impact in Old Town:
 1. We support maintaining public housing in Old Town. The displacement and destruction of the African American community needs to stop and be reversed. That means we oppose this plan based on its proposal to shuffle (primarily) African American public housing residents for up to 7 years while the proposed housing is built out.
 2. There needs to be a range of housing from low and very low-income (public housing) to housing for the working poor in Old Town. This plan does not address that need.
 3. The overall amount of subsidized housing as well as the overall percentage of subsidized housing needs to increase in order to shrink the gap between market rate (high cost) housing and the growing need for housing for those with fixed incomes and with a range of low-incomes. This proposal does not address that. Low cost housing needs to be maintained in the central city and not just relegated to the Alexandria's outer borders.
- II. Regarding the impact in Arlandria:
 1. We support plans that maintain the current amounts of affordable market rate units and public housing in Arlandria.
 2. To the extent that additional units are created; a percentage of them should be geared to the working poor.
 3. There is not a need for many 4 bedroom units as proposed. There is a tremendous need for 2 and 3 bedroom units. Arlandria is structurally burdened because of the high percentage of one bedroom units (est. +90%). Four bed room units do not fit with the needs within the neighborhood but appear to be a way for ARHA / EYA to more cheaply match the current bedroom numbers (one four bedroom apartment is cheaper to produce than 2 two-bedroom apartments).
- III. Additional concerns:
 1. ARHA's RFP was structured in such away as to limit the number of bids received. While EYA has a wealth of experience with high end products, its experience with mixed use and low-income people is much more limited. Since ARHA is essentially starting over and since ARHA will require substantial City buy-in – this project should be rebid to meet the new demands. The potential expenditure of between \$2 and \$6 million in city funds should require nothing less than a new bid process that is open and transparent.
 2. There seemed to be close to a consensus that ARHA has not been a capable manager in Arlandria. They have the ONLY property in Arlandria that is operating at less than 95% occupancy. Their building stock was in as good or better condition when they bought it and their income from 'public housing' designated units is guaranteed. They have run their buildings into the ground and now carry a 50% vacancy rate. Any significant City investment should carry with it a new structure in which a community board (including representatives from the City, ARHA, civic (area non-profits like the TWU), homeowners, and tenants) has the ability to hire and fire management. Anything less than this puts the City's investment, our neighborhood, and tenants' quality of life at risk. A mutual housing association provides one such structure that could address needs for low-cost housing as well as concerns for high quality management.
- IV. Conduct of the meetings:
 1. Staff did a good job of soliciting input and encouraging dialogue.
 2. We had no powers or specific orders, nor even a decision-making structure or mandate. Representation by civic association leads to an undemocratic structure. A civic association with 200 members has as much representation as one with 10 members. Tenants and Latinos who constitute the areas overwhelming majority were grossly underrepresented.
 3. The discussion concerning the use of the list serve was troubling. At the very least we should be advised of our legal responsibility such as not conducting 'meetings over the internet' prior to accepting our positions. Since we had no decision making authority and since we had no decision making structure it is hard to image ourselves as collective policy makers who are controlled by public meeting statutes.

V. Recommendation:

The City should invest sufficient funds to bring all units on-line and in compliance with code. If possible some additional two and three bedroom units should be created by combining one bedroom and efficiency units. In return, the city should have the power to form a mutual housing board that will have the ability to hire and fire management in order to maintain public and affordable housing in a high quality manner that neighbors and residents both deserve. Based on the economic and development analysis presented by staff and EYA, it will be at least 5 years (and probably more) before market conditions change sufficiently to warrant redevelopment with changed densities. In the meantime, a significant City investment will improve and preserve a range of affordable housing in a way that benefits the City, low-income residents, and nearby home owners. The investment is likely to be recovered or secure additional community benefits when market conditions warrant redevelopment. ###



Barbara Ross <barbarross@gmail.cc

ACA's position

Paul Cox <cox.paul@yahoo.com>
To: Barbara Ross <barbarross@gmail.com>
Cc: kbeekman@gmail.com

Tue, Aug 14, 2007 at 1:55

After discussing the issue with our members, our official stance comes down to the following opinion. **Please quote the opinion below in its entirety when including the ACA opinion as part of any document to be disseminated to an city entity, including city council.**

The Powerpoint presentation that the Arlandria Civic Association (ACA) submitted to the Glebe Park Stakeholder's Group should be considered the final ACA opinion of the proposals brought before the group.

Additionally, we reviewed the city's subsequent concern that our 2006 data might be unreliable. We decided to conduct our own internal review of our sources, as well as the subsequent presentation.

We concluded the data to be thoroughly reliable and valid. We stand by our presentation.

Very Respectfully,

Paul Cox
Arlandria Civic Association

Building a website is a piece of cake.
Yahoo! Small Business gives you all the tools to get online.

Arlandria Civic Association

Recommendations for Glebe Park

An Analysis of Arlandria
Demographics & Alexandria City
Policy on Affordable Housing

Data sources: Demographics Now Inc.; 2000 US Census; ARHA and City public records

Topics

- Poverty & Overcrowding
- Crime
- Reintroducing Segregation in Arlandria
 - Adult Educational Attainment
 - Concentration of Children
 - Ethnicity
- Transportation
- Housing Types and Stability
- Alexandria City Policy
- Conclusion

Topics

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- Conclusion

Rank of each Census Tract within Alexandria, VA by Poverty rate in 2000

Rank	Census Tract	Poverty rate 2000
1	<u>Tract 51510-2012.03 in Alexandria, VA</u>	18.80%
2	<u>Tract 51510-2016 in Alexandria, VA</u>	18.80%
3	<u>Tract 51510-2003.01 in Alexandria, VA</u>	17.40%
4	<u>Tract 51510-2018.02 in Alexandria, VA</u>	15.30%
5	<u>Tract 51510-2003.03 in Alexandria, VA</u>	13.90%
6	<u>Tract 51510-2005 in Alexandria, VA</u>	13.40%
7	<u>Tract 51510-2008.02 in Alexandria, VA</u>	11.20%
8	<u>Tract 51510-2018.01 in Alexandria, VA</u>	11.10%
9	<u>Tract 51510-2001.05 in Alexandria, VA</u>	11.10%
10	<u>Tract 51510-2001.03 in Alexandria, VA</u>	10.30%
11	<u>Tract 51510-2007 in Alexandria, VA</u>	10.10%
12	<u>Tract 51510-2004.01 in Alexandria, VA</u>	9.80%
13	<u>Tract 51510-2012.04 in Alexandria, VA</u>	9.80%
14	<u>Tract 51510-2019 in Alexandria, VA</u>	8.60%
15	<u>Tract 51510-2002.01 in Alexandria, VA</u>	8.30%
16	<u>Tract 51510-2001.04 in Alexandria, VA</u>	8.00%
17	<u>Tract 51510-2003.02 in Alexandria, VA</u>	7.50%
18	<u>Tract 51510-2004.02 in Alexandria, VA</u>	7.40%
19	<u>Tract 51510-2006 in Alexandria, VA</u>	7.40%
20	<u>Tract 51510-2001.02 in Alexandria, VA</u>	7.30%
21	<u>Tract 51510-2013 in Alexandria, VA</u>	5.70%
22	<u>Tract 51510-2012.02 in Alexandria, VA</u>	5.60%
23	<u>Tract 51510-2014 in Alexandria, VA</u>	5.50%
24	<u>Tract 51510-2001.01 in Alexandria, VA</u>	5.40%
25	<u>Tract 51510-2008.01 in Alexandria, VA</u>	3.60%
26	<u>Tract 51510-2010 in Alexandria, VA</u>	3.10%
27	<u>Tract 51510-2020.02 in Alexandria, VA</u>	3.00%
28	<u>Tract 51510-2002.02 in Alexandria, VA</u>	2.20%
29	<u>Tract 51510-2015 in Alexandria, VA</u>	1.50%
30	<u>Tract 51510-2020.01 in Alexandria, VA</u>	1.50%
31	<u>Tract 51510-2011 in Alexandria, VA</u>	1.40%
32	<u>Tract 51510-2009 in Alexandria, VA</u>	0.90%

35

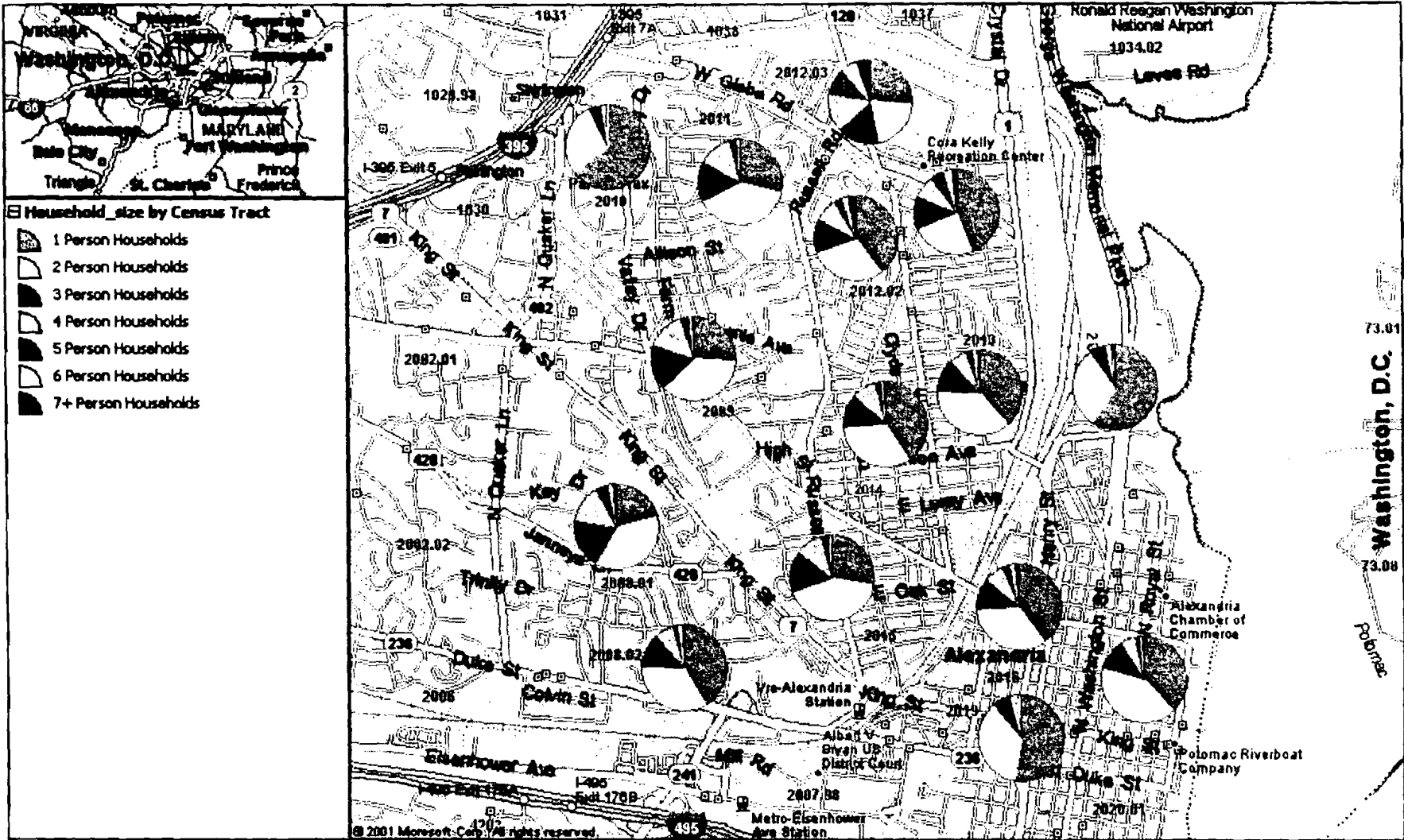
Rank of each Census Tract within Virginia in 2000

Ranks 1 to 30 of 1,529

Rank	Census Tract	<u>Pct. housing units that are severely overcrowded 2000</u>
1	<u>Tract 51510-2012.03 in Alexandria, VA</u>	24.90%
2	<u>Tract 51059-4516 in Bailey's Crossroads, VA</u>	24.00%
3	<u>Tract 51013-1027 in Arlington CDP, VA</u>	21.80%
4	<u>Tract 51059-4514 in Seven Corners, VA</u>	21.50%
5	<u>Tract 51013-1022 in Arlington CDP, VA</u>	21.50%
6	<u>Tract 51013-1038 in Arlington CDP, VA</u>	19.00%
7	<u>Tract 51013-1020 in Arlington CDP, VA</u>	13.90%
8	<u>Tract 51059-4214 in Groveton, VA</u>	13.70%
9	<u>Tract 51059-4502 in Jefferson, VA</u>	13.50%
10	<u>Tract 51059-4515 in Bailey's Crossroads, VA</u>	13.50%
11	<u>Tract 51510-2001.05 in Alexandria, VA</u>	12.10%
12	<u>Tract 51059-4306 in Springfield, VA</u>	12.00%
13	<u>Tract 51059-4527 in Bailey's Crossroads, VA</u>	11.90%
14	<u>Tract 51013-1026 in Arlington CDP, VA</u>	11.70%
15	<u>Tract 51059-4519 in Lincolnia, VA</u>	11.60%
16	<u>Tract 51059-4216 in Mount Vernon, VA</u>	10.90%
17	<u>Tract 51059-4619 in Oakton, VA</u>	10.70%
18	<u>Tract 51013-1023 in Arlington CDP, VA</u>	10.60%
19	<u>Tract 51013-1028 in Arlington CDP, VA</u>	10.20%
20	<u>Tract 51013-1017 in Arlington CDP, VA</u>	9.70%
21	<u>Tract 51510-2001.03 in Alexandria, VA</u>	9.30%
22	<u>Tract 51510-2001.04 in Alexandria, VA</u>	9.10%
23	<u>Tract 51059-4525 in Springfield, VA</u>	8.90%
24	<u>Tract 51510-2003.01 in Alexandria, VA</u>	8.60%
25	<u>Tract 51059-4215 in Hybla Valley, VA</u>	8.50%
26	<u>Tract 51510-2001.02 in Alexandria, VA</u>	8.20%
27	<u>Tract 51059-4507 in Annandale, VA</u>	7.90%
28	<u>Tract 51710-0047 in Norfolk, VA</u>	7.80%
29	<u>Tract 51059-4523 in Annandale, VA</u>	7.60%
30	<u>Tract 51760-0201 in Richmond, VA</u>	7.60%

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Household Size

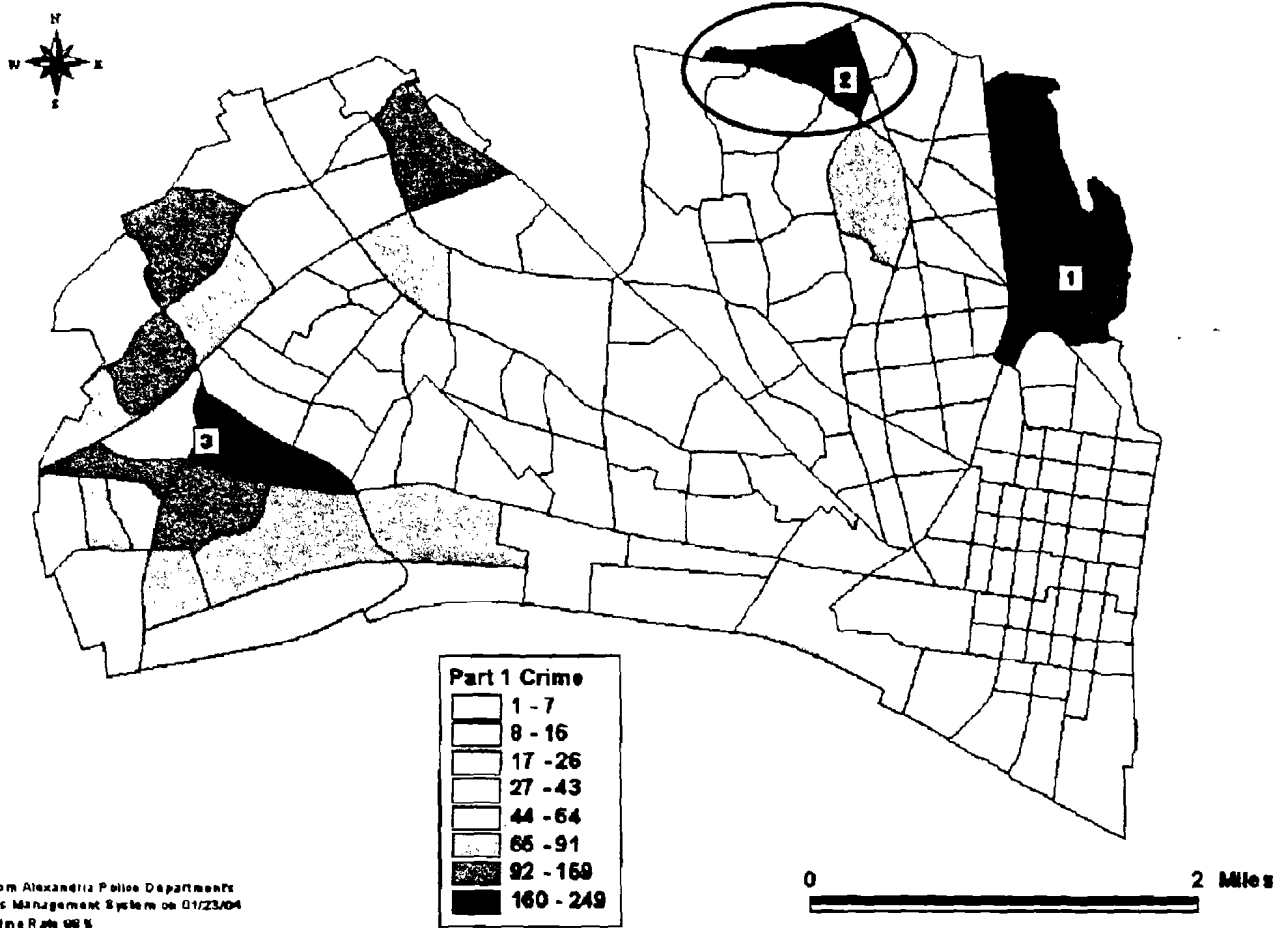


35

Topics

- Poverty & Overcrowding
- Crime
- Reintroducing Segregation in Arlandria
 - Adult Educational Attainment
 - Concentration of Children
 - Ethnicity
- Transportation
- Housing Types and Stability
- Alexandria City Policy
- Conclusion

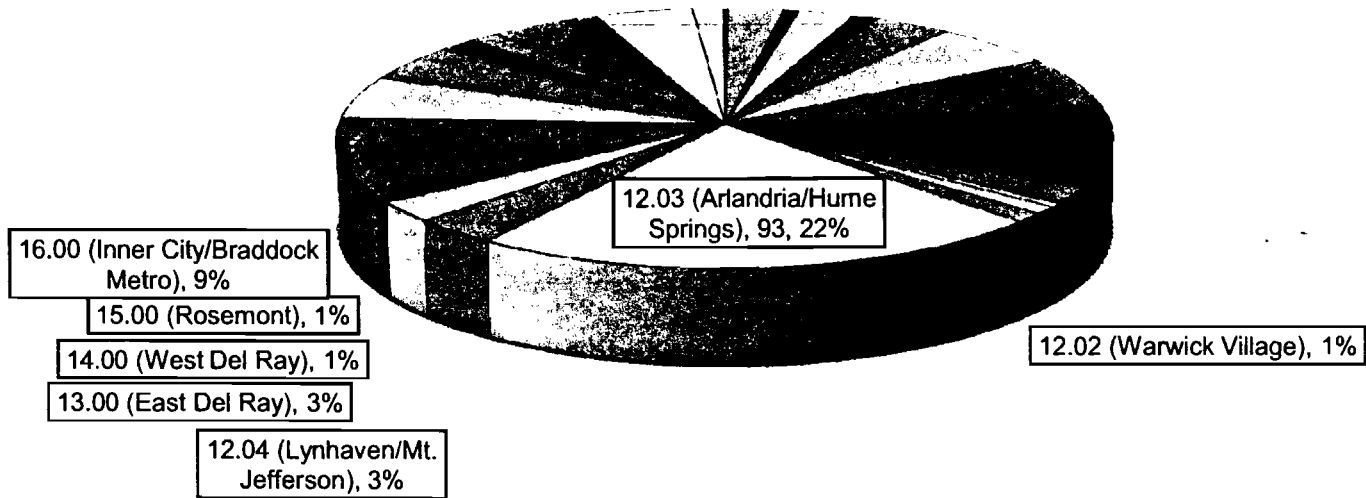
2003 Part 1 Crime by Subcensus Tract



Data from Alexandria Police Department's
Records Management System on 01/23/04
Geocoding Rate 98%

Subcensus tracts are defined by the United States Census Bureau and are determined by population and landmass. This map illustrates how many Part I crimes occurred within each subcensus tract in 2003. The color assigned to each subcensus tract represents the range of Part I crime for that area. These Part I crimes were geocoded to the street centerline file. **Footnote 1:** Potomac Yards Shopping Center falls within this subcensus tract. 92% of the Part I crime in 2003 was larcenies. **Footnote 2:** 72% of the Part I crime in Arlington in 2003 was property crimes (burglary, larceny and auto theft). **Footnote 3:** Landmark Mall falls within this subcensus tract. 74% of Part I crime in 2003 was larcenies.

2005 Alexandria Violent Crime by Neighborhood Share of Total City Violent Crime by Census Tract



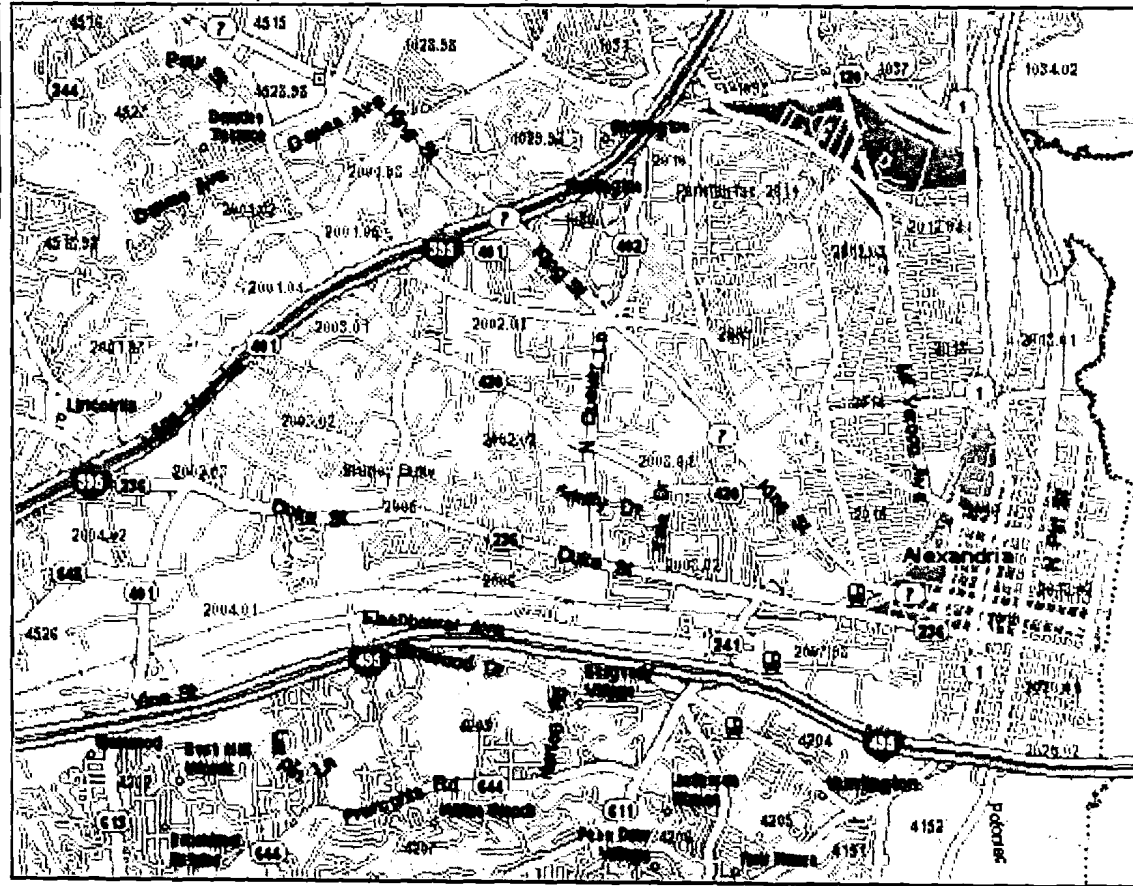
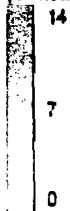
38

■ 1.01	■ 1.02	□ 1.03	□ 1.04
■ 1.05	■ 2.01	■ 2.02	□ 3.01
■ 3.02	■ 3.03	□ 4.01	■ 4.02
■ 5.00	■ 6.00	■ 7.00	■ 8.01
■ 8.02	□ 9.00	□ 10.00	□ 11.00 (Beverly Hills)
■ 12.02 (Warwick Village)	□ 12.03 (Arlandria/Hume Springs)	■ 12.04 (Lynhaven/Mt. Jefferson)	□ 13.00 (East Del Ray)
■ 14.00 (West Del Ray)	■ 15.00 (Rosemont)	■ 16.00 (Inner City/Braddock Metro)	□ 18.01
■ 18.02	■ 19.00	■ 20.01	■ 20.02

Violent Crimes per 1000 Residents (Census Tract)



Violent Crimes per 1000 Residents (Census Tract)

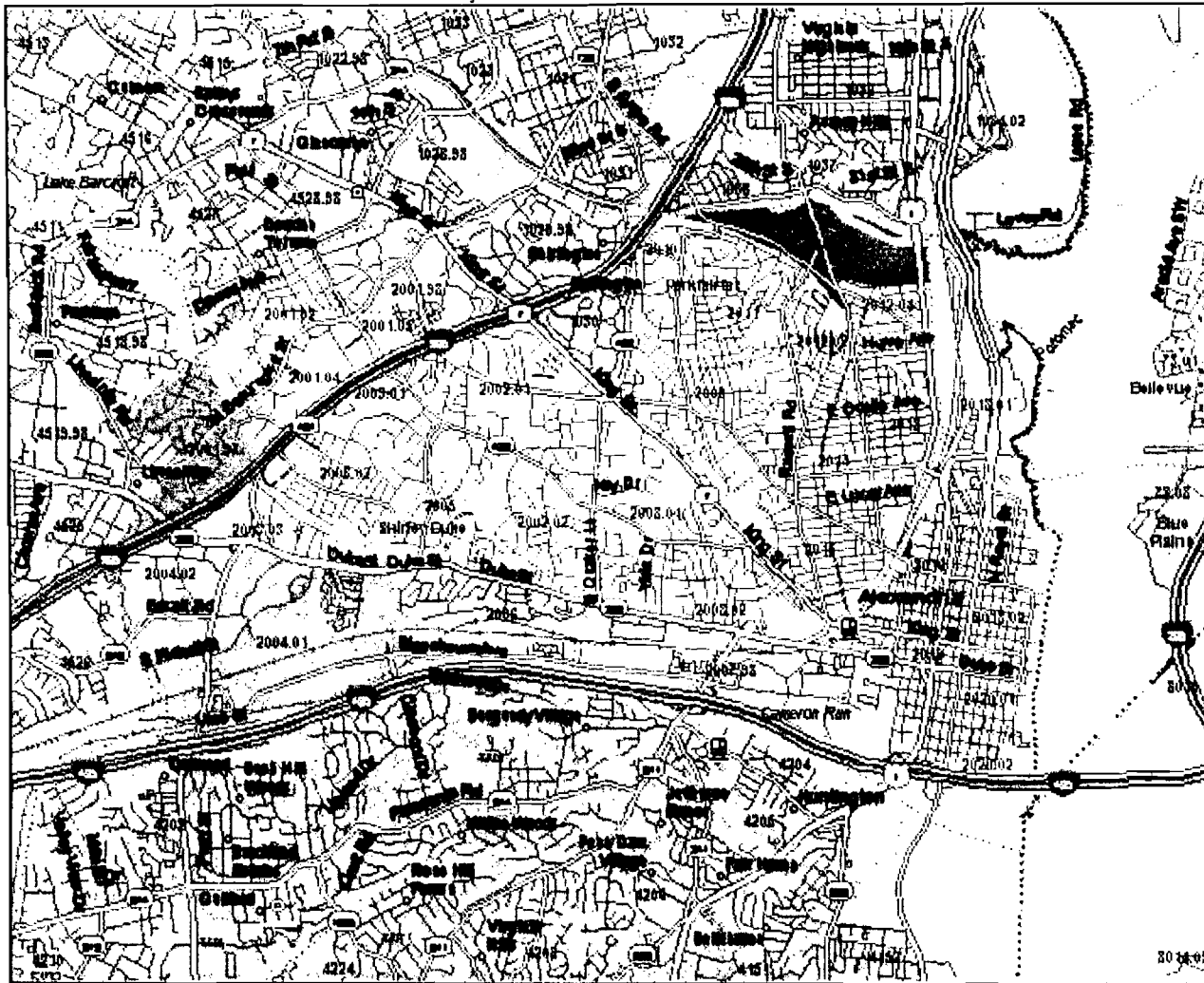
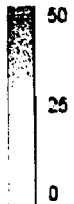


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Total Sexual Assault by Census Tract 1995-2005

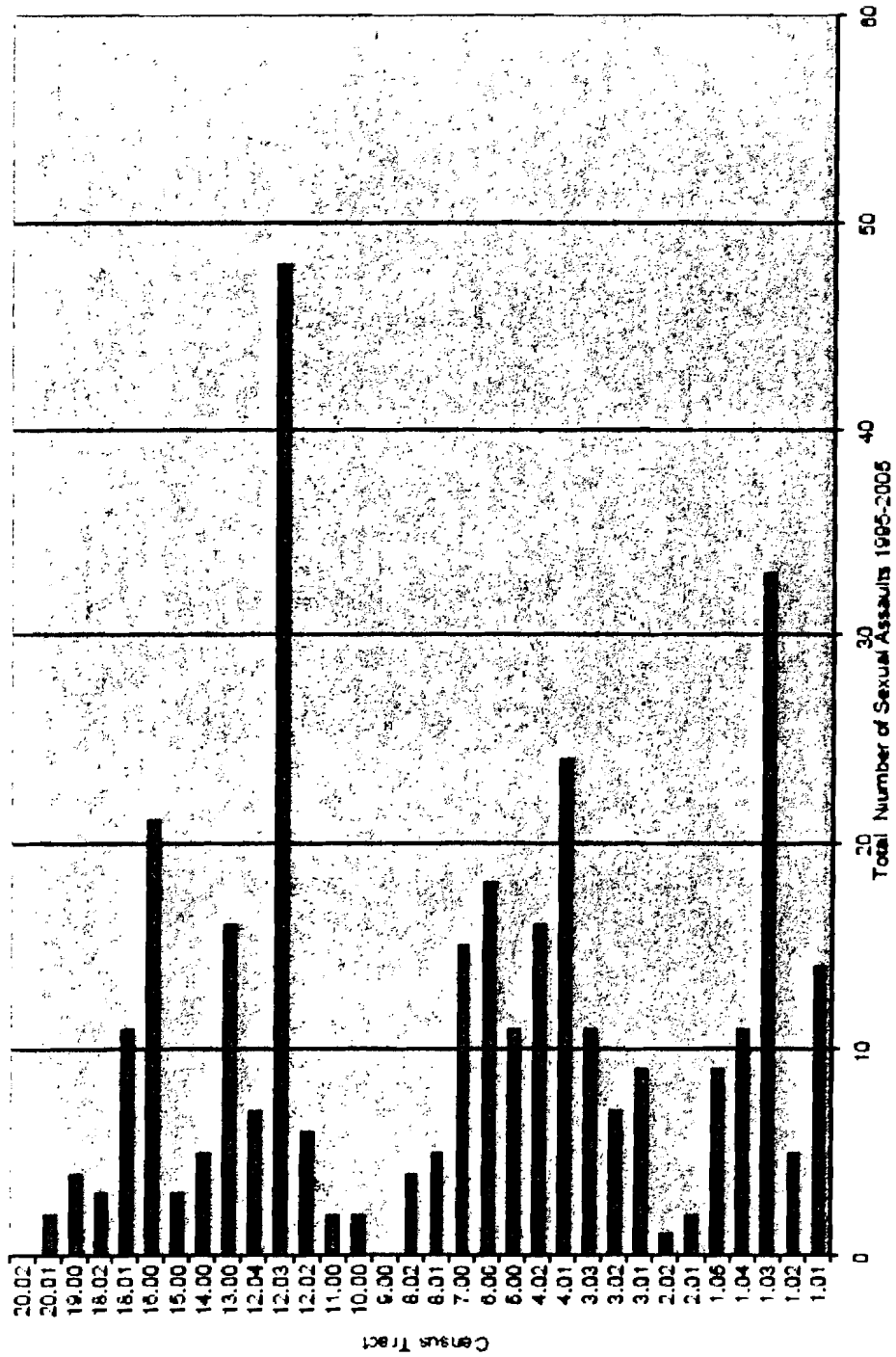
Total Sexual Assault by
Census Tract 1995-2005



40

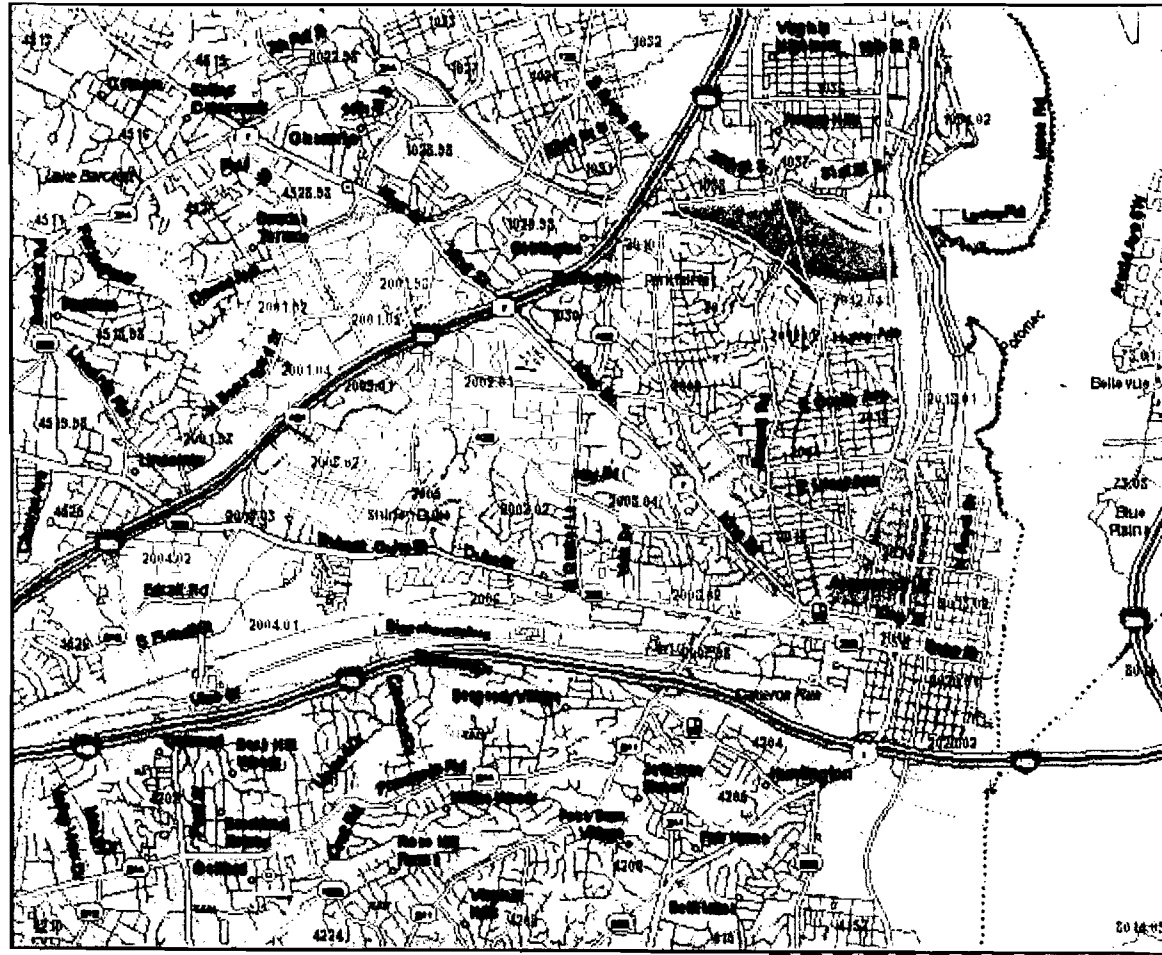
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Total Rape Reports 1995-2005



Total Homicides 1995-2005

Total Homicides
1995-2005



42

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CAP creates a crime index score for each of the 65,308 census tracts in the US. The mean crime index score is 100, meaning that all scores above 100 are above average. Arlandria's score is 500, which roughly translates into a crime risk of 5 times the national average.

The standard deviation of the distribution is 178.9 meaning that Arlandria's score is more 2.79 sd's above the mean or among the top few percentile nationally.



crossbrook
 Sunnyside
 3905 Elbert Ave, Alexandria, VA 22305-2045
 Tel: 38.8415 Fax: 77.0649

National CAP Index = 369
CRIMECAST® Personal Report
 Wednesday, August 09, 2006

CRIMECAST® SITE REPORT
 PREPARED BY CAP INDEX, INC

Scores indicate the risk of crime at a site compared to the average of 100 (i.e.: A score of 400 means that the risk is 4 times the average and a score of 50 means the risk is half the average)

Current Scores	National Scores	State Scores	County Scores
CAP Index	369	550	243
Homicide	170	172	155
Rape	203	208	196
Robbery	410	641	254
Aggravated Assault	155	199	243
Crimes Against Persons	295	318	243
Burglary	285	277	265
Larceny	190	276	168
Motor Vehicle Theft	206	226	185
Crimes Against Property	218	313	189

CAP Index	National Scores	State Scores	County Scores
Past - 2000	343	504	253
Current - 2006	369	550	243
Projected - 2011	382	571	231

Notes:



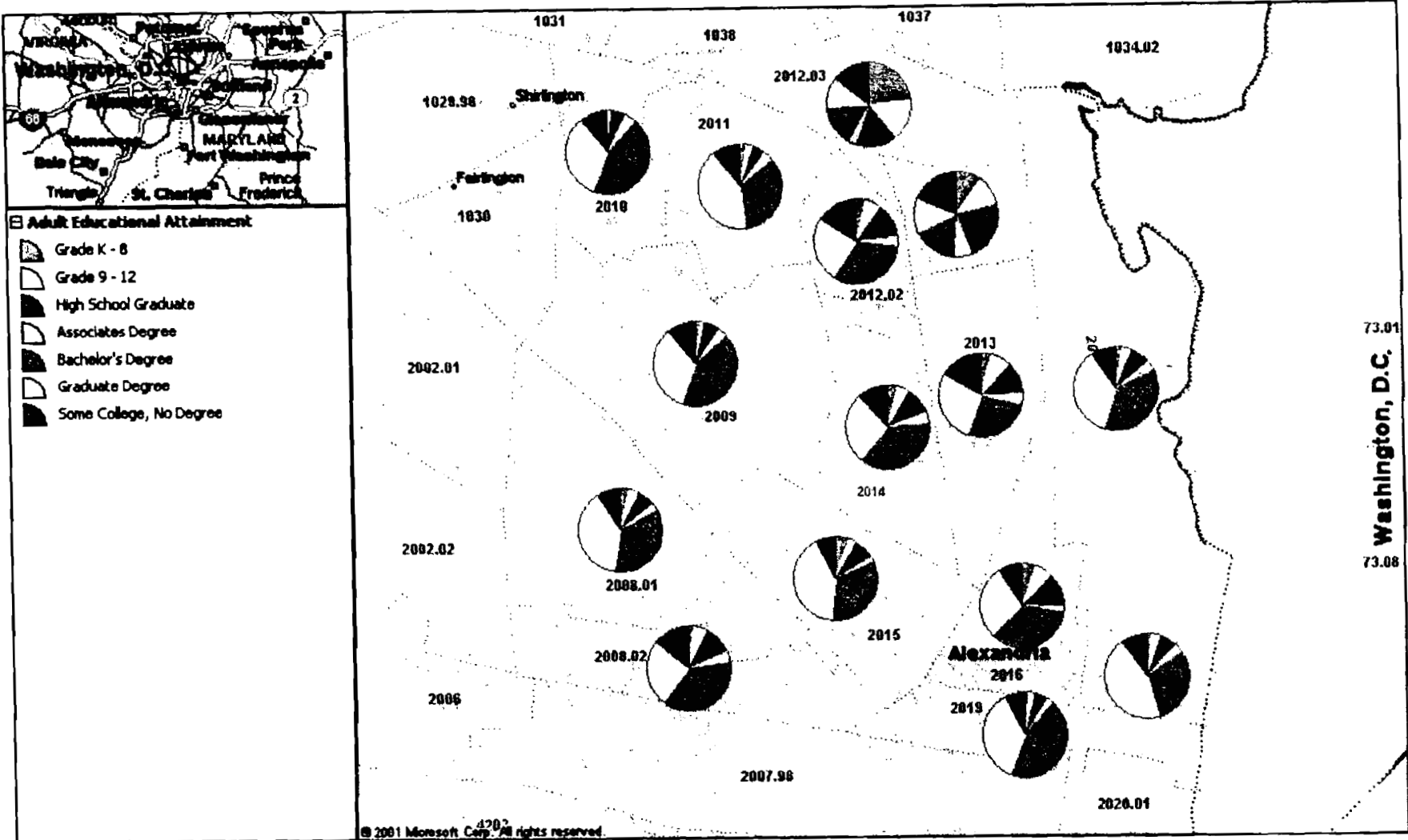
2006 CAP Index 0 - 99 100 - 199 200 - 300 400 - 706 800 - 2000
 CRIMECAST is a trademark of CAP Index, Inc. Please note terms and conditions as provided at <http://www.capindex.com/terms.htm>

CH

Topics

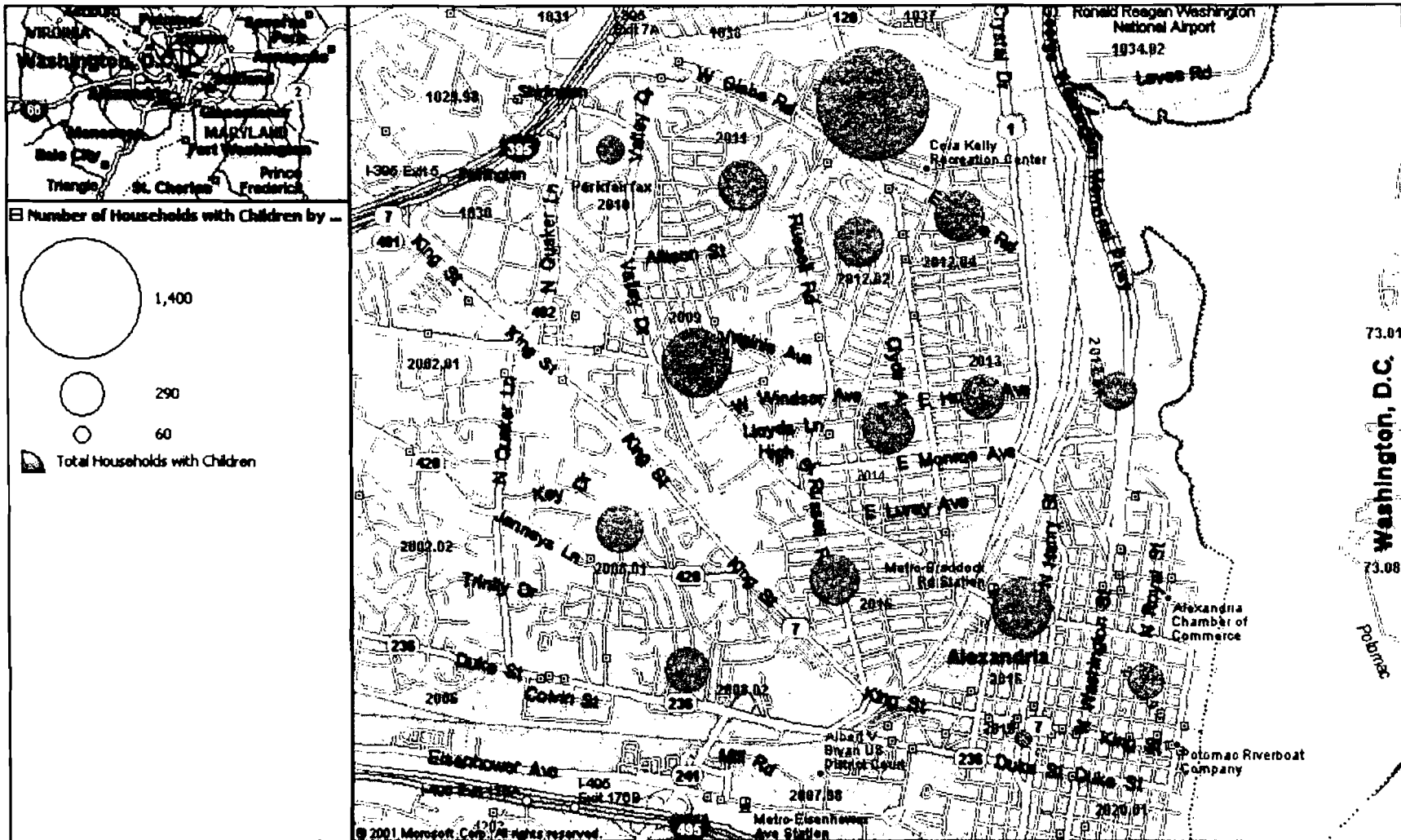
- Poverty & Overcrowding
- Crime
- *Reintroducing Segregation in Arlandria*
 - Adult Educational Attainment
 - Concentration of Children
 - Ethnicity
- Transportation
- Housing Types and Stability
- Alexandria City Policy
- Conclusion

Adult Educational Attainment

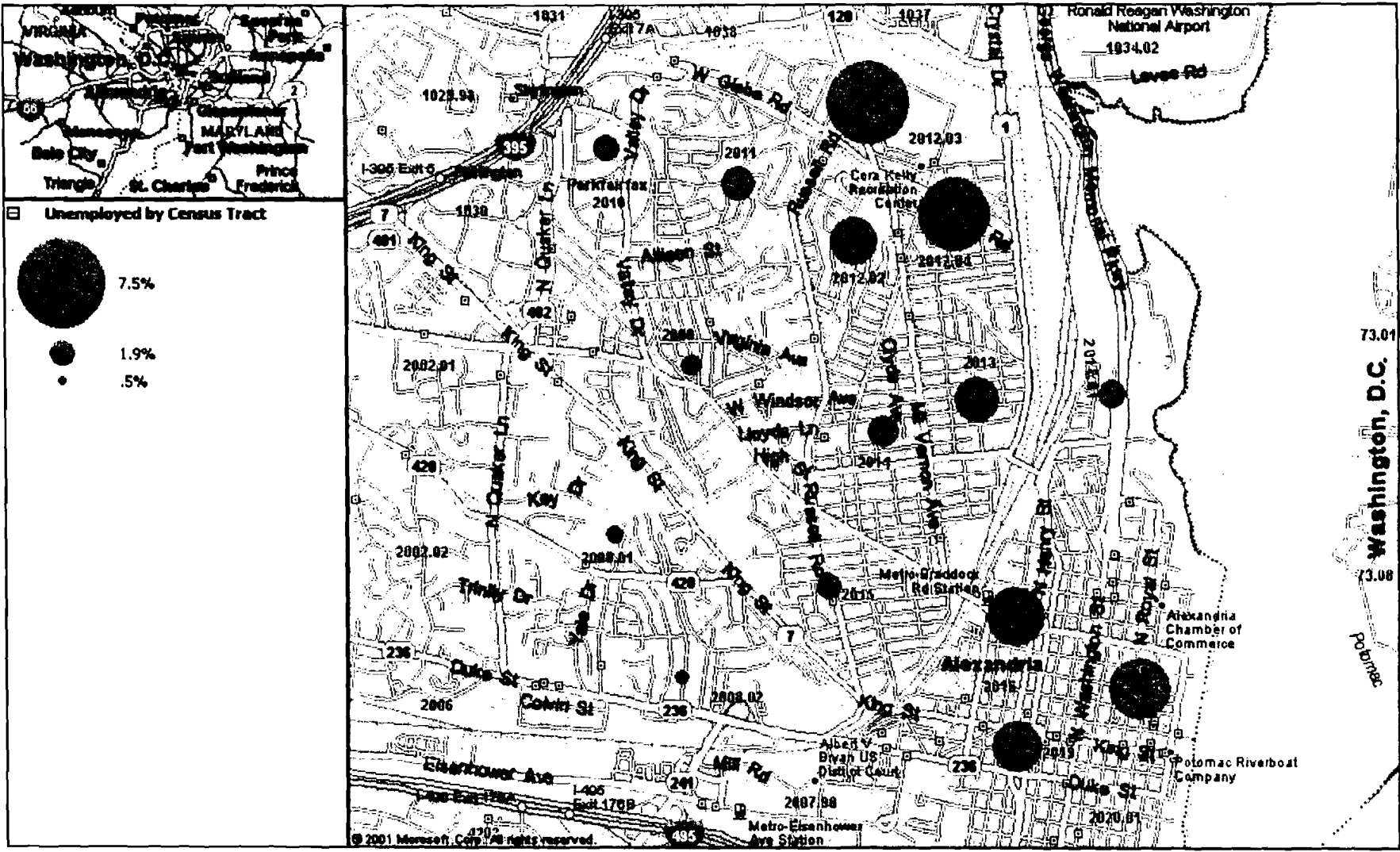


9

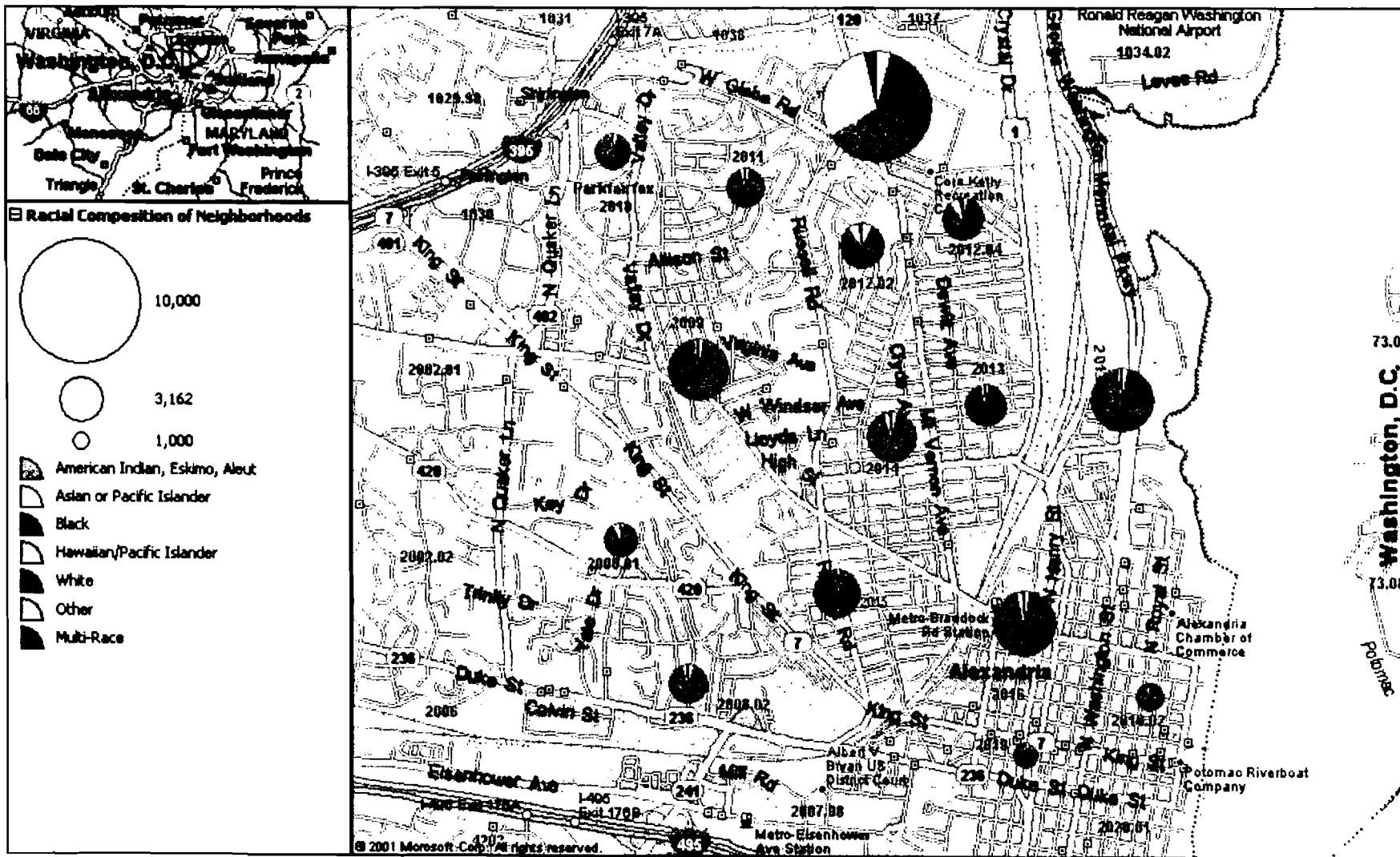
Households with Children



Unemployment Rate

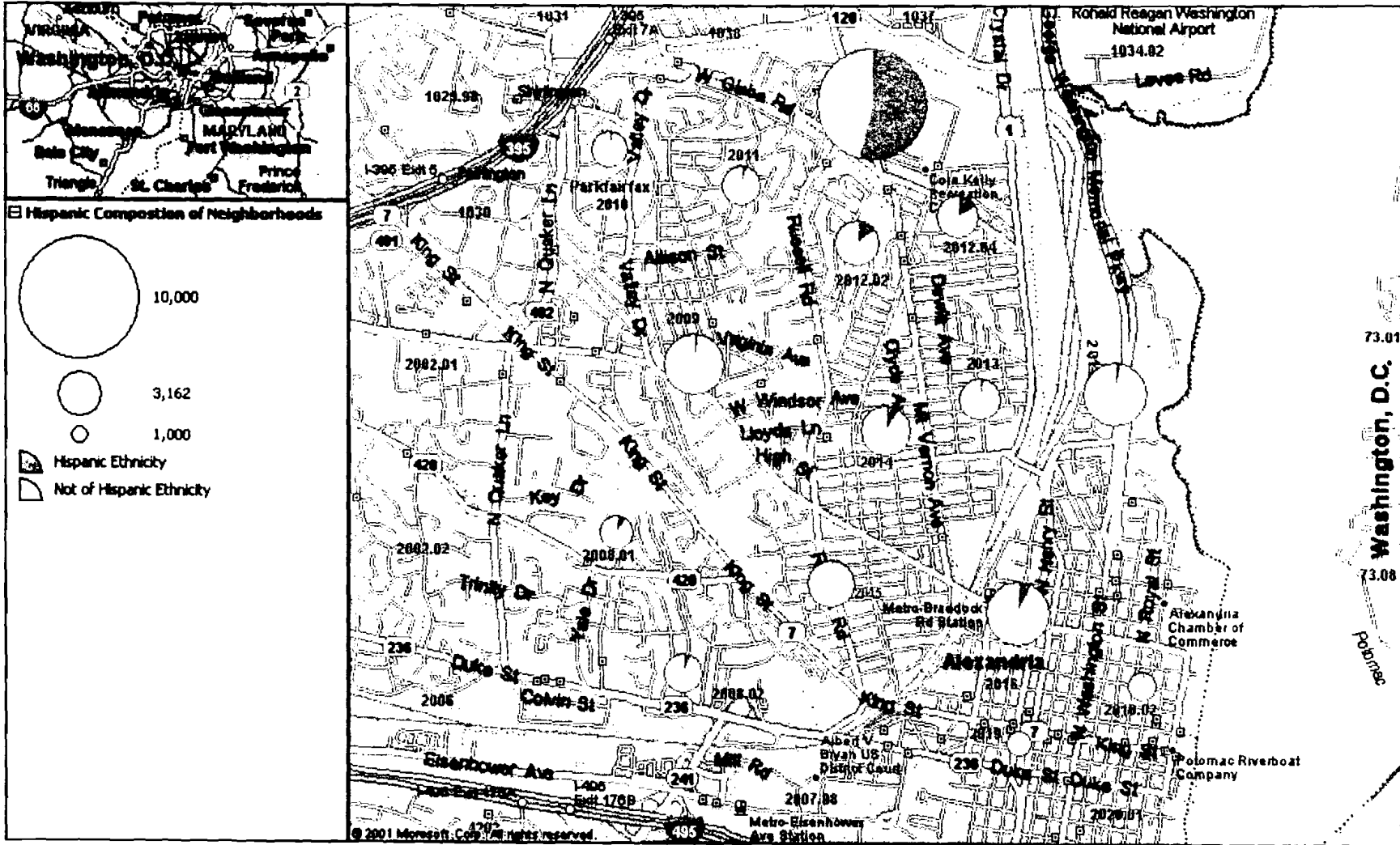


Racial Composition



37

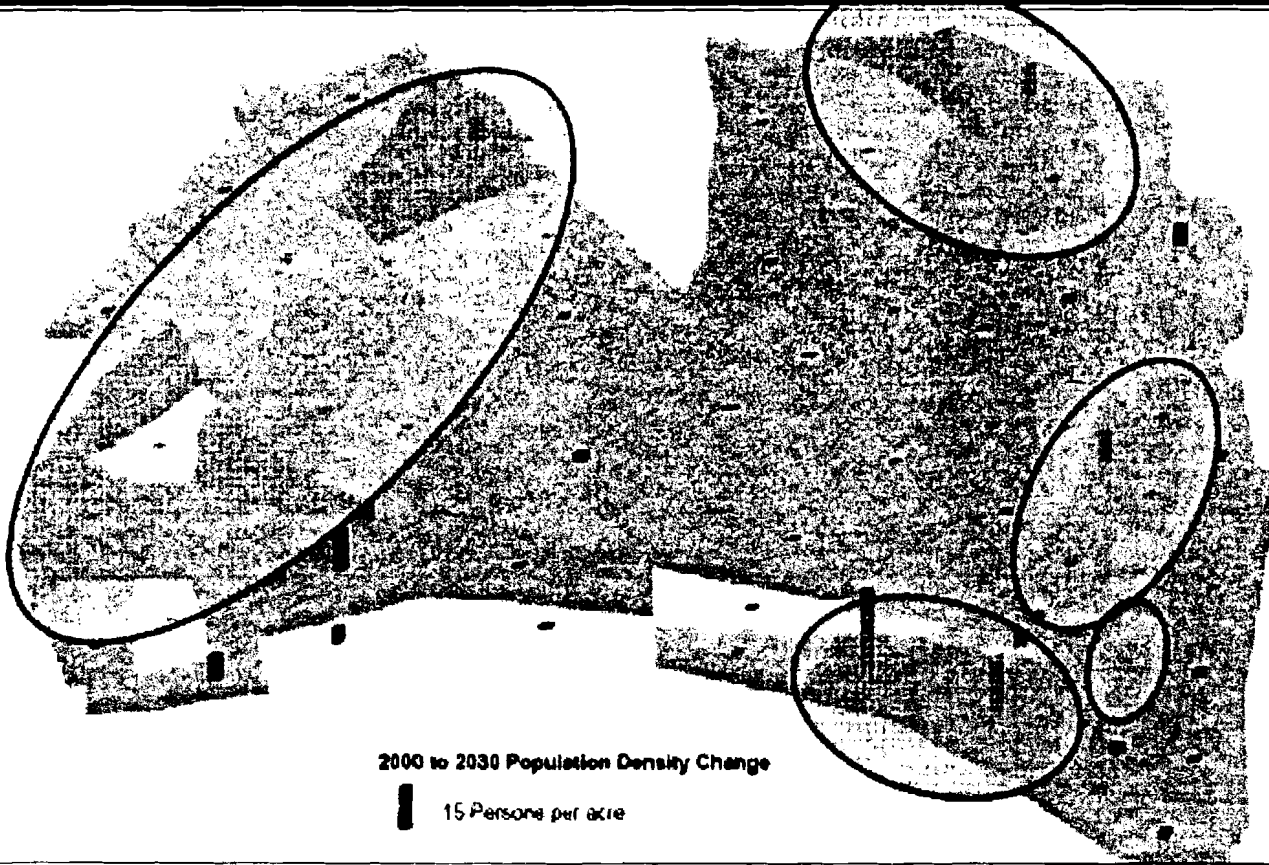
Hispanic Composition



73.01
Washington, D.C.
73.08

Population Density 2000 / 2030

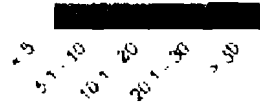
City of Alexandria: Population Density, 2000 to 2030



2000 to 2030 Population Density Change

15 Persons per acre

2030 Population Density
Persons Per Acre 2030



Created March 27, 2008
by MICHAEL GARDNER, AICP

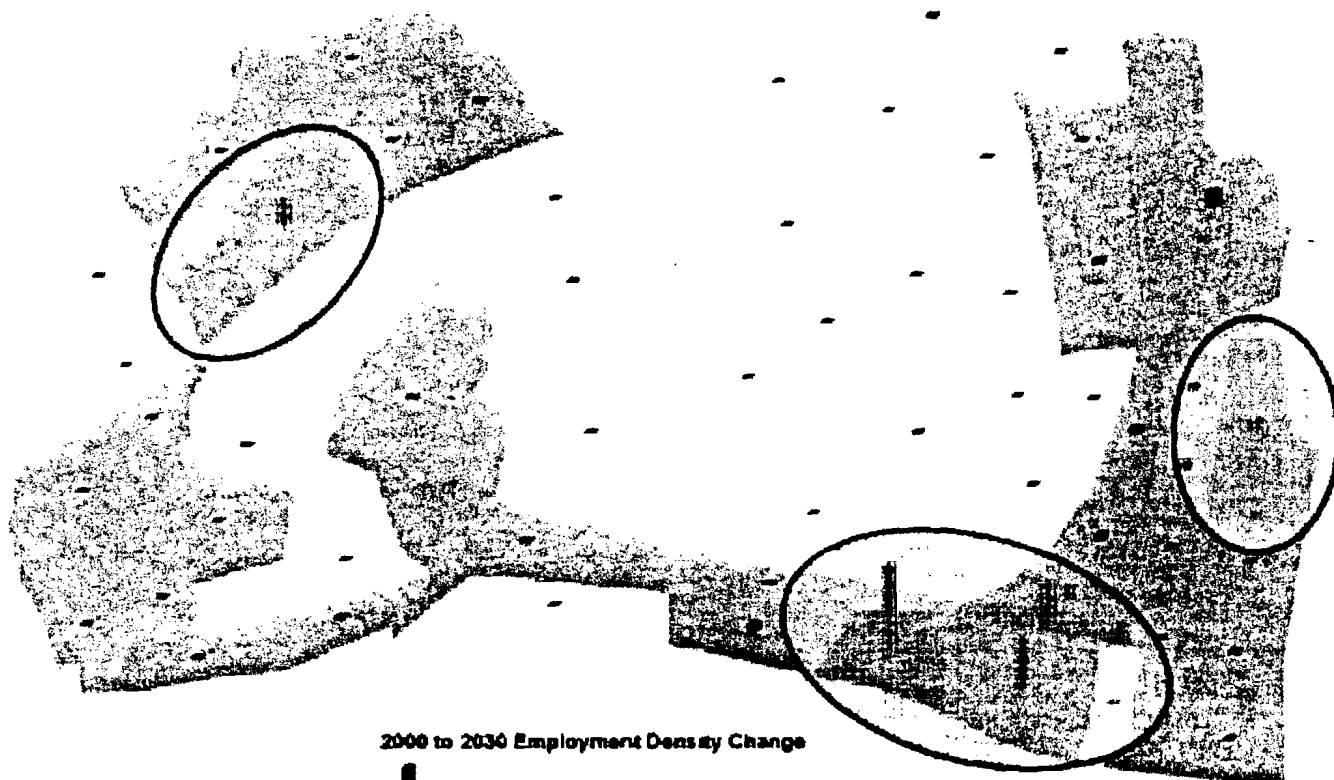


Baker

50

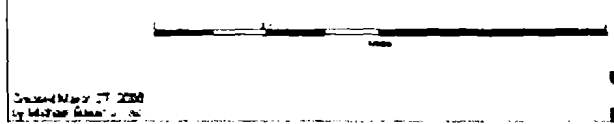
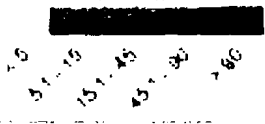
Employment Density 2000 / 2030

City of Alexandria: Employment Density 2000 to 2030



51

2030 Employment Density
Jobs Per Acre 2030



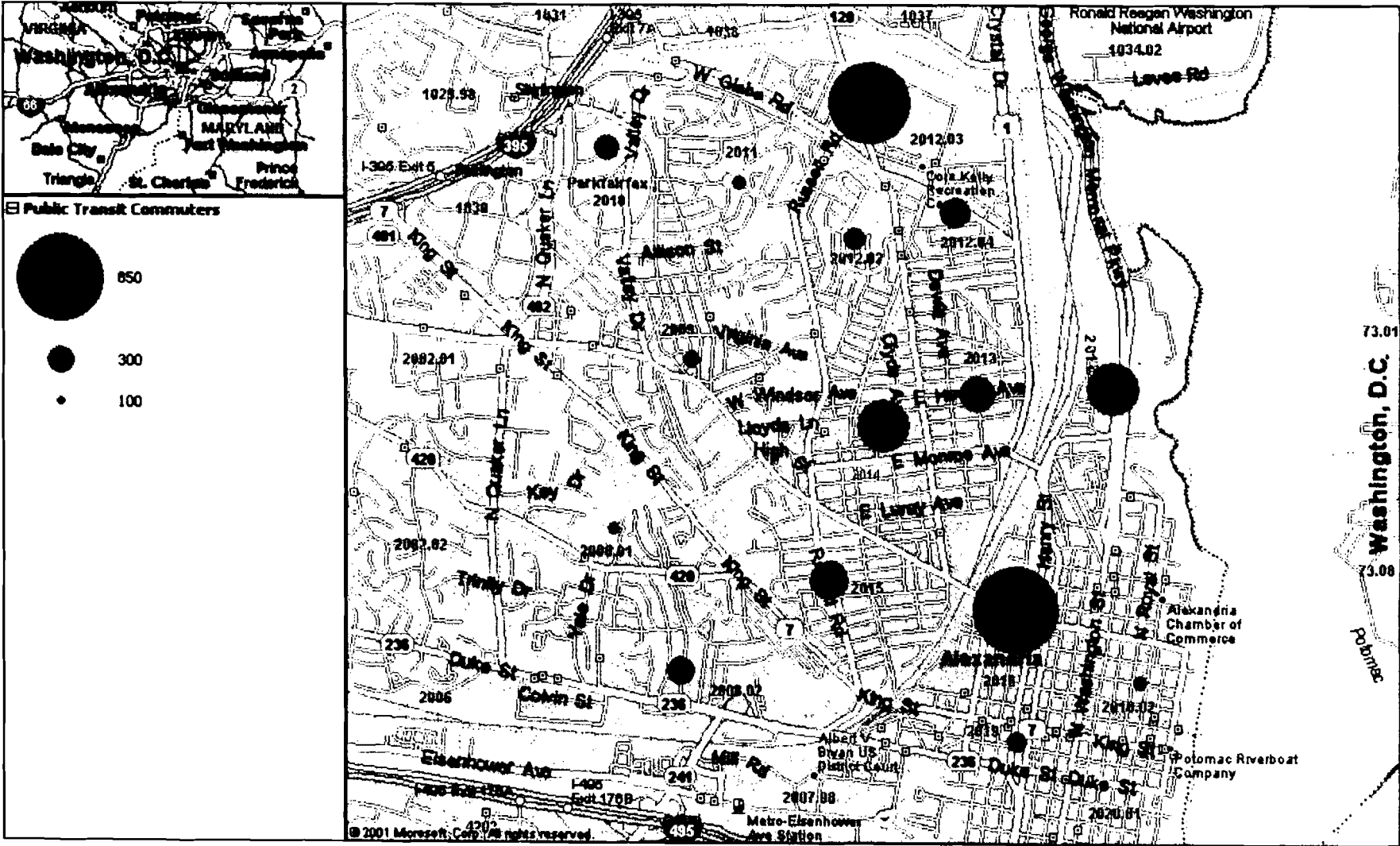
Created May 27, 2008
by Michael Baker Corp.



Topics

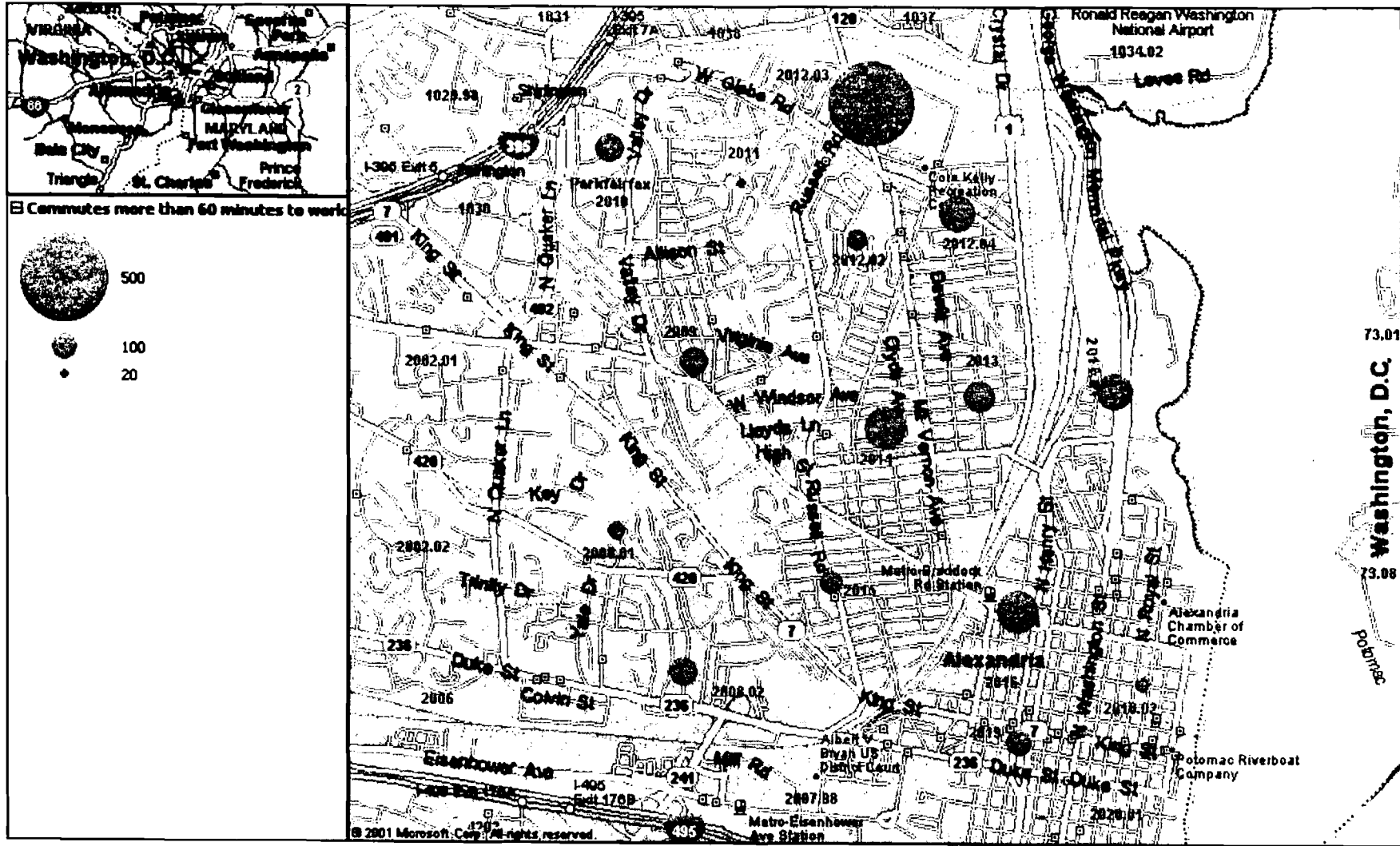
- Poverty & Overcrowding
- Crime
- Reintroducing Segregation in Arlandria
 - Adult Educational Attainment
 - Concentration of Children
 - Ethnicity
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- Housing Types and Stability
- Alexandria City Policy
- Conclusion

Public Transit Commuters



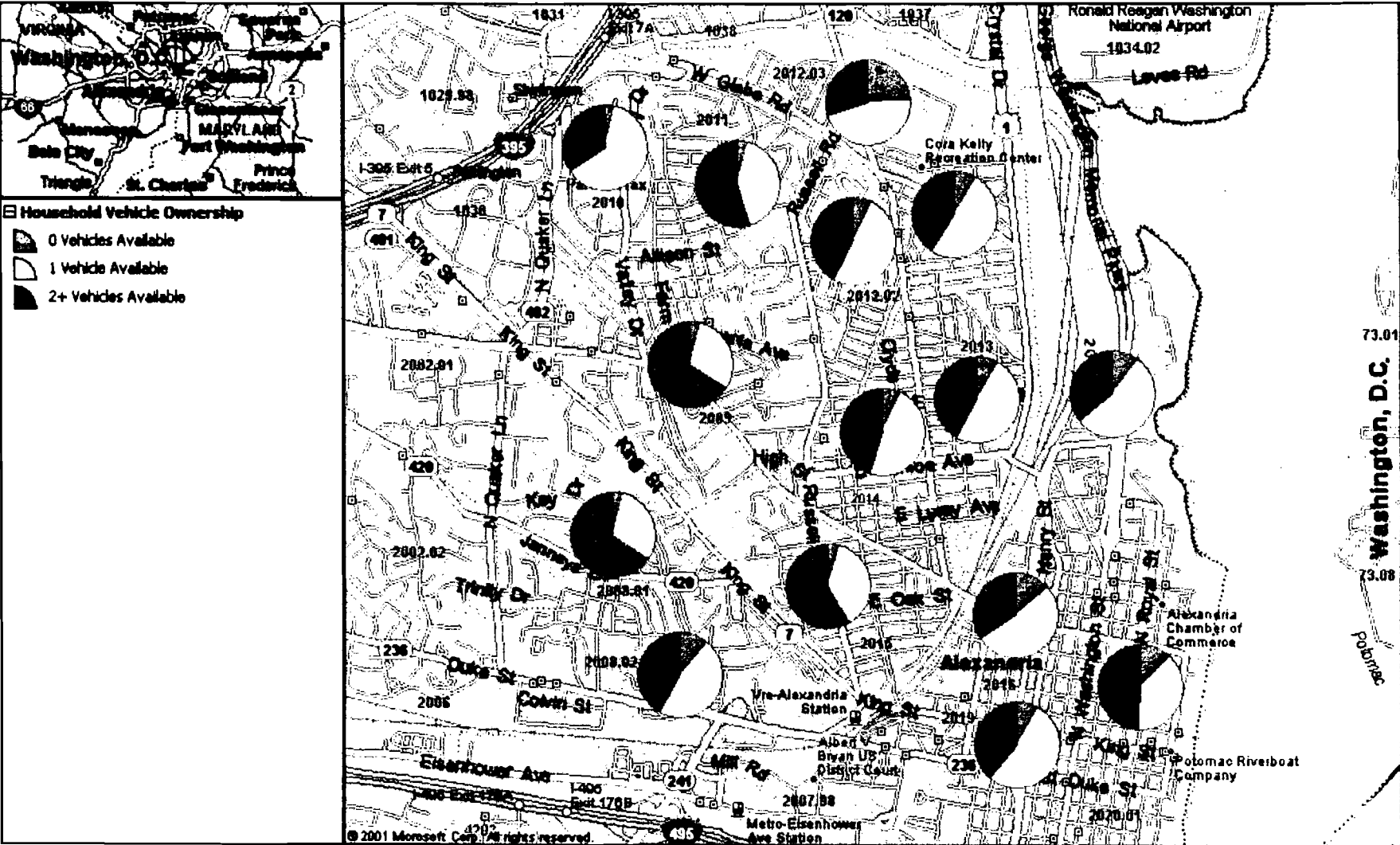
53

Mega-Commuters



74

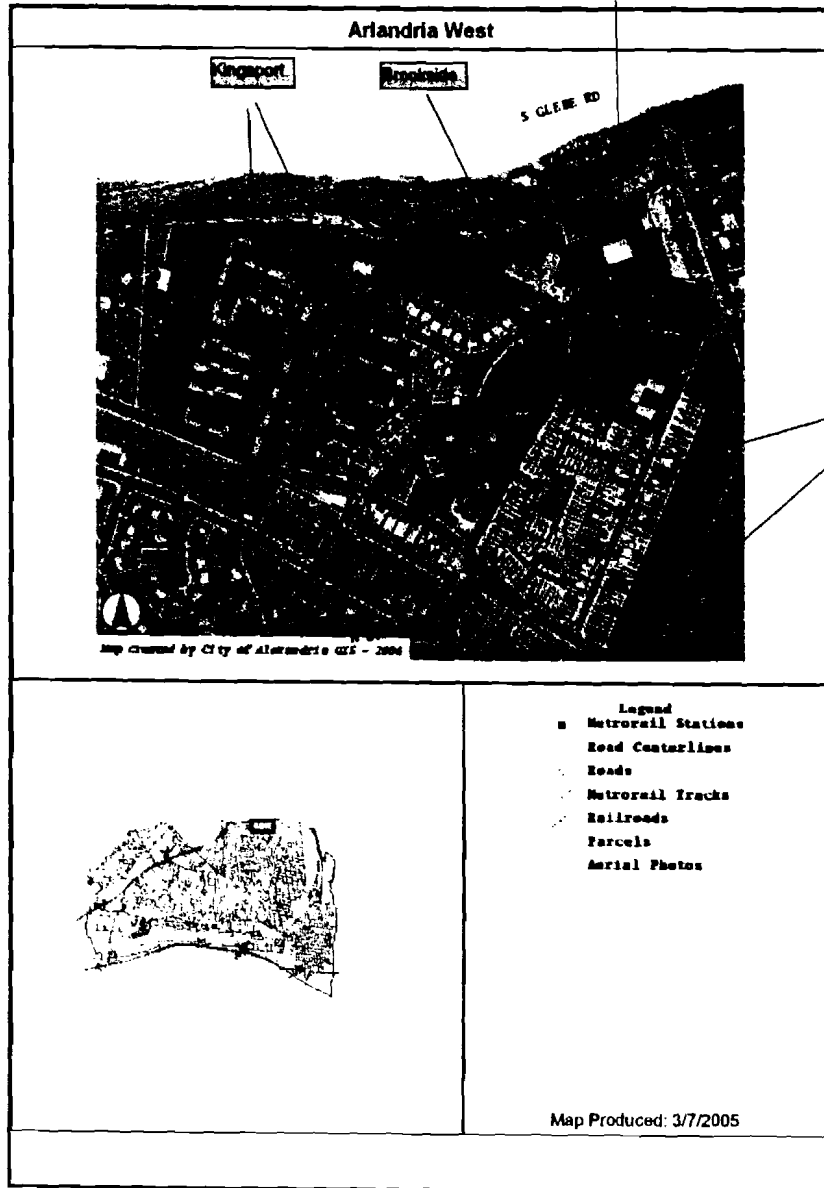
Household Vehicle Ownership



55

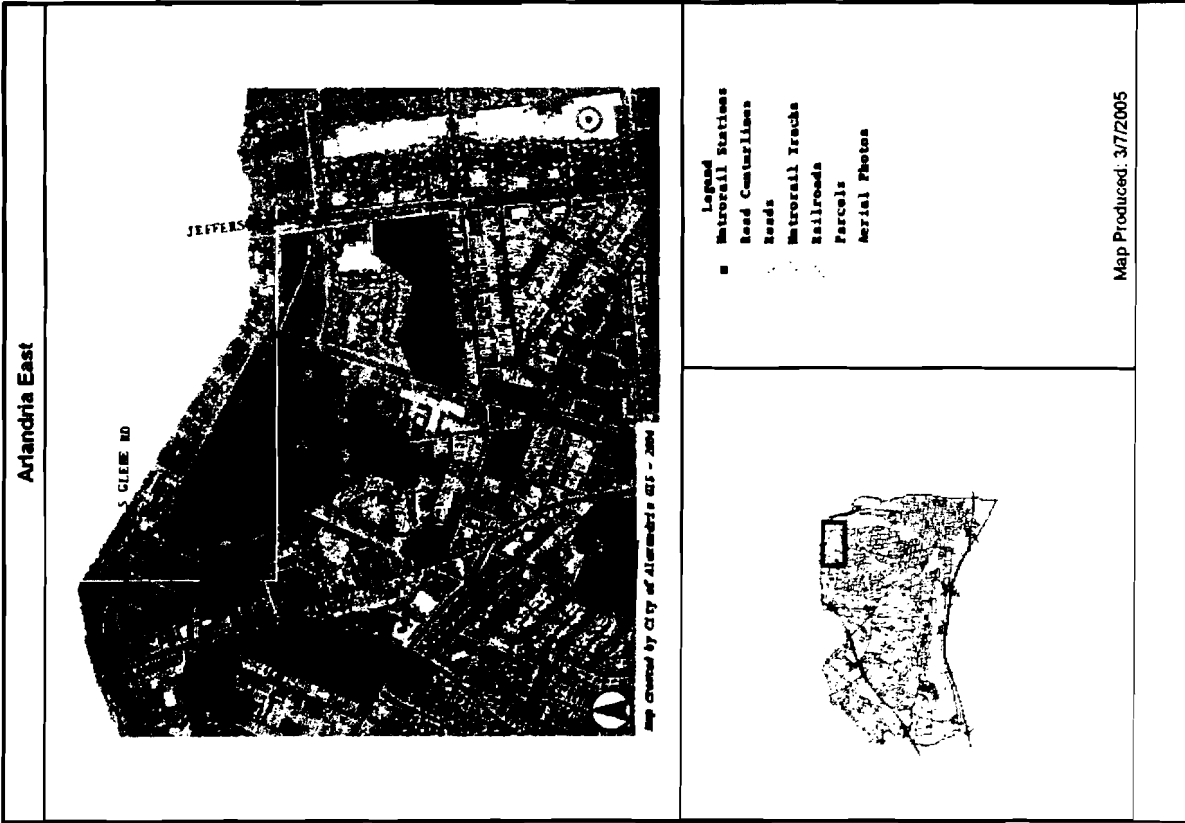
Topics

- Poverty & Overcrowding
- Crime
- Reintroducing Segregation in Arlandria
 - Adult Educational Attainment
 - Concentration of Children
 - Ethnicity
- Transportation
- *Housing Types and Stability*
- Alexandria City Policy
- Conclusion

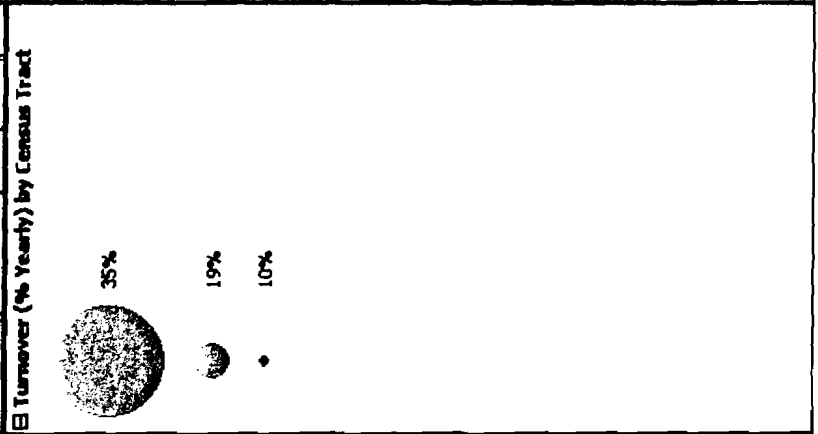
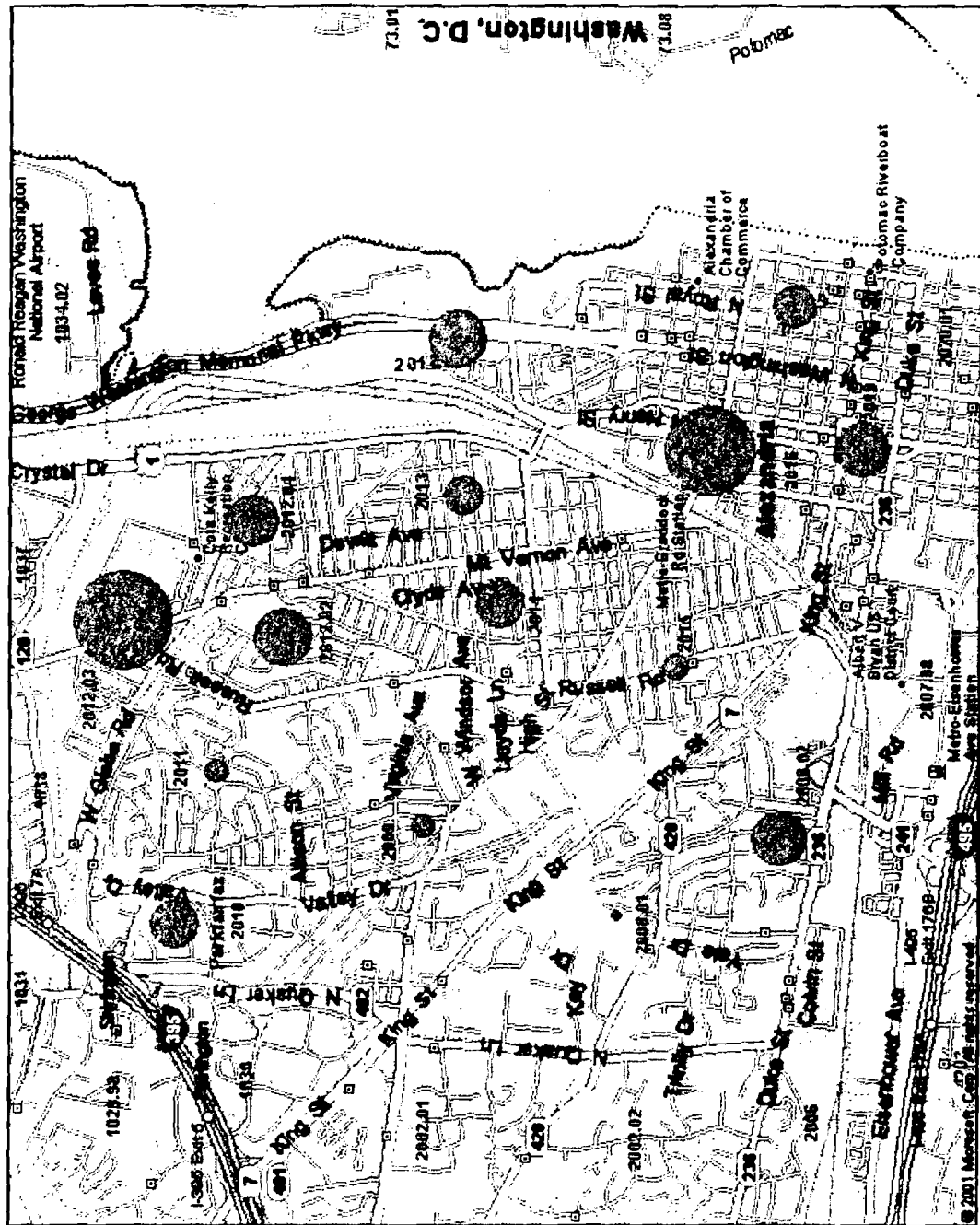


- Community Lodgings
- Presidential Greens
- Other Rental

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Annual Turnover



Topics

- Poverty & Overcrowding
- Crime
- Reintroducing Segregation in Arlandria
 - Adult Educational Attainment
 - Concentration of Children
 - Ethnicity
- Transportation
- Housing Types and Stability
- Alexandria City Policy
- Conclusion

CITY COUNCIL OF ALEXANDRIA, VIRGINIA

Regular Meeting

Tuesday, September 27, 1994 - - 7:30 pm

29. Consideration of Change in Distribution of Income Levels for Carpenter's Lodgings' Property at 3908/3912/3916 Ebert Avenue.

(A copy of the City Manager's memorandum dated September 23, 1994, is on file in the office of the City Clerk and Clerk of Council, marked Exhibit No. 1 of Item No. 29, 9/27/94, and is incorporated herewith as part of this record by reference.)

(General Discussion. The City Manager responded to questions from Members of City Council, and Ms. Davis, Director of Housing, participated in the discussion.)

69
WHEREUPON, upon motion by Vice Mayor Donley, seconded by Councilman Cleveland and carried on a vote of 6-to-1, City Council: (1) approved Carpenter's Lodgings' proposal that the rents of all 28 units at 3908/3912/3916 Ebert Avenue (excluding one unit used for nonresidential purposes) be affordable to persons with incomes not to exceed 60 percent of the median income for the Washington metropolitan area, or \$37,620 for a four-person household; and (2) in keeping with the City's emphasis on homeownership, adopt a policy that future projects in Arlington should focus primarily on homeownership to balance the predominantly rental nature of the area and provide a mix of income levels.

The voting was as follows:

Donley "aye" Lullie "aye"
Cleveland "aye" Pepper "aye"
Ticer "aye" Rich "no"
Walker "aye"

From the 1999 Fair Share Task Force Report

1. Address Neighborhood Concentrations of Assisted and Special Needs Housing:

The City should support the targeting of all subsidized rental housing (including special needs housing and Section 8 certificate and vouchers) to non-concentrated areas, and resolve to oppose any project that would tend to increase the amount of subsidized rental housing in any of the six most concentrated Census tracts.

63 The City should support redevelopment projects that deconcentrate any low-income (subsidized or otherwise) rental housing in any of the six most concentrated Census tracts (as long as the redevelopment does not increase the overall number of assisted rental housing units in the City). The City should give preference to mixed income projects with enhanced property management and resident services.

The City should seek ways to maximize the level of owner-occupancy homeownership, for all income groups in the City through focused neighborhood redevelopment and homeownership assistance programs. For example: the City should consider supporting the establishment of a Community Development Corporation (CDC) to increase homeownership in targeted areas and manage neighborhood redevelopment; support the types of development that encourage long term owner-occupancy and neighborhood stability (including mixed-use development - commercial/residential); support neighborhood targeted homeownership programs; and expand marketing of the City's existing homeownership assistance programs and other possible solutions.

TABLE 4 - RACIAL INFORMATION BY GENUS TRACT (Sorted by the number of assisted housing units per tract)

Genus Tract	1987 Persons	1980 Housing Units	1987 Assg. Hsg. Units	% of Ass. Hsg. in City	Assig. Hsg. as % of Occupied Housing in Tract	1987 Transitional Housing Units	1987 Supervised Apts - Lines	Total Homeless & Special Needs Yards/Tract	1986 Part I Crimes*	1986 % of All Crimes	1986 Selected Part II Crimes	1986 % of Selected Crimes	1987 Code Violations	% of All 1987 Code Violations
2001 A1	4,153	2,081	525	25.2%	25.3%		2		50	1.2%	227	3.1%	34	1.8%
2001 B1	3,872	2,087	458	21.9%	16.5%				117	3.0%	140	1.4%	43	0.7%
2001 B2	2,046	1,328	368	27.7%	30.6%		2	2	36	1.5%	430	6.1%	166	3.5%
2011 B1	2,918	2,046	311	15.2%	15.1%		2		272	6.2%	374	6.3%	218	4.1%
2011 B2	1,441	1,760	342	19.4%	24.7%			2	367	3.1%	86	3.6%	97	4.1%
2011 B3	2,338	2,345	281	12.0%	12.4%	12	2		83	7.4%	1,053	15.1%	1,069	18.2%
2001 B4	7,421	4,382	224	5.1%	2.7%			1	204	2.8%	288	3.2%	41	2.2%
2001 B5	4,081	3,572	218	6.1%	6.4%				464	4.1%	303	6.8%	154	2.3%
2011 B6	1,871	839	211	24.8%	23.6%				136	1.8%	184	2.7%	112	2.0%
2001 B7	2,328	2,858	171	6.0%	7.8%				211	3.6%	405	4.4%	82	1.8%
2011 B8	2,202	1,129	14	1.2%	13.4%				113	1.8%	27	0.6%	6	0.1%
2001 B9	2,344	3,274	108	3.3%	3.3%	1			141	2.9%	182	2.8%	67	1.6%
2002 B1	2,500	1,625	75	4.6%	4.1%		2	2	217	2.1%	163	2.2%	82	4.5%
2011 B2	3,828	3,428	64	1.9%	4.8%				83	1.1%	138	1.8%	110	3.3%
2011 B3	2,718	1,374	11	0.8%	4.1%	5	1	2	150	2.3%	282	4.3%	197	18.3%
2011 B4	3,828	3,308	40	1.2%	2.8%		12		208	4.0%	180	2.7%	371	8.6%
2011 B5	2,869	1,444	29	2.0%	2.7%			1	107	2.1%	128	2.2%	187	2.8%
2001 B6	4,028	3,513	34	0.9%	2.8%		2		154	2.1%	210	3.0%	248	4.4%
2001 B7	2,228	1,74	11	0.6%	2.0%		8		14	2.1%	122	1.8%	8	1.5%
2001 B8	2,321	2,288	20	0.9%	0.8%				88	0.8%	23	1.1%	7	0.2%
2001 B9	3,871	1,851	14	0.7%	1.3%			2	17	2.1%	81	0.6%	32	0.5%
2011 B10	4,282	3,718	18	0.4%	1.0%			1	148	1.8%	74	1.0%	48	0.7%
2011 B11	2,882	1,802	18	0.6%	0.6%				221	2.8%	146	1.1%	8	1.5%
2001 B12	3,028	2,888	12	0.4%	1.2%		3		114	2.0%	128	1.8%	148	2.7%
2001 B13	1,810	588	40	2.2%	1.7%			1	48	0.8%	45	0.7%	18	2.7%
2001 B14	2,284	1,762	7	0.4%	0.3%				7	0.9%	21	0.6%	34	0.8%
2011 B15	2,728	1,204	1	0.0%	0.1%				12	1.0%	10	0.8%	28	0.7%
2011 B16	1,118	542	2	0.2%	0.2%				118	2.0%	81	0.8%	28	0.8%
2011 B17	1,812	882	1	0.0%	0.1%			2	52	2.1%	43	0.6%	61	4.8%
2001 B18	2,248	1,182	0	0.0%	0.0%				141	1.8%	88	1.4%	70	1.8%
2001 B19	2,314	928	1	0.0%	0.0%				138	1.9%	89	1.2%	112	2.0%
2011 B20	2,842	1,184	9	0.8%	0.0%				21	1.2%	58	0.8%	21	2.8%
TOTAL	111,433	88,384	4,873	100%		97	68	21	7,128	100%	4,348	100%	3,188	100%

*Part I Crimes include Terrorism, Rape, Kidnap, Assault (Aggravated), Burglary, Unlawful Gambling, etc.
 **Selected Part II Crimes include Arson, Murder, Rape, Sexual Abuse, Sexual Assault, Domestic Violence, etc.

This is the ranking of assisted housing within the city for the Fair Share Task force report.

APPENDIX 11, A

CITY COUNCIL OF ALEXANDRIA, VIRGINIA

Public Hearing Meeting
Saturday, May 15, 1999 - - 9:30 a.m.

REPORTS AND RECOMMENDATIONS OF THE CITY MANAGER

15. Public Hearing and Consideration of the Fair Share Task Force Report (#18 3/23/99)

65
WHEREUPON, upon motion by Council Member Rich, seconded by Vice Mayor Euille and carried unanimously, City Council received the report, closed the public hearing, and adopted the recommendations of the Task Force on pages 3 through 5 of the report, and asked that Vice Mayor Euille and Council Member Rich, along with Members of the Task Force and other groups suggested by Vice Mayor Euille, meet to discuss the refinements particularly as they relate to the first recommendation regarding the concentrations of assisted and special needs housing and report any refinements and/or further recommendations back to Council, and amended the language in paragraph numbered 1 to read as follows: "The City should support the targeting of all subsidized rental housing (including special needs housing and Section 8 certificate and vouchers) to non-concentrated areas, in lieu of increasing the amount of subsidized rental housing in any of the six most concentrated Census tracts." The voting was as follows:

Rich "aye" Cleveland "aye"
Euille "aye" Pepper "aye"
Donley "aye" Speck "aye"
Walker "aye"

Peter Lawson said he was concerned that all units at Glebe Park were to be designated public housing units, and that the majority of units offered at Adkins would be public housing units as well. Mr. Lawson said he would prefer to see all redevelopment be mixed income with roughly 30% public housing and 70% market rate units. Mr. Lawson said that studies of mixed income development are indicate that this type of redevelopment is more stable and sustainable than concentrations of public housing units.

Terry Eakin said the reason for the proposed mix was to maximize financial leveraging, and market rate units at Glebe Park would not be as valuable as those proposed in other locations. Mr. Eakin said that market rate units produced in the area of Glebe Park could potentially add costs. Mr. Lawson said he understood the need to maximize profits. However, there are other goals to be considered, and the long-term quality of life of the redeveloped community is also an important consideration.

96
Meeting Minutes from ARHA board meeting in September 2006 re: Glebe Park redevelopment. Peter Lawson is a member of the ARHA board and son of former City Manager Vola Lawson.

Topics

- Poverty & Overcrowding
- Crime
- Reintroducing Segregation in Arlandria
 - Adult Educational Attainment
 - Concentration of Children
 - Ethnicity
- Transportation
- Housing Types and Stability
- Alexandria City Policy
- Conclusion

Conclusion

Issues such as extreme overcrowding, a preponderance of rental units, the highest poverty rate in Alexandria, an under-educated adult population, severe crime, a high unemployment rate, a lack of local jobs, and a large number of at-risk youth make Arlandria the worst possible census tract in Alexandria for additional rental public housing.

Arlandria needs a **deconcentration** of rental affordable housing to set the stage for revitalizing the area.

For Glebe Park, the ACA supports Peter Lawson's position of Sept. 2006: Glebe Park should have a 70/30 mix of market rate to public housing.

The ACA believes Arlandria needs:

- More market rate units and a higher level of mixed income.
- More units that are owned and not rented

Additionally, given the city's struggles with a lack of city workforce housing (only ~20% of the people who work for Alexandria live in Alexandria), the ACA strongly supports the use of those 70% market rate units in Glebe Park for the Office of Housing's MIHP Program, but preferably a program where the qualifying income is redefined upward than as it currently exists.