



WASHINGTON
AREA HOUSING
PARTNERSHIP

6
10-18-08
*A public-private partnership affiliated
with the Metropolitan Washington
Council of Governments to expand
affordable housing opportunities in the
Washington metropolitan region.*

January 30, 2008

Mayor William D. Euille
City of Alexandria
301 King St., Room 2300
Alexandria, VA 22314

RE: Hunting Terrace and Hunting Towers Proposal, Docket #8 A-D

Dear Mayor William D. Euille:

As Chair of the Washington Area Housing Partnership, a body responsible for promoting the creation of affordable housing throughout the region, I ask you to support the Hunting Terrace and Hunting Towers proposal submitted by The IDI Group Companies. The developer's proposal to rehabilitate and preserve all 530 existing units at Hunting Towers as affordable workforce housing is an excellent project and should be approved. We understand that all of these units will be affordable condominiums with as many as 100 units designated as affordable rentals. This project represents the largest contribution of affordable workforce housing to the City of Alexandria since the 1970s.

In an extraordinary commitment to the people who currently call Hunting Towers "home", IDI's plans include offering the current residents the opportunity to own or continue to rent at the newly renovated Towers. This project will also provide housing for a range of households across the income spectrum and will revitalize a neighborhood and create a gateway treatment to the City.

This workforce housing is only possible if the City allows IDI to gain additional height and density on part of the Hunting Terrace site, a site directly across from Hunting Towers. Both sites are located on a peninsula that is physically distinct from Old Town. The Porto Vecchio building, also located on the peninsula, is already eight stories tall, exceeding the limit of the Historic District. Comparing the height of the Terrace project to the Porto Vecchio building and considering the affordable housing benefits makes the IDI proposal a very good deal for the City. Moreover, the taller buildings in the back of the Terrace site are situated approximately 250 feet, about the distance of a city block, from the historically designated area on Washington Street.

I believe that the historic nature of the area is honored by IDI's proposed set back specifications and architectural designs for the Terrace buildings. Confining this site to one type of development means no redevelopment should take place near historic sites.

Maurice A. Barboza
1202 South Washington Street, 606c
Alexandria, Virginia 22314
703-299-0408

6
10-18-08

January 29, 2008

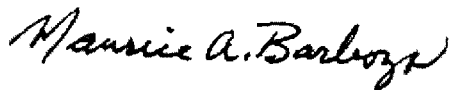
Mr. Giuseppe Cecchi
President and CEO
International Developers Inc.
1700 N. Moore Street, Suite 220
Arlington, Virginia 22209

Dear Mr. Cecchi,

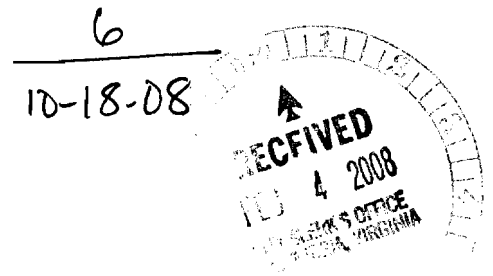
As a resident of Hunting Towers and an active member of the Hunting Creek Stakeholders Panel, who has done considerable independent due diligence with respect to the potential renovation costs for Hunting Towers and analyzed numerous scenarios for preserving the affordability of the property, I believe that the DSUP for Hunting Creek is worthy of approval and meets the requirements of Section 3.4.3 of the Hunting Creek Area Plan with respect to the provision of "extraordinary affordable housing."

I believe that current residents of the 530 units will have a realistic opportunity to either purchase or rent the apartment in which they reside if the Alexandria City Council approves the plan.

Sincerely,



Maurice A. Barboza
Resident / Stakeholder



January 30, 2001

The Honorable Mayor William D. Euille
Suite 2300
301 King St
Alexandria, VA 22314

Dear Mayor Euille:

My name is Thomas Bouve and I live at Hunting Towers. My father lived here also before he passed away 10 years ago.

I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site.

I think the most effective way to give you my reasons for supporting IDI's proposal is to give you my response to the planning staff's Impact & Benefit report submitted to the Council last week.

A key element of which had to do with "Washington Street Standards".

Just what just exactly are those "Washington Street Standards"?

Do they include the bleak in-your-face 6 floor medical building that looms on the east side 8 steps from the parking meters on South Washington Street?

Do they include the attractive gas stations?

Do they include the 2 story commercial row on the southside with the towering townhouses that peek over from behind?

Let's take a look at the fairly new building where Balducci's is in the 700 block of South Washington. That's within the 50 foot limit and is also 8 paces from the parking meters. When you are anywhere nearby, that building hogs a lot of the view.

So it seems to me that the "Washington Street Standards" have been and can be whatever the public deems them to be.

live. Places that are not where they have come to love (and no, we haven't minded having to wash the dishes – it's worth it), or paying more for a place nearby.

And what about the elderly (there are many at Hunting Towers)?

Shall we just not worry about them?

Let their family (if they have one) take care of them.?

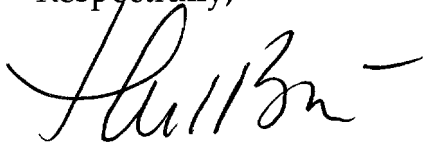
Perhaps just move them to a senior facility?

I read a letter to the editor of the Gazette, written by someone who is obviously against the plan. He talks of IDI evicting the tenants of the Hunting Terrace, without mentioning the fact that they were offered comparable apartments at Hunting Towers. He talks of the plan being a "Pig In A Poke" because few would be able to afford to pay the monthly payments, without mentioning that after tax deductions the monthly payments would indeed be comparable to current rental payments. Nor did he mention the plan to set aside 100 apartments as permanent rentals for the elderly. These sleight of hand comments are expected of politicians but are not helpful here.

"Pig In A Poke" is a well known aphorism. So is "Don't Throw The Baby Out With The Bathwater". Let's somehow take advantage of this extraordinary opportunity.

Sir, in the name of both common sense and compassion, I strongly urge you to approve IDI's proposal.

Respectfully,

A handwritten signature in black ink, appearing to read "Thouve" with a stylized flourish at the end.

Thomas Bouve

Apartment #16

1204 S Washington St

Alexandria, VA 22314

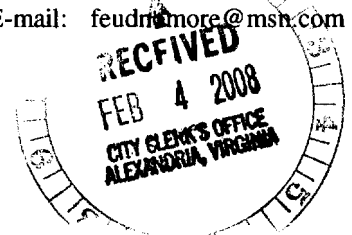
703-517-5991

McMURRAY DISPUTE RESOLUTION, INC.

600 Cameron Street
Alexandria, VA 22314

Christopher M. McMurray
President

Phone: (703) 340-1614
Fax: (703) 340-1644
E-mail: feudrmore@msn.com



January 31, 2008

Mayor and Members of the City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the City Council,

I am writing to express my strong support for the proposal to preserve all of the residential units at Hunting Towers as affordable workforce housing.

In recent years, Alexandria has seen a great deal of its supply of workforce housing give way to development or re-development and, as a result, it is very difficult for members of the moderate-income workforce – including our own city employees – to find acceptable housing within the city's limits. Now, a developer has stepped forward with a proposal to preserve over 500 units of workforce housing in return for the opportunity to build high-end condominiums across the road. This is a good proposal and should be accepted.

The Hunting Towers/Hunting Creek Plaza proposal offers a unique chance to retain more affordable workforce housing. As a resident of Alexandria with a business in Old Town, I understand the need to preserve and protect the character and historical charm of Old Town. However, the proposed project is on the other side of the beltway and currently has an 8-story neighbor (Porto Vecchio) and a 9-story neighbor (Hunting Towers) both of which are very close to Washington Street. The proposed high-end condominiums, while taller, would sit substantially further back from Washington Street. It would have absolutely no impact on the character of Old Town. But, the preservation of workforce housing would have a major, positive impact on Alexandria as a whole.

We must not let this opportunity slip by. The City has expressed an interest many times in preserving affordable housing. Refusing this proposal would be inconsistent with the City's own pronouncements, and the interests of its residents.

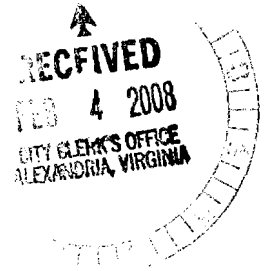
Sincerely,

A handwritten signature in black ink, appearing to read 'Chris McMurray'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Christopher M. McMurray
President
McMurray Dispute Resolution, Inc.

CC: PLANNING COMMISSION

6
10-18-08



Mayor & City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the City Council,

I am a resident of Hunting Towers and I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site. Keeping the Towers as affordable workforce housing is extremely important to me as this type of housing is becoming increasingly difficult to find in the City. In particular, this location along the river cannot be found anywhere else.

Saving affordable workforce housing should be the City's top priority. The preservation of the Towers is a unique opportunity to save 530 units. This is unheard of in a City that is losing this kind of housing at an alarming rate. If this opportunity is lost, there is no where else that this number of affordable homes can be accommodated. The City will have lost 530 affordable homes.

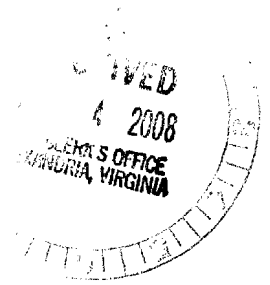
I urge you and the Council to move forward and approve IDI's proposal. My home and the homes of 529 other residents are at stake.

Respectfully,

A handwritten signature in cursive script, appearing to read 'R. Baepm', followed by a long horizontal line.

Copy: Planning Commission

6
10-18-08



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

Dear Mayor Euille:

I read in one of the local papers that IDI's proposal for developing the Hunting Terrace site has pitted preservationists against affordable housing advocates. I don't see it that way.

As a resident of Hunting Towers, I have been closely following IDI's proposal to preserve the Towers as affordable workforce housing by redeveloping the Terrace site. IDI's design of the Washington Street buildings on the Terrace site is in keeping with the historical character of the Washington Street. As I see it, the design of the new Hunting Creek Plaza project will actually enhance this part of the City and make a wonderful southern gateway to Alexandria. The Hunting Creek Area Plan allows for additional height in exchange for an extraordinary commitment to affordable housing. I challenge anyone to say the preservation of 530 units at the Towers is not extraordinary. It is!

This is an opportunity for the City to recapture the Washington Street charm with the redevelopment of the front two buildings on Washington Street while at the same time preserving 530 units at the Towers as affordable workforce housing. The trade-off is extra height on the back buildings that are not facing Washington Street. And, the Hunting Creek area is architecturally separated from Old Town Alexandria by the great divide—the Capital Beltway.

I believe the character of Old Town and the City will be unaffected by the redevelopment of the Terrace site and certainly the goals of preserving affordable housing will be more than met at the Towers site.

I urge you and the Council to approve IDI's proposal. The homes of 530 residents are at stake.

Very truly yours,

PAUL PICKSTONE
APT 8235,

Copies: Planning Commission Members



"Mary Riley"
<maryriley@comcast.net>
02/05/2008 10:18 AM

To "Jackie Henderson" <jackie.henderson@alexandriava.gov>
cc
bcc
Subject FW: Vote "yes" on Hunting Plaza & Towers

6
10-18-08

Hi Jackie,

Hope you are well and enjoying our warm February weather.

I sent the letter below to Chairman Wagner and each of the P&Z Commissioners last night. I wasn't sure if you needed a copy or if they automatically send it to you.

Thanks.

Mary

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

From: Mary Riley [mailto:maryriley@comcast.net]
Sent: Monday, February 04, 2008 8:01 PM
To: 'erwagner@comcast.net'
Subject: Vote "yes" on Hunting Plaza & Towers

Dear Chairman Wagner,

Please vote "yes" on Feb. 5 on Docket Items #8 A-D, Hunting Plaza & Towers. There is a dire need for the 530 units at Hunting Towers that would be rehabilitated and preserved as affordable/workforce housing. The 100 units that would serve as rentals for low-income households (particularly seniors) are especially important.

While I understand the arguments that are being made against the height and density bonus on the old Hunting Terrace site, the city cannot afford to lose this opportunity to preserve a significant number of affordable units. Far too many of our city workers – human services staff, mental health staff, hospital employees, teachers, etc... - have to commute long distances from their homes because of the lack of affordable housing in

Alexandria. And seniors and low-income households are leaving the city in droves.

The lack of affordable housing in the city is at crisis levels. Having lived in the city for 35+ years, I have seen the affordable housing stock decline dramatically. We are losing the diversity that makes this city a wonderful place to live.

Please vote "yes" on this proposal.

Thank you.

Mary Riley

202 E. Alexandria Avenue

Alexandria, VA 22301



<Ccthomпсо@aol.com>
02/05/2008 03:43 PM

To <Jackie.Henderson@alexandriava.gov>
cc
bcc

Subject Copy of email to P and Z

6
10-18-08

Jackie

FYI - the email below was sent to all the P and Z commissioners.

Catherine Thompson
3613 Oval Dr.

Subj: **Vote Yes for Docket #8**
Date: 2/4/2008
To: erwagner@comcast.net

Eric Wagner, Chair
Planning and Zoning Commission

Mr. Chairman

I urge you to vote "yes" on Docket # 8 on Hunting Plaza and Towers. Diversity is critical in our community and the 530 units of affordable housing will help sustain the dream of many members of our workforce to both live and work in Alexandria.

Thank you for your consideration on this important issue.

Catherine C. Thompson
3613 Oval Drive
Alexandria, VA 22305

Biggest Grammy Award surprises of all time on AOL Music.

(
<http://music.aol.com/grammys/pictures/never-won-a-grammy?NCID=aolcmp00300000002548>)



WASHINGTON
AREA HOUSING
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10-18-08
A public-private partnership affiliated
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January 30, 2008



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301 King St., Room 2300
Alexandria, VA 22314

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In an extraordinary commitment to the people who currently call Hunting Towers "home", IDI's plans include offering the current residents the opportunity to own or continue to rent at the newly renovated Towers. This project will also provide housing for a range of households across the income spectrum and will revitalize a neighborhood and create a gateway treatment to the City.

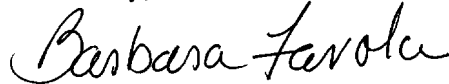
This workforce housing is only possible if the City allows IDI to gain additional height and density on part of the Hunting Terrace site, a site directly across from Hunting Towers. Both sites are located on a peninsula that is physically distinct from Old Town. The Porto Vecchio building, also located on the peninsula, is already eight stories tall, exceeding the limit of the Historic District. Comparing the height of the Terrace project to the Porto Vecchio building and considering the affordable housing benefits makes the IDI proposal a very good deal for the City. Moreover, the taller buildings in the back of the Terrace site are situated approximately 250 feet, about the distance of a city block, from the historically designated area on Washington Street.

I believe that the historic nature of the area is honored by IDI's proposed set back specifications and architectural designs for the Terrace buildings. Confining this site to one type of development means no redevelopment should take place near historic sites.

Yet, revitalizing older neighborhoods means injecting new life into the neighborhood, welcoming new people and creating amenities that were not there before.

Figuring out how say “yes” to a project that is not perfect but good enough can be a challenge, but it is a challenge that growing, desirable communities must learn to master.

Sincerely,

A handwritten signature in black ink that reads "Barbara Favola". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

Barbara Favola

Chair, Washington Area Housing Partnership

Cc: Alexandria City Council, All Members
Alexandria City Planning Commission

6
10-18-08



Mayor & City Council
301 King Street
Alexandria, VA 22314

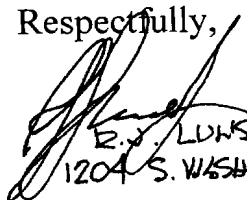
Dear Mayor Euille and Members of the City Council,

I am a resident of Hunting Towers and I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site. Keeping the Towers as affordable workforce housing is extremely important to me as this type of housing is becoming increasingly difficult to find in the City. In particular, this location along the river cannot be found anywhere else.

Saving affordable workforce housing should be the City's top priority. The preservation of the Towers is a unique opportunity to save 530 units. This is unheard of in a City that is losing this kind of housing at an alarming rate. If this opportunity is lost, there is no where else that this number of affordable homes can be accommodated. The City will have lost 530 affordable homes.

I urge you and the Council to move forward and approve IDI's proposal. My home and the homes of 529 other residents are at stake.

Respectfully,


R.J. LUNSFORD JR
1204 S. WASHINGTON ST

Copy: Planning Commission

1-23-08

6
10-18-08



Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and City Councilmembers,

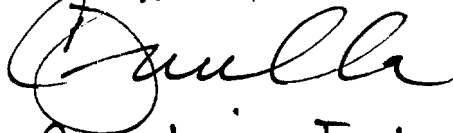
I am in favor of the developer's plan to build a new community on the Hunting Terrace property and preserve Hunting Towers for workforce housing. Alexandria is very much in need of additional places to live for folks with modest incomes.

After looking at the plans for the Terrace, I think the new buildings will be very handsome. The old-style design seems to me to be very attractive. I realize that part of the new Terrace buildings will be 14 stories tall. But it also looks like they are pretty far back from the street. Our neighborhood already has some buildings that are pretty tall. The Towers are 9 stories and next door Porto Vecchio is 8 stories tall. Besides, in order to get the Towers saved as workforce housing a small compromise is more than justified. Nobody else I know of has made an offer to keep the Hunting Towers for workforce housing.

As a tenant at Hunting Towers, I enjoy living in Alexandria and want to protect the historical nature of Old Town and, at the same time, figure out how to make housing affordable for people who work and want to live here. Hunting Creek is not Historic Old Town and there are tall buildings in other parts of Alexandria, so why not here.

I support the effort to create a beautiful new community at the Terrace and retain the 500+ units at the Towers as workforce homes. Please support this plan.

Sincerely,


Caroline Faiella

cc: Planning Commission Members

I will be @ this meeting on the 5th but late. Our bank has a ribbon cutting for our newest branch #25 in Fredericksburg. See you then

- Caroline

6
10-18-08

RECEIVED
FEB 6 2008
CITY OF ALEXANDRIA

DIANA CHATFIELD

1204 S. Washington St. #816W
Alexandria, VA 22314

Email: diana.chatfield@gmail.com

Phone: (703) 838-2134
Cell: (860) 485-2215

February 1, 2008

Mayor & City Council Members
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Council Members:

As a resident of Hunting Towers I am writing to support IDI's proposal to redevelop Hunting Terrace in order to preserve Hunting Towers as affordable workforce housing. The preservation of the Towers is critical if the City truly intends to make affordable housing one of its priorities.

I have seen the plans for Terrace site and believe the proposed architectural style of the two 5 story buildings facing Washington Street is attractive and complimentary to the historical character of Old Town Alexandria. The proposal to develop 2 high-rise luxury condominiums overlooking Hunting Creek and more than a block away from Washington Street seems to be a fair trade-off of density and height for affordable housing. In my opinion, a 14-story condominium located on the south edge of Alexandria and surrounded by existing high-rise buildings, will have no negative impact on the historical charm of Old Town.

Preserving 530 units of affordable workforce housing in the Towers is an extraordinary contribution to the community on the part of IDI. The Mayor and City Council have long voiced its support of efforts to have affordable housing in the City. This is an opportunity the City should not pass up.

As a resident of Hunting Towers and previously Hunting Terrace, I understand the need to preserve and protect the character and historical charm of Old Town. This is the main reason I chose to relocate to this area almost 5 years ago.

Mr. Mayor and Council Members please do not let this proposal fail! You have always voiced the need for affordable workforce housing. This is the greatest opportunity the City has seen in the past 30 years. Please take thoughtful consideration for the current residents of Hunting Towers, some of whom were residents of Hunting Terrace. We have had to deal with never knowing our future housing needs which in turn causes unnecessary stress. We deserve the opportunity to stay living in our current units. In addition, City employees also deserve the privilege to live and work in Alexandria.

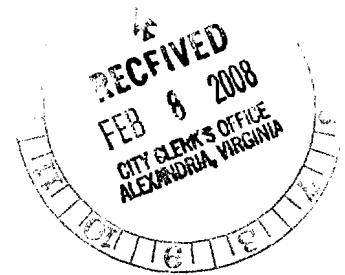
Sincerely,

Diana Chatfield

Diana L. Chatfield

cc: Planning Commission Members

6
10-18-08



Mayor & City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the City Council,

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Saving affordable workforce housing should be the City's top priority. The preservation of the Towers is a unique opportunity to save 530 units. This is unheard of in a City that is losing this kind of housing at an alarming rate. If this opportunity is lost, there is no where else that this number of affordable homes can be accommodated. The City will have lost 530 affordable homes.

I urge you and the Council to move forward and approve IDI's proposal. My home and the homes of 529 other residents are at stake.

Respectfully,

KARON MALINLO
1202 S. WASHINGTON ST #410C
ALEX., VA 22314

Copy: Planning Commission

IN MY CHARMING EFFICIENCY, I HAVE A
GIVEN VIEW & A VIEW OF S. WASHINGTON, BOTH
WHICH ARE VERY NOURISHING TO MY SOUL. THE
BUS SERVICE IS GREAT & I CAN WALK ALL MY

ERRANDS TO KEEP FIT WHICH IS VERY
NOURISHING TO MY BODY.

PLEASE KEEP ME BODY + SOUL @ THE
TOWERS. I AM A 15 YR RESIDENT + I
WOULD LOVE THE CHANCE TO OWN THIS
LITTLE BIT OF (WELL NOT EXACTLY BUT ALLOW ME
A LITTLE LITERARY LICENSE, WHY DON'T YOU?)
TOFF.

PLEASE WORK SOMETHING OUT WITH
THE KAY FIND GROUP.

THANK YOU.

KARON



"Michelle L'Heureux"
<michelle_lheureux@yahoo.com>
>

02/28/2008 12:58 PM

Please respond to
"Michelle L'Heureux"
<michelle_lheureux@yahoo.com>

To <jackie.henderson@alexandriava.gov>,
<jackie.henderson@alexandriava.gov>
cc

bcc

Subject COA Contact Us: letter in alexandria gazette

6
10-18-08

Time: [Thu Feb 28, 2008 12:58:53] IP Address: [140.90.196.85]

Issue Type: Jackie M. Henderson
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: letter in alexandria gazette
Dear City Council,

Please take this letter under consideration. Now

when everything is up in the air (Hunting Creek IDI proposal has been deferred) is the time to figure out how to save as many units as possible at Hunting Towers. This is a good letter from which to start thinking:

<http://www.connectionnewspapers.com/article.asp?article=94039&paper=59&cat=131>

The latest news/rumor from what I've been hearing:
(1)

IDI is negotiating with VDOT and "is close" to an agreement
(2) Planning

department has been approached by IDI about implementing a by-right design
(50 feet) for the Terrace

Comments:

This of course means we risk by-rights (and complete luxury) on both sites and the complete loss of

affordable-workforce housing at the Towers/Terrace complex. I think we can all agree this is simply an unacceptable outcome for anyone who is interested in having diversity in our community and for anyone who wants their kids to grow up, start their careers, and to have the opportunity to affordably rent in Old Town Alexandria.

Thanks for your time and
consideration,
Michelle L'Heureux

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THE CONNECTION

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Letter: Make Affordable Housing Happen

[Contact us](#)

February 27, 2008

To the Editor:

Kudos to the members of the City's Planning Commission for their judicious consideration of the IDI development plan for Hunting Creek, and their deferral of a vote pending improvements to that plan. I believe there are a number of possibilities to provide those improvements; the following is one scenario:

Scale back the re-development of the Hunting Terrace to something resembling what the National Park Service has stated it could live with. That would result in buildings of a scale comparable to the immediate neighbourhood of existing buildings at Hunting Towers and Porto Vecchio, and would distract only from the ugliest component of the southern gateway: the Federal Interstate Highway System. Build a third Tower of comparable height just to the east of the existing Hunting Towers, an idea originally conceived by fellow Towers resident Chuck Benagh, and has received favorable reviews from a diverse audience, including consideration by the Hunting Stakeholders Group in December 2006. The patch of land in question appears to be on a 100-year flood plain, is close to the Bridge, and is less visible from the Parkway than other areas than are the existing buildings. It could be designed in a way that most would have sweeping views down the Potomac, and should compare favorably, if not favorably, with the profit potential from the higher levels of the proposed 14-story Terrace buildings. Significantly improve the affordability component of the Hunting Towers redevelopment. Reduce many of the condo prices so that a far larger portion would be at truly affordable lower-workforce levels; cap the number of units that would end up in the so-called workforce range, which are at near-market prices, at a reasonable percentage of the total. Increase the number of rental units, and engage the expertise of non-profit housing organizations in the front-end of the process, to ensure that the rental block is organized and managed using the maximum available tax credits.

Instruct the City Housing staff to do a more thorough job in surveying existing residential needs, and detailing the unit prices and terms for purchasing and renting units as part of a package to be voted on by the Planning Commission and Council.

Escalate the pressure on the involved parties to conclude a sales contract for the Terrace. I believe this is a win - win - win proposal for the community:

It would result in a truly extraordinary gain of 530 units of truly affordable and workable housing for Alexandria, and not further disrupt and deport the existing community of residents whom have lived there as long as the buildings.

The worthy cause of preservation would be at least adequately served in a small area already compromised in ways resembling other anomalies along the Parkway such as the North End, the airport, Rosslyn and so on.

IDI would still make a ton of money and earn some real respect in the community for that imperative with other, nobler values.

Let's make it happen.

Jim Mercury

[Printable Version](#)

Great Falls Connection ▪

Herndon Connection ▪

Laurel Hill Connection ▪

Loudoun Connection ▪

McLean Connection ▪

Mount Vernon Gazette ▪

Potomac Almanac ▪

Reston Connection ▪

Springfield Connection ▪

**Vienna/Oakton
Connection** ▪

11-year Hunting Towers Resident
Member, Alexandria Coalition for Hunting Towers (ACT)



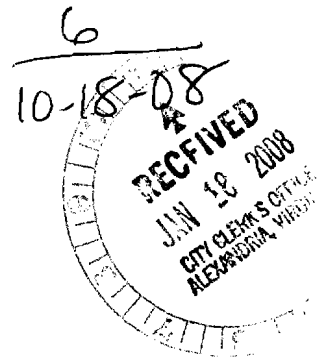
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**ALEXANDRIA HISTORICAL RESTORATION
AND PRESERVATION COMMISSION**



**LLOYD HOUSE
OFFICE OF HISTORIC ALEXANDRIA
220 NORTH WASHINGTON STREET
ALEXANDRIA, VA 22314-2521
(703) 838-4554**



January 17, 2008

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

Dear Mayor Euille and Members of City Council:

However one may feel about the closing of the year 2007 and the onset of 2008, this is a time that Alexandria is on the brink of pulling off an unprecedented and much celebrated event. The long and drawn-out process of saving the Gunston Hall Apartments from demolition is about to succeed. The Virginia Supreme Court denied a hearing of the apartment building owner's final appeal to overturn the demolition denial. In turn, the owner has executed the purchase contract he was offered originally, with the condition that closing take place within 60 days.

It has been nearly four years since the owner first made application for a demolition permit to the Board of Architectural Review. Many organizations and individuals became involved in the ensuing series of hearings and appeals. Saving Gunston Hall turned into a common cause for both preservationists and advocates of affordable housing. A substantial segment of Alexandria residents participated in the process, maintaining interest in it over the intervening long period.

Certainly now is an appropriate time to reflect on how this successful resolution came about. Much of it can be directly attributed to the many private individuals participating in the government procedures involved. There are far too many organizations and persons to acknowledge each in a letter of this kind; however, all should recognize the importance of the roles they played and take great satisfaction in their contributions. Within the workings of the City Government, the professionalism, diligence, and persistence of the City Manager's Office, the City Attorney, the Office of Historic Alexandria, the Director and staff of Planning and Zoning, as well as the Alexandria Housing Development Corporation were instrumental to this very satisfactory conclusion.

However, of paramount importance to this success story has been the vision and support of the Mayor and the members of the City Council. Not only did you understand the significance of the Gunston Hall Apartments to the architectural and cultural ensemble of the Old and Historic District, but you grasped immediately how the effort could, at the same



time, contribute to the City's commitment to promoting affordable housing. Your leadership and continuing support set the tone in the many efforts that converged to bring it all about. It is not difficult to imagine that this project will receive wide recognition as an exemplary case of a city performing government functions so closely identified with its basic character and concern for its citizens.

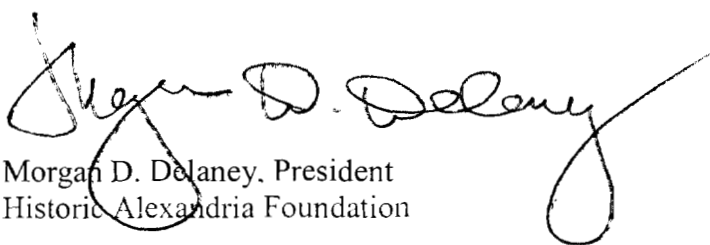
Sincerely,



Charles L. Trozzo, Chair
Alexandria Historical Restoration & Preservation Commission



Ellen Stanton, Chair
Historic Alexandria Resources Commission

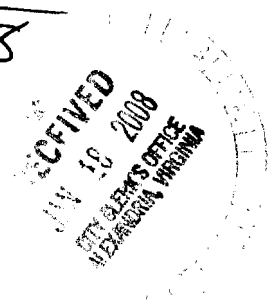


Morgan D. Delaney, President
Historic Alexandria Foundation

cc: James K. Hartmann, City Manager
Faroll Hamer, Director, Planning & Zoning
Ignacio B. Pessoa, City Attorney
J. Lance Mallamo, Director, OHA
Peter H. Smith, Principal Staff, BAR
Daniel R. Abramson, President, AHDC

CLT / mbs

6
10-18-08



Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and City Councilmembers,

I am in favor of the developer's plan to build a new community on the Hunting Terrace property and preserve Hunting Towers for workforce housing. Alexandria is very much in need of additional places to live for folks with modest incomes.

After looking at the plans for the Terrace, I think the new buildings will be very handsome. The old-style design seems to me to be very attractive. I realize that part of the new Terrace buildings will be 14 stories tall. But it also looks like they are pretty far back from the street. Our neighborhood already has some buildings that are pretty tall. The Towers are 9 stories and next door Porto Vecchio is 8 stories tall. Besides, in order to get the Towers saved as workforce housing a small compromise is more than justified. Nobody else I know of has made an offer to keep the Hunting Towers for workforce housing.

As a tenant at Hunting Towers, I enjoy living in Alexandria and want to protect the historical nature of Old Town and, at the same time, figure out how to make housing affordable for people who work and want to live here. Hunting Creek is not Historic Old Town and there are tall buildings in other parts of Alexandria, so why not here.

I support the effort to create a beautiful new community at the Terrace **and** retain the 500+ units at the Towers as workforce homes. Please support this plan.

Sincerely,

Shelly Matreer and William Johnson
Shelly Matreer and William Johnson

cc: Planning Commission Members

15 January 2008 ⁶
10-18-08



Mayor & City Council Members
301 King Street
Alexandria, VA 22314

Dear Mayor Euille:

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I have seen the plans for the Terrace site and believe the proposed architectural style of the two 5 story buildings facing Washington Street is attractive and truly complimentary to the historical character of Old Town Alexandria. Furthermore, the proposal to develop 2 high-rise luxury condominiums overlooking Hunting Creek and away from Washington Street seems to me to be a fair trade-off of density and height for affordable housing. Preserving 530 units of affordable workforce housing in the Towers is both imaginative and an extraordinary contribution on the part of IDI. And at no expense of public money! The City Council has long voiced its support of efforts to have affordable housing in the City—now is an opportunity that must not be missed!

As a resident of Hunting Towers I understand the need to preserve and protect the character and historical charm of Old Town. However, IDI's proposed project is south of the beltway and currently has an 8-story neighbor (Porto Vecchio) and a 9-story neighbor (Hunting Towers) both of which literally sit on Washington Street. In my opinion, a 14-story condominium situated more than a block away from Washington Street, located on the south edge of the Alexandria and surrounded by existing high-rise buildings, will have no negative impact on the character and historical charm of Old Town.

Mr. Mayor, do not let this proposal fail! Please do not on the one hand trumpet the need for affordable workforce housing and on the other hand turn down the greatest opportunity to save such housing that the City has seen in the past 30 years. Please do not let this Council leave a legacy of turning its back on the current residents of 530 affordable housing units which will be lost if IDI's proposal fails.

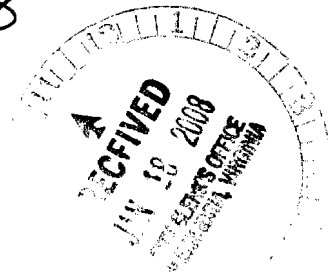
Sincerely,

Noelle R. Stuenkel

cc: Planning Commission Members

P.S. I'm a flight attendant based in DC. I moved here approx 2 yrs. ago. My annual income is barely \$21,000. At my age, renting with 5-10 others in a 2 bedroom apt is not an option. I need affordable housing in VA. Thank you!

6
10-18-08



Mayor & City Council Members
301 King Street
Alexandria, VA 22314

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Sincerely,

Jim Garra

218 W

1204 So Washington

Alex. Va 22314

cc: Planning Commission Members

6
10-18-08



Mayor & City Council Members
301 King Street
Alexandria, VA 22314

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Sincerely,

Joseph H. Kyle
Apt 215 W

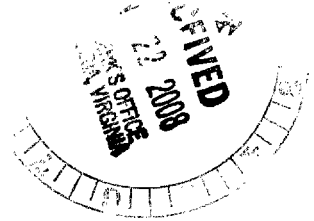
cc: Planning Commission Members

1204 S. Washington St., Apt. 712
Alexandria, VA 22314
202-494-0005
justvantastic@yahoo.com

6
10-18-08
Justine E. Van Wie

January 16, 2008

Mayor Euille & City Council Members
301 King Street
Alexandria, VA 22314



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Respectfully,


Justine E. Van Wie

cc: Planning Commission Members

6
10-18-08

Mayor & City Council Members
301 King Street
Alexandria, VA 22314

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Sincerely,

Alma 11/2/98

Carolyn Cornia

*Mr Mayor, housing is becoming hard to
afford in Alexandria Let this be our*

cc: Planning Commission Members

American Dream

6
10-18-08

Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314



Dear Mayor Euille and City Councilmembers,

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I support the effort to create a beautiful new community at the Terrace **and** retain the 500+ units at the Towers as workforce homes. Please support this plan.

Sincerely, *Glennia*
01/14/08 . CARYN CORREIA

Let this be our American Dream.

Save the Towers.

More workforce homes

cc: Planning Commission Members

6
10-18-08



Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314

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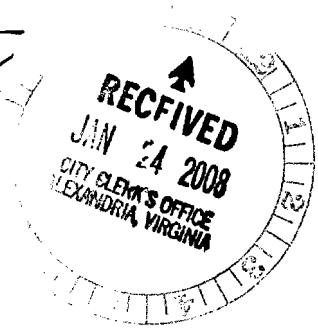
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Sincerely,

Walter Bahniuk
Theresa Bahniuk

cc: Planning Commission Members

6
10-18-08



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City Council of Alexandria
301 King Street
Alexandria, VA 22314

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Sincerely,

Julie D. Edgerton
1204 S. Washington 722

cc: Planning Commission Members

6
10-18-08

Mayor & City Council Members
301 King Street
Alexandria, VA 22314

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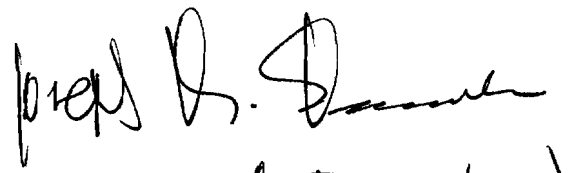
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Sincerely,


(Joseph B. Fernandez)

cc: Planning Commission Members

6
10-18-08



Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and City Councilmembers,

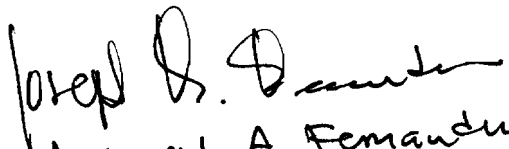
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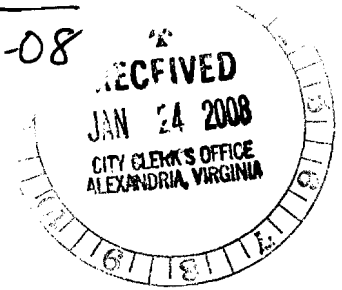
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Sincerely,


(Joseph A. Fernandez)

cc: Planning Commission Members

6
10-18-08
JAN 22 2008



Mayor & City Council Members
301 King Street
Alexandria, VA 22314

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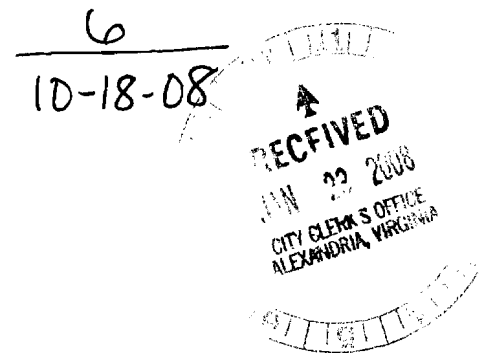
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Sincerely,

A. L. H.
#207c

cc: Planning Commission Members

Mayor & City Council Members
301 King Street
Alexandria, VA 22314



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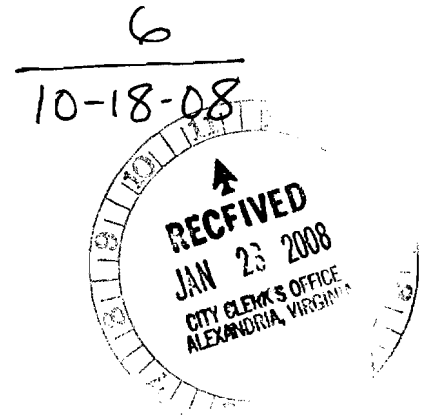
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Sincerely,

A handwritten signature in black ink, appearing to read 'Stuart H.', followed by a long horizontal line.

cc: Planning Commission Members



Mayor & City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the City Council,

I am a resident of Hunting Towers and I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site. Keeping the Towers as affordable workforce housing is extremely important to me as this type of housing is becoming increasingly difficult to find in the City. In particular, this location along the river cannot be found anywhere else.

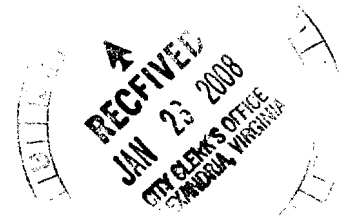
Saving affordable workforce housing should be the City's top priority. The preservation of the Towers is a unique opportunity to save 530 units. This is unheard of in a City that is losing this kind of housing at an alarming rate. If this opportunity is lost, there is no where else that this number of affordable homes can be accommodated. The City will have lost 530 affordable homes.

I urge you and the Council to move forward and approve IDI's proposal. My home and the homes of 529 other residents are at stake.

Respectfully,

Copy: Planning Commission

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



Dear Mayor Euille:

I read in one of the local papers that IDI's proposal for developing the Hunting Terrace site has pitted preservationists against affordable housing advocates. I don't see it that way.

As a resident of Hunting Towers, I have been closely following IDI's proposal to preserve the Towers as affordable workforce housing by redeveloping the Terrace site. IDI's design of the Washington Street buildings on the Terrace site is in keeping with the historical character of the Washington Street. As I see it, the design of the new Hunting Creek Plaza project will actually enhance this part of the City and make a wonderful southern gateway to Alexandria. The Hunting Creek Area Plan allows for additional height in exchange for an extraordinary commitment to affordable housing. I challenge anyone to say the preservation of 530 units at the Towers is not extraordinary. It is!

This is an opportunity for the City to recapture the Washington Street charm with the redevelopment of the front two buildings on Washington Street while at the same time preserving 530 units at the Towers as affordable workforce housing. The trade-off is extra height on the back buildings that are not facing Washington Street. And, the Hunting Creek area is architecturally separated from Old Town Alexandria by the great divide—the Capital Beltway.

I believe the character of Old Town and the City will be unaffected by the redevelopment of the Terrace site and certainly the goals of preserving affordable housing will be more than met at the Towers site.

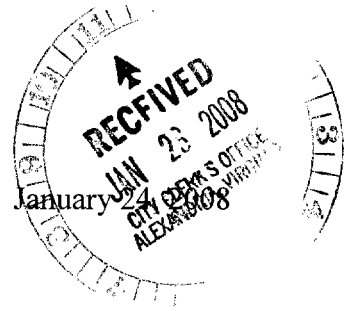
I urge you and the Council to approve IDI's proposal. The homes of 530 residents are at stake.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'Randall A. Leach'.

Copies: Planning Commission Members

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



Dear Mayor Euille,

As a resident of Hunting Towers, I am writing in support of IDI Group's plan to redevelop Hunting Terrace in order to preserve Hunting Towers as affordable workforce housing. If the City really believes that affordable housing is a priority, the preservation of the Towers is necessary.

I understand the need for protecting the character and charm of Old Town. I have viewed the plans for the Terrace site and I feel that the proposed buildings will not be intrusive, will not "ruin" the entry to Old Town, and are in keeping with the architecture of the area. The increased height seems to me to be a fair trade-off for the amount of affordable housing that would be provided by the Towers. "Extraordinary" indeed!

Please do not allow this proposal to fail. Please do not turn your back on me and the residents of the 529 other apartments in Hunting Towers. I love living where I live. I am a graduate-degree educated employee of a non-profit organization, and if Hunting Towers is not preserved as affordable workforce housing, I will not be able to live in this area. I will be forced to move out of the City, and likely, out of this state. Please do not allow this to happen. Please support IDI's proposal. Thank you.

Sincerely,

Mieke L. Fay
1202 S. Washington St.
222C
Alexandria, VA 22314

cc: Planning Commission Members



Mayor & City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the City Council,

I am a resident of Hunting Towers and I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site. Keeping the Towers as affordable workforce housing is extremely important to me as this type of housing is becoming increasingly difficult to find in the City. In particular, this location along the river cannot be found anywhere else.

Saving affordable workforce housing should be the City's top priority. The preservation of the Towers is a unique opportunity to save 530 units. This is unheard of in a City that is losing this kind of housing at an alarming rate. If this opportunity is lost, there is no where else that this number of affordable homes can be accommodated. The City will have lost 530 affordable homes.

I urge you and the Council to move forward and approve IDI's proposal. My home and the homes of 529 other residents are at stake.

Respectfully,

Andrea L. Stachon

Copy: Planning Commission



<mail@davidherbst.net>

11/03/2007 10:03 PM

Please respond to
<mail@davidherbst.net>

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

cc

bcc

Subject COA Contact Us: Hunting Point Development Plan

6
10-18-08

Time: [Sat Nov 03, 2007 22:03:15] IP Address: [68.33.226.237]

Issue Type: Mayor, Vice Mayor, and Council Members

First Name: David

Last Name: Herbst

Street Address: 1202 S. Washington St.
Apt. 523

City: Alexandria

State: VA

Zip: 22314

Phone: 703-291-1380

Email Address: mail@davidherbst.net

Subject: Hunting Point Development Plan

I am a resident of Hunting Point apartments and I am writing to express my

concern

over the Hunting Point development plan. Specifically, how the

public is being

informed regarding the broader issues. There have been

several recent meetings that

have centered around the IDI Group proposal

and its architectural ramifications. While

I understand that

architectural impacts are addressed separately from practical
concerns,

there doesn't seem to be an equivalent forum to express them. I'm not sure

that there's an adequate understanding of what will happen if the IDI

Group is not

allowed to build on their proposal. Unless a complete

unbiased explanation of the

current situation, and its possible outcomes,

is made available to all Alexandria

residents I believe that a

significant portion of those affected by the Hunting Point development

plan will feel disenfranchised no matter the outcome. I urge the City

council to promote increased transparency from both the city government

Comments:

and the IDI group. I firmly believe that nobody is entitled to a "free

ride" in life, but people cannot make informed decisions about their

lives unless they have accurate and complete information.

I propose

the City construct a "Frequently Asked Questions" web page that would

answer the following:

1. How will VDOT decide who to sell the

property, and for how much (is VDOT supposed to be making a profit on

this)?

2. Must the property be sold in its entirety or can it be

subdivided?

3. What can the city do to promote affordable housing

(address what the city is legally permitted to do and what it cannot

do).

4. What happens if the IDI group does not purchase the property

(answer what could happen to the property)?

If you have any questions

or concerns regarding this email please feel free to contact me.

20 January 2008

6
10-18-08



Mayor and Members of the City Council
301 King St
Alexandria, VA 22314

Dear Mayor Euille:

As a resident of Hunting Towers in Alexandria since 2001, I am writing to express my support of IDI's well conceived proposal to redevelop Hunting Terrace in order to preserve Hunting Towers as affordable workforce housing. The creative and detailed plan will preserve 530 units of affordable housing in the Towers and create a unique and rare opportunity for the City Council to preserve affordable workforce housing. The City Council has championed the creation of affordable housing as a priority for a number of years. Support for the preservation of the Towers from the City would signify to the residents of Alexandria that the City is indeed serious about the preservation of workforce housing.

I understand the need to preserve and protect the character and historical charm of Old Town. However, IDI's proposed project is south of the Capital Beltway and currently has an eight-story neighbor (Porto Vecchio) and a nine-story neighbor (Hunting Towers) both of which are literally on Washington Street. A 14 story condominium built 260 feet away from Washington Street, located on the south edge of the city, and surrounded by existing high-rise buildings will have no negative impact on the character and historical charm of Old Town.

Furthermore, the proposed architectural style of the two five-story buildings facing Washington Street is attractive and truly complimentary to the historical character of Old Town Alexandria. Moreover, the proposal to develop two high-rise luxury condominiums overlooking Hunting Creek and set back from Washington Street is a fair trade-off of density and height for affordable housing.

Mayor Euille, on behalf of myself and other concerned Towers and City residents, please support this proposal. Without you and the City Council's support, IDI's plan will fail and the current residents of the Towers will likely be displaced and forced to leave Old Town.

Sincerely,

Anthony D'Arrigo
1202 South Washington Street
Apt 220 C
Alexandria, VA 22314

CC: Planning Commission Members

6
10-18-08

Mayor & City Council Members
301 King Street
Alexandria, VA 22314



Dear Mayor Euille:

As a resident of Hunting Towers I am writing to support IDI's proposal to redevelop Hunting Terrace in order to preserve Hunting Towers as affordable workforce housing. The preservation of the Towers is critical if the City truly intends to make affordable housing one of its priorities.

I have seen the plans for the Terrace site and believe the proposed architectural style of the two 5 story buildings facing Washington Street is attractive and truly complimentary to the historical character of Old Town Alexandria. Furthermore, the proposal to develop 2 high-rise luxury condominiums overlooking Hunting Creek and away from Washington Street seems to me to be a fair trade-off of density and height for affordable housing. Preserving 530 units of affordable workforce housing in the Towers is both imaginative and an extraordinary contribution on the part of IDI. And at no expense of public money! The City Council has long voiced its support of efforts to have affordable housing in the City—now is an opportunity that must not be missed!

As a resident of Hunting Towers I understand the need to preserve and protect the character and historical charm of Old Town. However, IDI's proposed project is south of the beltway and currently has an 8-story neighbor (Porto Vecchio) and a 9-story neighbor (Hunting Towers) both of which literally sit on Washington Street. In my opinion, a 14-story condominium situated more than a block away from Washington Street, located on the south edge of the Alexandria and surrounded by existing high-rise buildings, will have no negative impact on the character and historical charm of Old Town.

Mr. Mayor, do not let this proposal fail! Please do not on the one hand trumpet the need for affordable workforce housing and on the other hand turn down the greatest opportunity to save such housing that the City has seen in the past 30 years. Please do not let this Council leave a legacy of turning its back on the current residents of 530 affordable housing units which will be lost if IDI's proposal fails.

Sincerely,


Marie C. Madden

cc: Planning Commission Members

The Hunting Creek area is not totally a part of the Old Town area and the preservation effort therefore does not need to be as stringent as inside the beltway. Affordable housing is ABSOLUTELY NECESSARY to a healthy community and the mayor & council should be sympathetic to Hunting Towers



"MAURICE BARBOZA"
<mbarboza@malldc.org>

02/01/2008 11:54 AM

To <jackie.henderson@alexandriava.gov>

cc

bcc

Subject FW: HUNTING CREEK DSUP... IMMEDIATE ATTENTION,
PLEASE

6
10-18-08

Chairman Eric Wagner & Planning Commissioners

Dear Mr. Wagner,

I recently sent my endorsement of the Hunting Creek DSUP to Mr. Giuseppe Cecchi and would like to share that attached letter with you, and the entire Commission and city council, along with some additional observations.

I have independently invested hundreds of hours into assessing numerous alternative affordable housing plans, renovation costs, purchasing alternatives for Hunting Towers, construction projections at Hunting Terrace and arguments concerning height and density, mostly out of a sense of duty to the city of Alexandria and the preservationists who have made it special, and not as a resident of Hunting Towers. I am unsure, myself, whether I will remain in residence here beyond 2008.

My support of this plan was a long-time in evolution that included multiple communications with VDOT, DOT, FHWA, Governor Kaine, Mayor Euille, the city's Housing Office and residents. I was pleased to have worked closely with Councilman Krupicka on the affordable housing resolution that was approved by the Council in May of 2007.

Over more than three decades, the city has lost thousands of irreplaceable units of affordable housing in derogation of the intent of the post-World War II city fathers. They believed so strongly in offering housing to returning veterans and government employees that the city approved a 300 percent increase in the height of buildings constructed at Hunting Towers over those existing at Hunting Terrace. Federal taxpayer money was invested to construct the three nine-story towers and 795 housing units.

Obviously, the decision was made knowing full well of the existence of the George Washington Parkway agreement with the National Park Service that height was neither an intrusion on Alexandria's townhouse community, nor the beauty of the Parkway.

In this decade, when the city decided to cap the height of any new structures at Hunting Creek, it wisely conceded that the only way that height over five stories would be acceptable is if it would continue to fulfill the intent of the city fathers of the post war era -- to act as a mechanism to preserve and expand affordable housing.

When the Wilson Bridge was completed in 1961, Hunting Creek was further distinguished from Old Town proper. This is a heavily landscaped area, now predominated since 1983 by structures that are of a height that history says are preferable, given the nature of the environment -- the structures' non-intrusiveness on Old Town -- and the need for Alexandria to welcome and accommodate the workforce that keeps it functional.

It is my opinion that the affordable housing proffer contained in the DSUP not only meets the

requirements of Section 3.4.3, but that it is consistent with the history of Hunting Creek and the intent of the city's fathers of five decades ago. I believe that if you disapprove this DSUP, you will be disapproving the city's history and tradition of finding creative solutions that move the city into the future while respecting its past political wisdom and architecture.

I urge the Commission to vote to approve the DSUP.

Sincerely,

Maurice A. Barboza
1202 South Washington Street, Suite 606c
Alexandria, VA 22314
703-299-0408

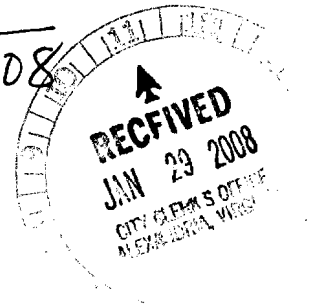
cc: Hon. William E. Euille
Hon. Rob Krupicka
Mr. Stewart Dunn



GJ CECCHI RE DSUP MAURICE BARBOZA 1 29 08.pdf

6
10-18-08

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



Dear Mayor Euille:

I read in one of the local papers that IDI's proposal for developing the Hunting Terrace site has pitted preservationists against affordable housing advocates. I don't see it that way.

As a resident of Hunting Towers, I have been closely following IDI's proposal to preserve the Towers as affordable workforce housing by redeveloping the Terrace site. IDI's design of the Washington Street buildings on the Terrace site is in keeping with the historical character of the Washington Street. As I see it, the design of the new Hunting Creek Plaza project will actually enhance this part of the City and make a wonderful southern gateway to Alexandria. The Hunting Creek Area Plan allows for additional height in exchange for an extraordinary commitment to affordable housing. I challenge anyone to say the preservation of 530 units at the Towers is not extraordinary. It is!

This is an opportunity for the City to recapture the Washington Street charm with the redevelopment of the front two buildings on Washington Street while at the same time preserving 530 units at the Towers as affordable workforce housing. The trade-off is extra height on the back buildings that are not facing Washington Street. And, the Hunting Creek area is architecturally separated from Old Town Alexandria by the great divide—the Capital Beltway.

I believe the character of Old Town and the City will be unaffected by the redevelopment of the Terrace site and certainly the goals of preserving affordable housing will be more than met at the Towers site.

I urge you and the Council to approve IDI's proposal. The homes of 530 residents are at stake.

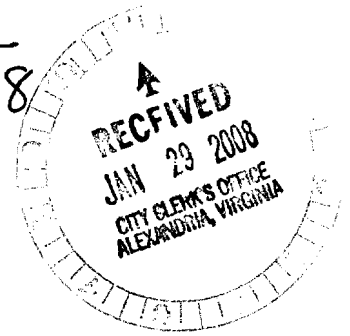
Very truly yours,

Jerry Burton

Copies: Planning Commission Members

6
10-18-08

Mayor & City Council Members
301 King Street
Alexandria, VA 22314



Dear Mayor Euille:

As a resident of Hunting Towers I am writing to support IDI's proposal to redevelop Hunting Terrace in order to preserve Hunting Towers as affordable workforce housing. The preservation of the Towers is critical if the City truly intends to make affordable housing one of its priorities.

I have seen the plans for the Terrace site and believe the proposed architectural style of the two 5 story buildings facing Washington Street is attractive and truly complimentary to the historical character of Old Town Alexandria. Furthermore, the proposal to develop 2 high-rise luxury condominiums overlooking Hunting Creek and away from Washington Street seems to me to be a fair trade-off of density and height for affordable housing. Preserving 530 units of affordable workforce housing in the Towers is both imaginative and an extraordinary contribution on the part of IDI. And at no expense of public money! The City Council has long voiced its support of efforts to have affordable housing in the City—now is an opportunity that must not be missed!

As a resident of Hunting Towers I understand the need to preserve and protect the character and historical charm of Old Town. However, IDI's proposed project is south of the beltway and currently has an 8-story neighbor (Porto Vecchio) and a 9-story neighbor (Hunting Towers) both of which literally sit on Washington Street. In my opinion, a 14-story condominium situated more than a block away from Washington Street, located on the south edge of the Alexandria and surrounded by existing high-rise buildings, will have no negative impact on the character and historical charm of Old Town.

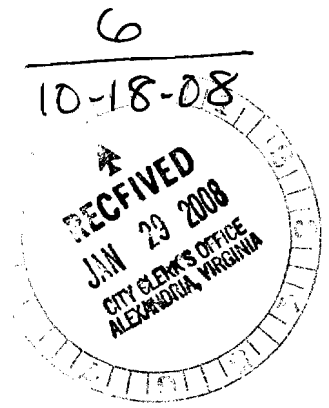
Mr. Mayor, do not let this proposal fail! Please do not on the one hand trumpet the need for affordable workforce housing and on the other hand turn down the greatest opportunity to save such housing that the City has seen in the past 30 years. Please do not let this Council leave a legacy of turning its back on the current residents of 530 affordable housing units which will be lost if IDI's proposal fails.

Sincerely,

Jerry Bunters

cc: Planning Commission Members

Mayor & City Council Members
301 King Street
Alexandria, VA 22314



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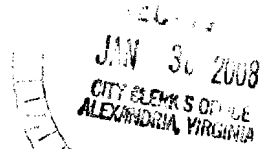
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Sincerely,

cc: Planning Commission Members

6
10-18-08



Thurs Jan. 24 2008

Mayor & City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the City Council,

I am a resident of Hunting Towers and I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site. Keeping the Towers as affordable workforce housing is extremely important to me as this type of housing is becoming increasingly difficult to find in the City. In particular, this location along the river cannot be found anywhere else.

Saving affordable workforce housing should be the City's top priority. The preservation of the Towers is a unique opportunity to save 530 units. This is unheard of in a City that is losing this kind of housing at an alarming rate. If this opportunity is lost, there is no where else that this number of affordable homes can be accommodated. The City will have lost 530 affordable homes.

I urge you and the Council to move forward and approve IDI's proposal.
My home and the homes of 529 other residents are at stake.

Respectfully,

Diana Kiedner

1204 South Washington St.

Apt. 312 W

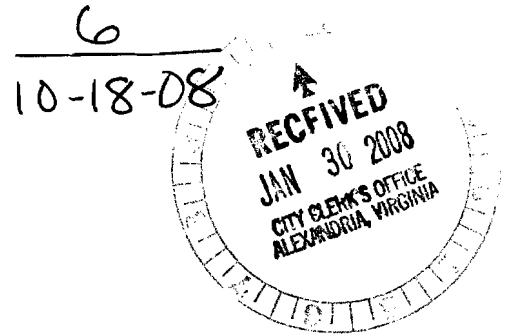
Alexandria VA 22314

Copy: Planning Commission

(703) 566-2998

Please help us keep our homes.

Mr. Hector F. Deleon
1204 S Washington St Apt 307
Alexandria, VA 22314



Mayor & City Council Members
301 King Street
Alexandria, VA 22314

Dear Mayor Euille:

As a resident of Hunting Towers I am writing to support IDI's proposal to redevelop Hunting Terrace in order to preserve Hunting Towers as affordable workforce housing. The preservation of the Towers is critical if the City truly intends to make affordable housing one of its priorities.

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As a resident of Hunting Towers I understand the need to preserve and protect the character and historical charm of Old Town. However, IDI's proposed project is south of the beltway and currently has an 8-story neighbor (Porto Vecchio) and a 9-story neighbor (Hunting Towers) both of which literally sit on Washington Street. In my opinion, a 14-story condominium situated more than a block away from Washington Street, located on the south edge of the Alexandria and surrounded by existing high-rise buildings, will have no negative impact on the character and historical charm of Old Town.

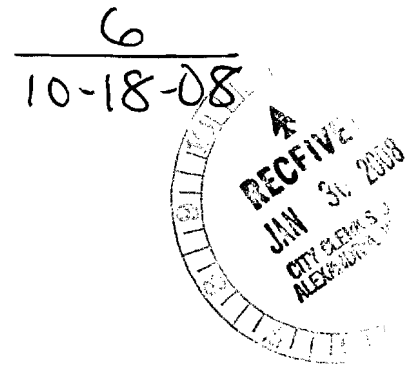
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Sincerely,

A handwritten signature in cursive script, appearing to read 'Hector F. Deleon'.

cc: Planning Commission Members

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



Dear Mayor Euille:

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I believe the character of Old Town and the City will be unaffected by the redevelopment of the Terrace site and certainly the goals of preserving affordable housing will be more than met at the Towers site.

I urge you and the Council to approve IDI's proposal. The homes of 530 residents are at stake.

Very truly yours,

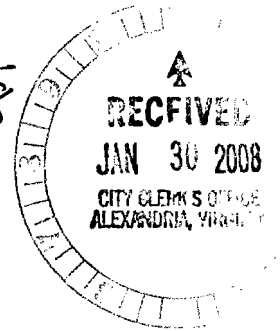
A handwritten signature in black ink, appearing to read "Justin Smith".

Justin Smith

Copies: Planning Commission Members

Alexandria, VA Mayor and City Council
301 King Street
Alexandria, VA 22314

1/28/2008
6
10-18-08



Dear Mayor Euille and Members of the City Council,

I am writing you as a resident of Alexandria and a tenant in the Hunting Towers apartments. I am a government worker who has lived in the 1204 S. Washington building for the past 5 years and I appreciate the opportunity to live in the Old Town community.

I hope you will consider strongly the current proposal to save the 530 units as affordable homes. I do not believe that this needs to be at the expense of the natural environment and would not propose it if I believed that it would be harmful. I do know that keeping some housing which is available to the public (especially city workers) should be strongly supported by local leaders.

Thanks.

Ted Vawter / TED VAWTER
1204 S. Washington ST
APT # 520 W
Alex, VA 22314

January 28, 2008

Mayor William D. Euille
and Members of the Alexandria City Council
301 King Street
Alexandria, VA 22314

6
10-18-08



Dear Mayor Euille and Members of the City Council:

I have been a resident of Hunting Towers for about 14 years, living first in the old East building (1200, demolished for bridge expansion), later in the West building (1204) and now in the so-called Center building (1202).

I solidly support the IDI plan to develop Hunting Terrace as a means of preserving the Towers as affordable workforce housing. I am retired and living on a very modest pension. Maintaining the Towers as affordable housing is my only hope for continuing to reside in Old Town Alexandria, where I can easily get to my doctor, my church, my friends. I cannot afford housing elsewhere in the city. Additionally, as a long-term resident here, I do not believe that a 14-story condo set back from Washington Street (as proposed by IDI) will have a negative impact on the neighborhood's historic look and feel. In fact, it will add a touch of class to the area!

As my elected representatives, please approve the IDI plan to save my home and those of more than 500 other Alexandria residents.

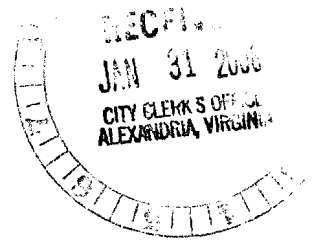
Sincerely,

Diane L. Maple

Diane L. Maple
1202 South Washington Street, #825C
Alexandria, VA 22314
571.312.2108
dmaple614@yahoo.com

Thanks for your help.

CC: Planning Commission



Mayor & City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the City Council,

I am a resident of Hunting Towers and I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site. Keeping the Towers as affordable workforce housing is extremely important to me as this type of housing is becoming increasingly difficult to find in the City. In particular, this location along the river cannot be found anywhere else.

Saving affordable workforce housing should be the City's top priority. The preservation of the Towers is a unique opportunity to save 530 units. This is unheard of in a City that is losing this kind of housing at an alarming rate. If this opportunity is lost, there is no where else that this number of affordable homes can be accommodated. The City will have lost 530 affordable homes.

I urge you and the Council to move forward and approve IDI's proposal. My home and the homes of 529 other residents are at stake.

Respectfully,

Vickie L. Allen

(826-w)

Copy: Planning Commission



Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and City Councilmembers,

I am in favor of the developer's plan to build a new community on the Hunting Terrace property and preserve Hunting Towers for workforce housing. Alexandria is very much in need of additional places to live for folks with modest incomes.

After looking at the plans for the Terrace, I think the new buildings will be very handsome. The old-style design seems to me to be very attractive. I realize that part of the new Terrace buildings will be 14 stories tall. But it also looks like they are pretty far back from the street. Our neighborhood already has some buildings that are pretty tall. The Towers are 9 stories and next door Porto Vecchio is 8 stories tall. Besides, in order to get the Towers saved as workforce housing a small compromise is more than justified. Nobody else I know of has made an offer to keep the Hunting Towers for workforce housing.

As a tenant at Hunting Towers, I enjoy living in Alexandria and want to protect the historical nature of Old Town and, at the same time, figure out how to make housing affordable for people who work and want to live here. Hunting Creek is not Historic Old Town and there are tall buildings in other parts of Alexandria, so why not here.

I support the effort to create a beautiful new community at the Terrace and retain the 500+ units at the Towers as workforce homes. Please support this plan.

Sincerely,

cc: Planning Commission Members

C. Warren Mattox Jr.

5021 Seminary Rd.
Alexandria, VA 22311

RECEIVED
JAN 31 2008
CITY CLERK'S OFFICE
ALEXANDRIA, VIRGINIA

January 11, 2007

Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and Members of the City Council,

I have been a resident of Alexandria for 40 years and own my business, which has been headquartered here for 47 years. I understand that the Planning Commission and City Council will soon consider the merits of the proposal to preserve Hunting Towers as affordable workforce housing by allowing IDI to redevelop the old Hunting Terrace site as an upscale condominium community.

I support this plan for two distinct reasons. Alexandria desperately needs more moderately priced housing options for our workforce and we can use a new, first-class housing option. A proposal that offers to help with both should be given every consideration.

From what I've read and seen of the developer's proposal, there are significant reasons to approve it:

- 1) Foremost, the proposal under consideration will preserve all of the residential units at Hunting Towers as "workforce" housing. I have seen first-hand how difficult it is for my own employees to live within the borders of Alexandria (or anywhere in close-in Northern Virginia);
- 2) Alexandria, at this time, has very few high-end living options for persons who become "empty nesters" or, due to other circumstances, would like to "downsize" from their house or just prefer condominium living. This new condominium community, situated on the water, will be a great addition to Alexandria and provide an exciting housing opportunity that does not now exist; and
- 3) Located on the south side of the Capital Beltway, this new community will provide a signature presence for the southern gateway to Alexandria without detracting whatsoever from historic Old Town. This proposal will rehabilitate the Hunting Terrace site with a striking design and beautiful landscape architecture, a vast improvement over the existing buildings (the renovation of the Towers will improve its appearance, as well).

As a resident and business owner in Alexandria, I know the Council has made it a goal to build and retain as much affordable and workforce housing as possible. In addition to all the tangible and aesthetic benefits of the new development, the developer is proposing to save over 500 units as workforce housing—all at one time. This is a rare example of a proposal that seems to have something for everyone. With this plan, the City has the chance to make a difference for hundreds of our workers and their families, while adding to the economic well being of the whole City. Do not pass this up.

I urge to approve this proposal when it comes before you.

Sincerely,

Warren Mattox

Mattox Photography
5021 Seminary Road

cc: Planning Commission Members

DONALD F. SIMPSON
608 W. BRADDOCK ROAD
ALEXANDRIA, VIRGINIA 22302

6
10-18-08

January 30, 2008

Mayor and Members of the City Council
301 King Street
Alexandria, Virginia 22314

Dear Mayor Euille and City Council Members:

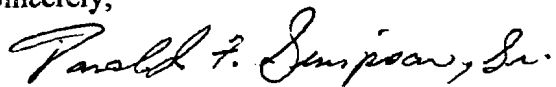
I wish to advise that I support the IDI Hunting Creek Plaza Plans for proposed redevelopment of the existing Hunting Terrace Apartments property, along South Washington Street. I do not believe this proposed redevelopment detracts in any way from the character of the Old Town Area. To the contrary, I believe that the design would enhance this southern entrance to the City.

There is no question that the Plan offers a unique opportunity to provide substantial much needed affordable housing for the City's work force. As outlined in the Fiscal Impact Report, the fiscal benefits to the City from the proposed redevelopment are substantial.

I respectfully request your support of this important project.

Thank you for your consideration.

Sincerely,



Donald F. Simpson, Sr.

CC: Planning Commission Members

s/Donald/idi

Dr. Evelyn Zegenhagen
1202 South Washington Street, # 812C
Alexandria, VA, 22314

6
10-18-08
Phone: 202-957-6636
Email: ezege@yahoo.com

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

Dear Mayor Euille,

as a resident of Hunting Towers I am writing to support IDI's proposal to redevelop Hunting Terrace in order to preserve Hunting Towers as affordable workforce housing.

I have seen the plans for the terrace site and believe the proposed architectural style of the two five-storey buildings facing Washington Street is attractive and truly complimentary to the historical character of Old Town Alexandria. Also, the proposal to develop two high-rise luxury condominium buildings overlooking Hunting Creek, and in far distance from Washington Street, seems to me to be a fair trade-off of density and height for affordable housing.

As a historian, I understand the City's concerns regarding the preservation of Old Town Alexandria's character and beauty, and as a European I have come to appreciate living in Alexandria as one of the most beautiful areas in and around Washington, DC. I think, IDI's proposal carefully considers the interests of everybody involved: the City and the tenants at Hunting Towers, and I urge you to consider their suggestion. IDI's proposed project is south of the beltway and currently has an eight-storey neighbor (Ponte Vecchio) and a nine-storey neighbor (Hunting Towers), both of which literally sit on Washington Street. A fourteen-storey condominium situated more than a block away from Washington Street, located on the south edge of Alexandria (**outside** the city limits of Old Town) and surrounded by existing high-rise buildings as well as attractive landscaping, will have no negative impact on the character and historical charm of Old Town.

IDI's proposal is a unique opportunity to save 530 units of affordable housing. This proposal is the more important since Alexandria is losing affordable housing at an alarming rate. In my opinion, the City's willingness to accept IDI's proposal would also speak for the City's appreciation of its important employees who should be entitled to live in Alexandria, and not many miles away.

Taking care of one's workforce should be another feature of the charm and historic values Alexandria is so proud of, so I urge you to support any chance to retain the more than five-hundred units of affordable housing at Hunting Towers. Mr. Mayor, please do not let this proposal fail!

Yours sincerely,



copy: Planning Commission Chairman and Members

6
10-18-08



January 10, 2008

Mayor & City Council
301 King Street
Alexandria, VA 22314


Dear Mayor Euille and Members of the City Council,

I am a resident of Hunting Towers and I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site. Keeping the Towers as affordable workforce housing is extremely important to me as this type of housing is becoming increasingly difficult to find in the City. In particular, this location along the river cannot be found anywhere else.

Saving affordable workforce housing should be the City's top priority. The preservation of the Towers is a unique opportunity to save 530 units. This is unheard of in a City that is losing this kind of housing at an alarming rate. If this opportunity is lost, there is no where else that this number of affordable homes can be accommodated. The City will have lost 530 affordable homes.

I urge you and the Council to move forward and approve IDI's proposal. My home and the homes of 529 other residents are at stake.

Respectfully,


1202 So. Washington St # 301-C

Copy: Planning Commission

Mayor & City Council Members
301 King Street
Alexandria, VA 22314

Dear Mayor Euille:

As a resident of Hunting Towers I am writing to support IDI's proposal to redevelop Hunting Terrace in order to preserve Hunting Towers as affordable workforce housing. The preservation of the Towers is critical if the City truly intends to make affordable housing one of its priorities.

I have seen the plans for the Terrace site and believe the proposed architectural style of the two 5 story buildings facing Washington Street is attractive and truly complimentary to the historical character of Old Town Alexandria. Furthermore, the proposal to develop 2 high-rise luxury condominiums overlooking Hunting Creek and away from Washington Street seems to me to be a fair trade-off of density and height for affordable housing. Preserving 530 units of affordable workforce housing in the Towers is both imaginative and an extraordinary contribution on the part of IDI. And at no expense of public money! The City Council has long voiced its support of efforts to have affordable housing in the City—now is an opportunity that must not be missed!

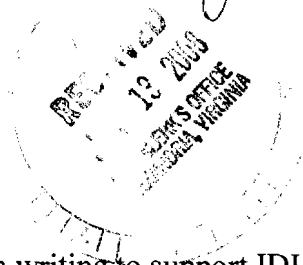
As a resident of Hunting Towers I understand the need to preserve and protect the character and historical charm of Old Town. However, IDI's proposed project is south of the beltway and currently has an 8-story neighbor (Porto Vecchio) and a 9-story neighbor (Hunting Towers) both of which literally sit on Washington Street. In my opinion, a 14-story condominium situated more than a block away from Washington Street, located on the south edge of the Alexandria and surrounded by existing high-rise buildings, will have no negative impact on the character and historical charm of Old Town.

Mr. Mayor, do not let this proposal fail! Please do not on the one hand trumpet the need for affordable workforce housing and on the other hand turn down the greatest opportunity to save such housing that the City has seen in the past 30 years. Please do not let this Council leave a legacy of turning its back on the current residents of 530 affordable housing units which will be lost if IDI's proposal fails.

Sincerely,

Waneta Zerkwood

cc: Planning Commission Members



January 11, 2008

10-18-08

6

6
10-18-08

January 9, 2008

To: The Honorable Mayor and City Council

From: Vola Lawson *VL*

Subject: IDI's Proposal To Rehabilitate Hunting Towers

Because affordable housing continues to be a critical problem in Alexandria, I am writing in support of IDI's proposal to rehabilitate and preserve all 530 existing units at Hunting Towers as affordable moderate-income (workforce) housing as part of its proposal to develop a luxury condominium project on the Hunting Terrace site.

This proposal will provide a large number of affordable home ownership opportunities for the current tenants (who have endorsed the plan) as well as for city and school employees and for other moderate income families in Alexandria. IDI's proposal represents the largest contribution of affordable workforce housing in the City since IDI converted Parkfairfax and ParcEast over 32 years ago. The sales prices seem reasonable given the prime riverfront location of the property.

IDI has a proven track record of quality rehabilitation and new construction of their projects throughout Northern Virginia.

I support this proposal because I believe it provides an excellent opportunity for moderate-income sales housing opportunities in Alexandria. Thank you for your consideration of my views.

Sincerely,

Vola Lawson
Vola Lawson

IDI [Inbox](#)

"HajimeB@aol.com" to me

6
10-18-08 [Print all](#)[More options](#) 2:31 pm (11 minutes ago)

TO MAYOR EUILLE
CITY COUNCIL
PLANNING COMMISSION

MEMORANDUM RE: CECCHI/IDI HUNTING TERRACE APPLICATION

AN ADDITIONAL PERSPECTIVE AND FURTHER POINTS IN OPPOSITION

The Cecchi/IDI proposal for Hunting Terrace and Hunting Towers presents a tangle of questions as to legal requirements, propriety, and enforceability, with the potential for a major and unacceptable windfall to the Cecchi/IDI Group. Prudently the City of Alexandria should look for another way to accomplish its "affordable housing" objectives. One is here suggested.

THE CECCHI/IDI PROPOSAL. The Cecchi/IDI Group asks the City to authorize it to reconstruct the Hunting Terrace site to thrust upward into the skyline of South Washington Street and to waive density requirements, with unprecedented residential structures towering to 14 or more stories, wrapped around three sides of the site. That proposal would require that the City of Alexandria sweep away the historical values, agreements, standards and building restrictions that have preserved the present condition and appearance of the main street of Old Town Alexandria, as part of the George Washington Memorial Parkway. As "consideration" to the City, for the substantial and unprecedented waivers it seeks, the Group proposes to purchase Hunting Towers, a property it does not own and is not now for sale, under a claimed right of first offer or first refusal, when and if Hunting Towers is offered for sale sometime hereafter, as expected.

The IDI Group is frank to recognize the requested permissions and waivers sought as to Hunting Terrace are the equivalent of a "very large subsidy" to the Group (Presentation to the Porto Vecchio Homeowners Association, October 10, 2007, p. 2 and undated presentation to the Old Town Civic Association, p.4), through the "enhanced value" to Hunting Terrace. With this "very large subsidy" IDI states it will then be enabled to buy Hunting Towers and make it available under an unclear arrangement, whereby Hunting Towers might be maintained for an indeterminate time as "affordable housing".

All is not as it might seem at first blush.

Others, including notably the National Park Service, the Old Town Civic Association, and the Board of Porto Vecchio Condominium (of which I am a resident) have provided persuasive reasons, reasons with teeth, to reject the Cecchi/IDI proposal. To the same end I here urge an additional perspective which I respectfully submit is also worthy of the attention of the Mayor, Council and Planning Commission, and further reason to conclude that IDI's application raises more objections and presents more problems than it conceivably can be worth.

This memorandum also suggests a possible alternative for the City to achieve a significant contribution to the maintenance of affordable housing in Alexandria, without the law-stretching and policy convolutions, the smashing of Old Town preservation values and commitments, and the potential pocket-lining windfalls of the Cecchi/IDI proposal.

FIRST. NOTE IDI'S DISCLAIMER OF PROFIT MOTIVE.

In a recent written presentation to a citizens group IDI has stated:

"The primary purpose of IDI's application is to preserve an extraordinary number of workforce housing in Hunting Towers by developing a new luxury residential condominium on the Hunting Terrace site." (undated presentation to Old Town Civic Association, entitled "Hunting Towers and Hunting Creek Plaza Condominiums, A Unique Opportunity for Affordable Workforce Housing on the Alexandria Waterfront", p. 31)

It is difficult to accept that the primary purpose of the application of IDI, a group of profit-based corporations, is public benefit, not profit. The very nature of the application, as to Hunting Terrace, gives rise to a question as to the possibility of a huge profit potential of windfall proportions, made massive by the very large subsidy IDI seeks from the City, which subsidy would apparently ultimately wind up in IDI's pocket. See further discussion below.

IDI has also represented that its application would serve a demand for luxury housing in Alexandria (at Hunting Terrace), as well as affordable housing (at Hunting Towers), and would improve the value of housing units at Porto Vecchio Condominium. Something for all except IDI?

SECOND. NOTE IDI'S OFFER OF A PRIORITY OF PURCHASE OF HUNTING TOWER UNITS TO THE WORKFORCE EMPLOYED BY THE CITY OF ALEXANDRIA, AHEAD OF OTHERWISE QUALIFIED MEMBERS OF THE GENERAL PUBLIC.

The special beneficiaries of IDI's proposal would not end there, however. IDI proposes also to extend a priority in purchase of condo units in Hunting Towers, after some existing tenants, to the "workforce employed by the City of Alexandria", i.e. the City Government, and all at special discounts. Only thereafter would come "the general public at workforce prices" (undated IDI Presentation, pp. 32--37). This aspect of the proposal presents questions of discrimination, allocation and administration, and is odd if proper. It also must be handled with care to ensure that it is not perceived as favoring City employees to enhance prospects for City approval, with the general public taking the hindmost.

THIRD. WHAT HAPPENS LATER TO HUNTING TOWERS, OR EVEN THE PROPOSED HIGH RISE HUNTING TERRACE, IF THE APPLICATION IS APPROVED? A brief search has turned up two items as follows. One, after IDI's City-approved Carlyle West was under construction in recent years, the IDI organization returned to the City and asked for approval of an additional floor in height, in 1999. This illustrates that even an approved application may not be the last.

Second, in a reported 2007 dispute involving a different IDI condo, Leisure World of Virginia's Riverbend, in defending against residents' allegations of failure to live up to alleged earlier representations by IDI to prospective purchasers, an IDI vice president and counsel is quoted in a November 25, 2007, Wash. Post report as saying, "We don't represent to anyone that, 'This is what it's going to be 10 years from now.'"

These are cited only to emphasize that if the application is to receive further consideration, the City should leave no stone unturned in ascertaining the facts now, and in clarifying intentions and locking in commitments now for a reassuring length of time into the future. Surely well more than ten years in the

case of Hunting Towers. And if such information and commitments cannot be obtained at the outset, for whatever reason, that is one more reason to deny the application .

FOURTH. IDI'S ASSERTED RIGHT TO PURCHASE HUNTING TOWERS UNDER THE "FIRST OFFER" STATUTE SHOULD BE CAREFULLY SCRUTINIZED.

At the bedrock of IDI's proposal is a claimed statutory right, termed by it a right of first offer, to purchase Hunting Towers. Some such right appears to be accorded by statute to that property's former owner. But IDI has taken the statute one additional giant step. IDI says that "IDI has entered into a joint venture with the previous owner of the site and, therefore [sic], IDI has the right of first offer from VDOT to purchase the Towers" (presentation, p. 50). But when the statute is examined more closely there appears to be some question about this, and IDI appears to be proceeding under an interpretation of the statute which is not the only possible interpretation, and may not be correct.

Thus, Title 33.1, Section 90, of the Virginia Code, provides:

"§ 33.1-90. Acquisition of real property which may be needed for transportation projects; sale of certain real property.***

"B. If any real property acquired under this article for use in connection with a transportation project is subsequently offered for sale by the Department and such property is suitable for independent development, the Department shall offer the property for sale at fair market value to the owner from whom it was acquired, before such property is offered for sale to any other person. The Commissioner shall notify, to the extent practicable, the last known owner of such property by certified mail, and the owner shall have thirty days from the date of such notice to advise the Commissioner of his interest in purchasing the property. The purchase of the property by the owner from which it was acquired is to be concluded no later than six months from the receipt by the Commissioner of a written notice, or the purchase opportunity shall lapse. The provisions of this subsection shall apply only to property to which the provisions of subsection A of this section do not apply." (emphasis added)

The statute thus provides that the property be offered for sale first "to the owner from whom it was acquired", before such property is offered for sale to any other person. Nothing in the statute says that the former owner's right might be traded in advance, in whole or in part, like a sack of beans, or shared with such "other persons". The Department literally would not satisfy its own obligation by offering it to an assignee, partner or group even if the group includes the former owner. I suggest what seems to be obvious: A group of which the former owner is a member is not itself the former owner; it is rather the former owner plus "other persons". And under the words of the statute the first offer may not initially be made to such "other persons" and if that former owner itself does not acquire the property, at fair market value, within the specified period, "the purchase opportunity shall lapse." At that point other potential purchasers in line step to the front of the line, unrestricted by any priority right in the former owner.

Presumptively the former owner of the property has already been paid in full. Its rights of repurchase, if any, are not grounded in any moral entitlement that might be urged to support an expansive reading of the statute; rather, they are grounded solely in the statute and must be balanced with the rights of the public generally, including other potential bidders. Any action, extension or loosening statutory interpretation which enlarges a right of "first offer" beyond that necessary under the statute disadvantages the beneficiaries of the lapse provision, which are all persons among the public who might wish to bid to acquire the property, and the public at large through the enhanced opportunity to establish

fair market value through competition in bidding.

The current situation is complicated by the prior start and stop history of this matter, the continuing negotiations of IDI Group with the City and presumably separately with VDOT, and the seeming active consideration by the City of the instant application, with no clock running. The practical effect is that the limited statutory period of six months (or one plus six months) under the statute has already been extended indefinitely, to the advantage of IDI. If IDI's statutory interpretation were given force IDI will have virtually obtained a lock on the property, of continuing duration, eliminating competition between the former owner and other members of the group and at the same time discouraging possible interest in the property by still others--in contrast to and frustrating the rigid and limited priority and schedule contemplated by the statute.

One may wonder whether the very act of the former owner submitting the right of first refusal to IDI Group ownership or control may not be held to be the equivalent of rejection of the right of purchase by the former owner itself, grounding a question as to whether the right of first offer still exists in anyone.

FIFTH, THERE ARE OTHER RISKS IN AN AGREEMENT BETWEEN IDI AND THE CITY AT THIS TIME. So far as the future sale of Hunting Towers is concerned the obligation and hence all authority under this statute are vested in the Department and the Commissioner, not in the City of Alexandria. In the sale situation presented by the statute the Mayor, Council and Government of the City of Alexandria are given no authority or function. In such a case one may wonder whether the City of Alexandria could effectively enter into an enforceable arrangement with the Cecchi/IDI Group, over property in VDOT's bailiwick, if an agreement were contemplated for other reasons.

The fact that the Group does not own Hunting Towers at this time and it is not now or yet for sale, presents a unique case. If the City were nevertheless now to accept the Group's proposal, granting in advance authority to build the high rise elements on the Hunting Terrace site, there is a possibility, whatever the size, of some intervening development which might frustrate or substantially delay the Hunting Towers phase of the proposed arrangement--a difference between group members, or between the Group and the City, or with VDOT, or an adverse development in the real estate, housing or financial markets or some broader economic or political development, or simply someone's change of mind in some significant aspect of the overall project, which would add complications. Is it not relevant too that the housing and credit markets are in a turmoil and the prospect of an economic recession is said to be substantial?? Nor is it known whether the Group's claim of ownership of the right of first offer will be recognized if the City should waive height and density limitations. There is accordingly at least some risk that the proposed high-rise Hunting Terrace buildings would be partly or wholly built, while the consideration offered, affordable housing in Hunting Towers, would be imperiled by contention, dispute and possible litigation. Is that the kind of risk the City wishes to shoulder?

The reported IDI offer to post \$20,000,000 in escrow to ensure its future purchase of Hunting Towers should be noted. It would not go into City coffers or remain on deposit throughout out the period of work and marketing of Hunting Towers as affordable housing. Rather, by IDI's proposal it would be applied as a down payment on its purchase of Hunting Towers (undated presentation, p.32), and at that point disappear--until harvested by IDI in disposition of Hunting Towers condo units by IDI.

SIXTH, THE HUNTING CREEK AREA PLAN. The Group proposal relies upon a statement in the Hunting Creek Area Plan. E.g., in an attachment to the Group attorney Middleton's letter of July 19, 2007 letter and Application for "Special Use Permit, entitled Application for Amendment of existing zoning requirements, it is stated that a quoted "provision of the Hunting Creek Area Plan allows for a change in the zoning that will accomplish the purpose of this application****"

What that provision actually says is that "...the City may consider a zoning text amendment or zone change to allow additional height and density with setbacks appropriate to the the project and the site, and in conformance with the Board of Architectural Review's Washington Street Standards and Guidelines, with SUP approval..." in the described circumstances related to affordable housing.

"City may consider" is not exactly the same as " the Plan allows".

Moreover, City consideration contemplates both inquiry by the City into the appropriateness of the changes sought and Board of Architectural Review consideration to ensure conformance with its Washington Street Standards and Guidelines. So in a real sense the Group argument begs the question whether its proposal is in compliance with Washington Street Standards and Guidelines and does not effect such a major change as IDI seeks.

Reinforcement for the conclusion is found at page 5 of that Plan, Para. 1.4 Summary, stating

"The plan does not recommend substantial changes from the existing City policy for the planning area."

SEVENTH, SUCH CONTRIBUTION TO AFFORDABLE HOUSING AS WOULD RESULT FROM IDI'S PLAN WOULD BE THE RESULT EFFECTIVELY OF PURCHASE BY THE CITY AND THE PUBLIC, NOT CONTRIBUTION BY IDI. The circumstance in the Hunting Creek Area Plan provision relied on by IDI which might trigger Mayor and Council consideration of waiver of height and density restrictions is "if the project provides for extraordinary affordable housing". It is reasonable to read this as contemplating that the applicant would make the contribution of affordable housing at the same project where the waivers are sought, at Hunting Terrace, not elsewhere. Also here the contribution would be made by the City, not by IDI, through the enhanced value of the Hunting Terrace property by the City's proposed waiver of restrictions. To that great extent the affordable housing projected for Hunting Towers would not be a contribution by the IDI Group, it would be the "very large subsidy" sought from the City, essentially a purchase by the City and the public.

It is relevant to note also the data presented by Cecchi/IDI in its October 10, 2007, presentation to residents of Porto Vecchio to the effect that the number of "affordable workforce housing produced or preserved in the whole City of Alexandria" in the past 15 years was "an average of 9 per year". That number must feed into the definition not only of "extraordinary contribution" of affordable units, but also into the extent of the possible waiver of height and density restrictions contemplated in the quoted provision of the Hunting Creek Area Plan referred to in Mr. Middleton's letter. Nothing in the cited Plan indicates that its authors contemplated a proposal of the magnitude of the Cecchi/IDI proposal and hence a waiver of height restrictions of the magnitude sought.

EIGHTH, THE WINDFALL WARNING FLAGS ARE FLYING. Let us count the ways IDI would profit by its proposal, that proposal it says has the primary purpose of providing affordable housing. The Hunting Terrace purchase price was presumably based only on proposed use of the property within existing height, density, and perhaps other restrictions. If its application for high rise and density waivers were granted it would by that grant receive substantial enhanced valuation on the land itself, and substantial additional value from the profit to be made on the development and disposition of 361 luxury condominiums in the new structures.

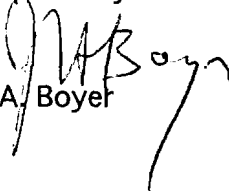
In addition Cecchi/IDI by its own declaration would be enabled thereby to purchase Hunting Towers, and it would enjoy the value thereby acquired and all the revenue and profit from its subsequent use of Hunting Towers, whatever that may be. Upon purchase of Hunting Towers and fix-up expenses--on such

a modest scale that current occupants would not even have to vacate during that fix-up--it would then convert those units, 530 in number, into mostly condo units, for resale again with the additional profit potential from those units. As indicated, even the \$20,000,000 guarantee it would post to ensure purchase of Hunting Towers would be applied to its purchase price, and hence return to IDI.

It is routine when an individual seeks a government subsidy of magnitude involved that the applicant be required to make full disclosure of its financial books, projections of cost and revenue and anticipated profit with and without the subsidy in question. This requirement should be enforced with determination, if the Group's proposal is not rejected for other reasons. The City should not assume that the subsidy sought is worth \$20,000,000, and not a multiple of that. Instead it should make inquiry and take special measures to guarantee that the City would not be conferring a windfall upon the Group.

--The Cecchi/IDI scheme cannot succeed in any event without somehow bringing VDOT into the plan. But if VDOT is to be engaged in consideration of the Group's proposal, or even if not, why should not the City simply seek agreement with VDOT that when Hunting Towers is offered for resale it will be on the condition that a stipulated number of units, all if desired, be permanently maintained as affordable housing, however defined. That would still preserve a right of first refusal in the former owner and the affordable housing objective, without sacrificing existing height and density restrictions and historical preservation values, and without violating the agreements urged by the Park Service, the Washington Street guidelines and precedent. If VDOT is unwilling that would provide an occasion and further justification to deny the IDI proposal.

Respectfully submitted


J. A. Boyer

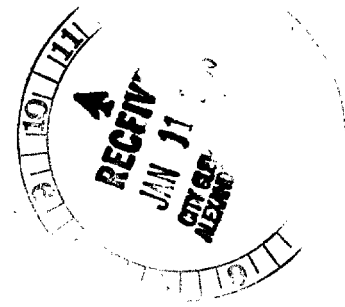
1250 S. Washington St.
Alexandria VA 22314
E-Mail: Hajimeb@aol.com
Tel/fax 703 838 2848

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6
10-18-08



Mayor and Members of the City Council
301 King Street
Alexandria, VA 22314

Dear Mayor Euille:

I am a business owner here in Alexandria and have been for several years. I understand that the Planning Commission and City Council will soon consider the merits of the proposal to redevelop the old Hunting Terrace site as an upscale condominium and renovate Hunting Towers in order to keep it as housing for the city's moderate-income workers.

I support this plan for two different sets of reasons. Alexandria can use a new, first-class housing option and we also desperately need more moderately priced housing options for our workforce. A proposal that offers to help with both should be given every consideration.

From what I've read and seen of the developer's proposal, there are significant reasons to approve it:

First, and most important, the proposal under consideration will preserve all of the residential units at Hunting Towers as "workforce" housing. I have seen first-hand how difficult it is for my own employees to live within the borders of Alexandria (or anywhere in close-in Northern Virginia). Further, we should do whatever is possible to provide reasonable housing alternatives to our City's first responders, many of whom now commute long distances to serve Alexandria. This situation will only worsen for this invaluable part of the city's working population unless we provide dramatically more affordable workforce housing in the City; and

Second, Old Town currently has very few high-end living options for persons who become "empty nesters" or, as a result of other circumstances, would like to "downsize" from their house or just prefer condominium living. This new condominium community, situated on the water, will be a great addition to Alexandria and provide an exciting, new housing opportunity that does not now exist. Undoubtedly, it will also provide substantial economic benefits to the City, both during construction and afterwards through increased property values and taxes generated. In addition, the new condominium community will rehabilitate the Hunting Terrace site with a striking design and beautiful landscape architecture (the renovation of the Towers will improve its appearance, as well).

I know the Council has made it a goal to build and retain as much affordable and workforce housing as possible. In addition to all the tangible and aesthetic benefits of the new development, the developer is proposing to save over 500 units as workforce housing—all at one time. This is a rare example of a proposal that seems to have something for everyone. With this plan, the City has the chance to make a difference for hundreds of our workers and their families. Do not pass this up.

For all the reasons stated, I urge to approve this proposal when it comes before you.

Sincerely,

cc: Planning Commission Members

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



6
10-18-08

I am a resident of Hunting Towers, and I support IDI's plan to preserve the Towers as affordable workforce housing.

Building size/height restrictions should be waived. This location is beyond the beltway from Old Town, and the beltway itself is out of tune with the idea of preservation.

Respectfully,

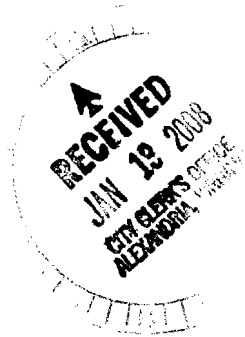
David C. Mis

David C Mis

Copy: Planning Commission

6
10-18-08

Jan. 11, 2008



Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314

Dear Mayor Euille and City Councilmembers,

I am in favor of the developer's plan to build a new community on the Hunting Terrace property and preserve Hunting Towers for workforce housing. Alexandria is very much in need of additional places to live for folks with modest incomes.

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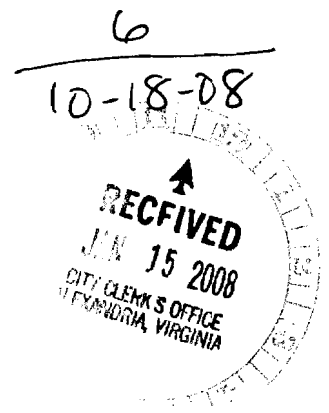
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Sincerely,

Nancy M. Zachwood

cc: Planning Commission Members



Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314

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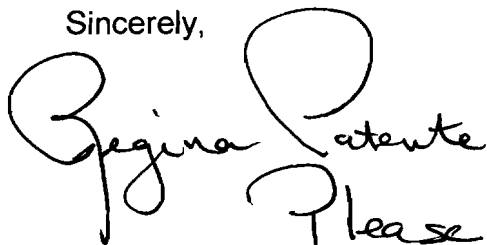
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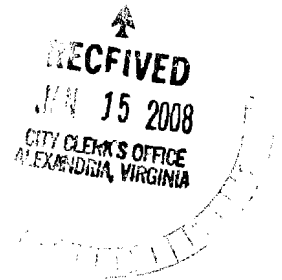
Sincerely,

Regina Latente

Please save my home!!

cc: Planning Commission Members

Mayor & City Council
301 King Street
Alexandria, VA 22314



Dear Mayor Euille and Members of the City Council,

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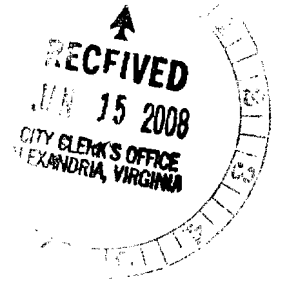
Respectfully,

A handwritten signature in cursive script that reads 'Eric Hall'.

Copy: Planning Commission



Mr. Mike Roddin
Apt. 11C
1202 S Washington St.
Alexandria, VA 22314



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

Dear Mayor Euille:

I read in one of the local papers that IDI's proposal for developing the Hunting Terrace site has pitted preservationists against affordable housing advocates. I don't see it that way.

As a resident of Hunting Towers, I have been closely following IDI's proposal to preserve the Towers as affordable workforce housing by redeveloping the Terrace site. IDI's design of the Washington Street buildings on the Terrace site is in keeping with the historical character of the Washington Street. As I see it, the design of the new Hunting Creek Plaza project will actually enhance this part of the City and make a wonderful southern gateway to Alexandria. The Hunting Creek Area Plan allows for additional height in exchange for an extraordinary commitment to affordable housing. I challenge anyone to say the preservation of 530 units at the Towers is not extraordinary. It is!

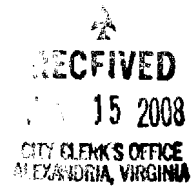
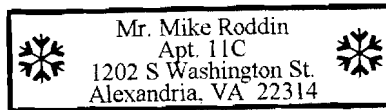
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I believe the character of Old Town and the City will be unaffected by the redevelopment of the Terrace site and certainly the goals of preserving affordable housing will be more than met at the Towers site.

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Very truly yours,

Copies: Planning Commission Members



Mayor & City Council Members
301 King Street
Alexandria, VA 22314

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Mr. Mayor, do not let this proposal fail! Please do not on the one hand trumpet the need for affordable workforce housing and on the other hand turn down the greatest opportunity to save such housing that the City has seen in the past 30 years. Please do not let this Council leave a legacy of turning its back on the current residents of 530 affordable housing units which will be lost if IDI's proposal fails.

Sincerely,

cc: Planning Commission Members

Mayor & City Council
301 King Street
Alexandria, VA 22314

JAN 15 2008
CITY CLERK'S OFFICE
ALEXANDRIA, VIRGINIA

1204 S. Washington St.
Apt 316
Alexandria, VA 22314
11 January 2008

Dear Mayor Euille and Members of the City Council,

I am a resident of Hunting Towers and I support IDI's plan to preserve the Towers as affordable workforce housing by constructing a new development at the Hunting Terrace site. Keeping the Towers as affordable workforce housing is extremely important to me as this type of housing is becoming increasingly difficult to find in the City. In particular, this location along the river cannot be found anywhere else.

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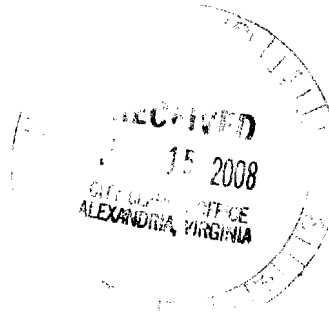
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Respectfully,

Cecilia A. Kowalk

Copy: Planning Commission

Mayor & City Council Members
301 King Street
Alexandria, VA 22314



15045 Washington St.
Apt 316
Alexandria, VA 22314
11 January 2008

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Sincerely,

Paula A. Kowalski

cc: Planning Commission Members



Mayor & City Council
301 King Street
Alexandria, VA 22314

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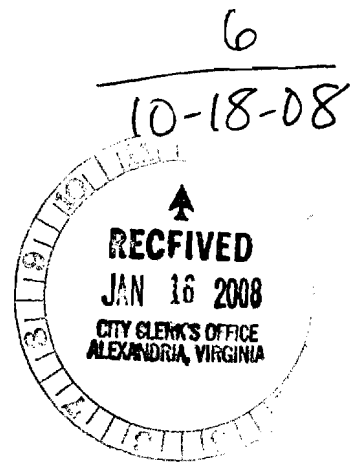
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Copy: Planning Commission



Mayor & City Council
301 King Street
Alexandria, VA 22314

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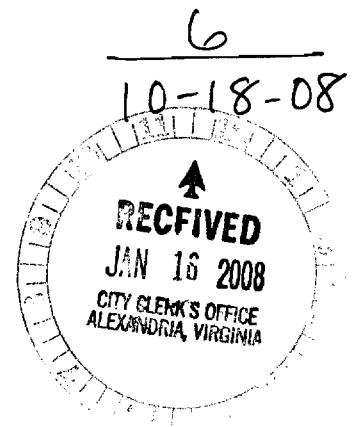
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Copy: Planning Commission

Mayor & City Council
301 King Street
Alexandria, VA 22314

January 12, 2008



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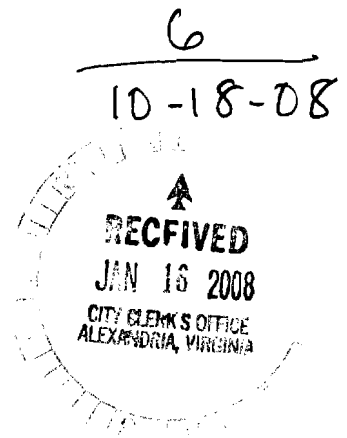
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Respectfully,



Nicole L. Pool

Copy: Planning Commission



Mayor & City Council
301 King Street
Alexandria, VA 22314

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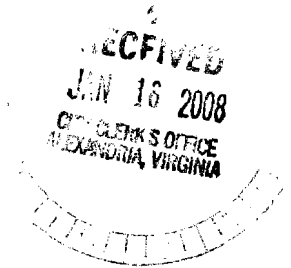
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Copy: Planning Commission

6
10-18-08

Mayor of Alexandria
City Council of Alexandria
301 King Street
Alexandria, VA 22314



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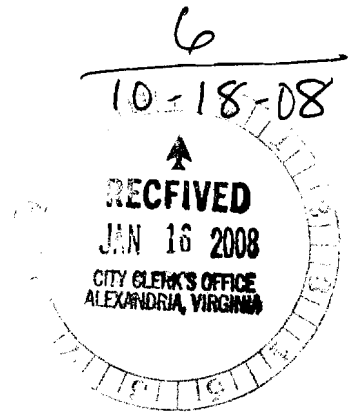
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cc: Planning Commission Members

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



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Copies: Planning Commission Members

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City Council of Alexandria
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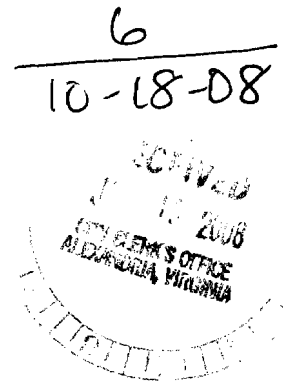
A handwritten signature in black ink that reads "Matthew C. Kullman".

MATTHEW C. KULLMAN
RESIDENT
1202 S. WASHINGTON ST.
APT. 724C
ALEXANDRIA, VA 22314

cc: Planning Commission Members

P.S. - We are hoping to someday own our own home!

Mayor & City Council Members
301 King Street
Alexandria, VA 22314



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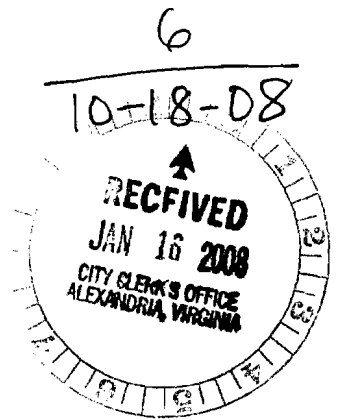
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Sincerely,

Nichole Kullman
1202 S. Washington St.
724
Alexandria, VA 22314

cc: Planning Commission Members



Mayor & City Council
301 King Street
Alexandria, VA 22314

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Respectfully,

Copy: Planning Commission

6
10-18-08

**FINANCIAL ANALYSIS OF IDI'S PROPOSED ACQUISITION,
REHABILITATION AND SALES PLAN FOR THE HUNTING TOWERS
PROJECT AS AFFORDABLE/WORKFORCE HOUSING**

Prepared for the Alexandria Office of Housing by

The Communities Group

Jaime Bordenave, President
1120 Rhode Island Avenue NW
Washington, DC 20005

December 2007

Please note: These worksheets to assess the probable private project subsidy required from IDI to acquire, rehabilitate and preserve Hunting Towers as affordable/workforce housing, as proposed in its Affordable Housing Plan, include assumptions regarding the acquisition price, the scope and cost of rehabilitation, the number of potential sales among various targeted buyer groups, and the number of rental units to be acquired by a City-designated non-profit organization. These assumptions are based on information provided by IDI, the Office of Housing, and other sources. Other scenarios are possible, and the conclusions and information provided in this analysis may change as the aforementioned variables are revised.

Hunting Towers Apartments

Table 1	Conditions Assessment 05/17/02 Parsons Brinkerhoff
Table 2	Developer's Rehab Scope
Table 3	Household Composition by Unit Size
Table 4	Unit Configuration, Condo Fees & Taxes
Table 5	Preliminary Redevelopment Budget
Table 6	Value of City Rental Units--100 (90 Efficiencies/Jr 1 Br and 10 1-BR)
Table 7	Comparison of TDC Pricing to Developer Pricing
Table 8	Comparison of Total Values
Table 9	Debt Supported by Tax Credit Rents & Needed Subsidy
Table 10	Debt Supported by Tax Credit Rents & Needed Subsidy--530 Units
Table 11	Debt Supported by Tax Credit Rents & Needed Subsidy--Scenario 2
Table 12	Debt Supported by Tax Credit Rents & Needed Subsidy--Scenario 2, 530 Units
Summary	Highlights

Hunting Towers Apartments**Table 1***Conditions Assessment 05/17/02 Parsons Brinkerhoff*

System	2002	2008
SECTION 3		
Roofs	\$ 430,750	\$ 577,246
Replace Windows	\$ 1,513,600	\$ 2,028,369
Thru-the-wall A/C Vents	\$ 137,330	\$ 184,035
Repair and Seal Exterior Brickwork	\$ 464,220	\$ 622,099
Replace Balcony Doors	\$ 57,750	\$ 77,391
Mechanical Systems		\$ -
Install Fire Extinguishers	\$ 18,000	\$ 24,122
Drip Pans for A/C Units	\$ 217,070	\$ 290,895
Electrical Systems		
Smoke Detectors	\$ 141,750	\$ 189,959
Repair Electrical Panels	\$ 3,440	\$ 4,610
Repair Conduit	\$ 1,620	\$ 2,171
Site Work	\$ 37,830	\$ 50,696
Subtotal	\$ 3,023,360	\$ 4,051,592
 SECTION 4: Life and Safety & Code		
Corridor & Apartment Sprinkler Systems	\$ 2,438,150	\$ 3,267,354
Seal Floor-to-floor penetrations	\$ 6,560	\$ 8,791
Install Fire Alarm Warning Bells & Strobe	\$ 8,820	\$ 11,820
Replace Exit Lights	\$ 22,400	\$ 30,018
GFCI Receptacles in Bathrooms	\$ 37,630	\$ 50,428
Subtotal	\$ 2,513,560	\$ 3,368,411
 SECTION 5: ADA		
Various	\$ 1,783,460	\$ 2,390,007
 Grand Total	 \$ 7,320,380	 \$ 9,810,009
 Cost per unit	 \$ 13,812	 \$ 18,509

Assumptions

Inflation Factor	5% per year
------------------	-------------

Hunting Towers Apartments**Table 2***Developer's Rehab Scope*

System	Estimate of Cost
Dwelling Units	
Kitchen: Appliances; sink; faucets; cabinets; countertops, Vinyl Floor	
Bathroom: toilet and seat; medicine cabinet; bathtub; sink & faucet	
As needed: repair ceramic floor; replaced pipes as needed	
Door hardware, lock and deadbolt	
New doors	
New Windows and patio/balcony doors	
New Dishwashers (1 and 2-BR only)	
Interlocking Smoke Detectors	
100 amp electrical load center & feeders	
Refinish wood floors, or install carpets	
Point up and paint	\$ 15,900,000
Common Areas & Site	
New Elevator cabs	\$ 160,000
Corridor A/C 5 locations	
Exterior and common area painting	
Common washer/dryer (2 per building for handicap access)	
New Gas Boilers for domestic hot water or individual water heaters	
Upgrade Electrical from Street	
Upgrade electrical transformer and primary feeds	
Demolish existing retaining wall & backfill	
Install new retaining wall & backfill	
Repair bike path along top of new retaining wall	
New landscaping	
Refinish swimming pool and repair pool house as needed	
Miscellaneous curb, gutter, sidewalk, resurfacing & re-stripping	\$ 1,858,500
Subtotal	\$ 16,060,000
Grand Total	\$ 16,060,000
Cost per unit	\$ 30,025

Note: Pricing was not provided by IDI

#REF!

Table 3

Household Composition by Unit Size

Area Median Incomes by Household Size

Household Size	Income	Unit Size
1	\$ 66,167	Efficiency
1	\$ 66,167	Jr. 1 Bedroom
1.5	\$ 70,917	1 Bedroom
3	\$ 85,000	2 Bedroom

Household Size	Income
1	\$ 66,167
2	\$ 75,667
3	\$ 85,000
4	\$ 94,500

Hunting Towers Apartments**Table 4***Unit Configuration, Condo Fees & Taxes*

Unit Type	Unit Number	Unit Size	Total Area	Condo Fee	Property Taxes	ADA Units
Eff	248	391	97,030	168	\$ 128	10
Jr 1-BR	36	500	18,000	215	\$ 131	2
1-BR	176	680	119,680	292	\$ 201	11
2-BR	70	895	62,650	385	\$ 308	4
3-BR	-	-	-			
4-BR	-	-	-			
	530		297,360			27

Assumptions

Efficiency:	80%	371,700	Gross Square Foot Area
Condo Fee per Sq. Ft.	\$ 0.43		
Property Tax Rate	\$ 0.83	per \$100	

Hunting Towers Apartments

Table 5

Preliminary Redevelopment Budget

Uses	Total	Per Unit
Acquisition	\$ 50,000,000	\$ 94,340
Major Systems	\$ 4,051,592	\$ 7,645
Life & Safety	\$ 3,368,411	\$ 6,355
ADA	\$ 2,390,007	\$ 4,509
Subtotal	\$ 59,810,009	\$ 112,849
Common Space Upgrades	\$ 1,858,500	\$ 3,507
Elevators	\$ 200,000	\$ 377
Unit Upgrades	\$ 14,575,000	\$ 27,500
 Total Hard Costs	 \$ 76,443,509	 \$ 144,233
Contingency	\$ 4,937,656	\$ 9,316
Soft Costs	\$ 22,933,053	\$ 43,270
Profit	\$ 26,078,555	\$ 49,205
Total	\$ 130,392,773	\$ 246,024
 Total Cost per Square Foot	 \$ 350.80	
Rehab Cost per Square Foot--Gross	\$ 205.66	

Development Cost by Unit Size

Efficiency	\$ 171,564	248
Jr. One-Bedroom	\$ 219,251	36
One Bedroom	\$ 298,181	176
Two Bedroom	\$ 392,459	70
		530

Assumptions

Unit Upgrade	\$ 27,500	per unit
Soft Costs	30%	of Hard Costs
Common Space Upgrades	\$ 25	per Sq. Ft.
Rehab Contingency Factor	10%	
Profit	20%	
Elevator Upgrade	\$ 25,000	per elevator cab
Number of Elevators	8	
Acquisition Cost	\$ 50,000,000	

Hunting Towers Apartments**Table 6***Value of City Rental Units--100 (90 Efficiencies/Jr 1 Br and 10 1-BR*

Unit Type	Total Units	TDC Value	Developer's Price Value [City Level]
Efficiency	80	\$ 171,564	\$ 160,000
JR 1 BR	10	\$ 219,251	\$ 160,000
1 BR	10	\$ 298,181	\$ 217,500
2 BR		\$ 392,459	\$ 277,500
	100		

Unit Distribution	Total Units		
Efficiency	80	80	80
JR 1 BR	10	10	10
1 BR	10	10	10
2 BR	-	-	-
	100		

Subsidy Required	Total Units		
Efficiency	80	\$ 13,725,093	\$ 12,800,000
JR 1 BR	10	\$ 2,192,507	\$ 1,600,000
1 BR	10	\$ 2,981,809	\$ 2,175,000
2 BR	-	\$ -	\$ -
	100	\$ 18,899,410	\$ 16,575,000
Grand Total		18,899,410	16,575,000

Hunting Towers Apartments

Table 7

Comparison of TDC Pricing to Developer Pricing

TDC Pricing	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 171,564	\$ 171,564	\$ 171,564
JR 1 BR	26	\$ 219,251	\$ 219,251	\$ 219,251
1 BR	166	\$ 298,181	\$ 298,181	\$ 298,181
2 BR	70	\$ 392,459	\$ 392,459	\$ 392,459
	430			
Developer Pricing	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 147,500	\$ 160,000	\$ 165,000
JR 1 BR	26	\$ 147,500	\$ 160,000	\$ 165,000
1 BR	166	\$ 182,500	\$ 217,500	\$ 252,500
2 BR	70	\$ 222,500	\$ 277,500	\$ 322,500
	430			
Variance	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 24,064	\$ 11,564	\$ 6,564
JR 1 BR	26	\$ 71,751	\$ 59,251	\$ 54,251
1 BR	166	\$ 115,681	\$ 80,681	\$ 45,681
2 BR	70	\$ 169,959	\$ 114,959	\$ 69,959
	430			
Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	44	99	25
JR 1 BR	26	8	14	4
1 BR	166	68	74	24
2 BR	70	50	20	-
	430	170	207	53
Variance Based on Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 1,058,801	\$ 1,144,803	\$ 164,092
JR 1 BR	26	\$ 574,006	\$ 829,510	\$ 217,003
1 BR	166	\$ 7,866,304	\$ 5,970,390	\$ 1,096,343
2 BR	70	\$ 8,497,937	\$ 2,299,175	\$ -
	430	\$ 17,997,048	\$ 10,243,878	\$ 1,477,437

Hunting Towers Apartments**Table 8***Comparison of Total Values*

Unit Size	Quantity	TDC	Sales Price	Developer's Sales Price
Efficiency	168	\$	28,822,696	\$ 26,455,000
JR 1 BR	26	\$	5,700,518	\$ 4,080,000
1 BR	166	\$	49,498,037	\$ 34,565,000
2 BR	70	\$	27,472,112	\$ 16,675,000
Total:	430	\$	111,493,363	\$ 81,775,000
				\$ 29,718,363

Unit Size	Quantity	TDC	Sales Price	Developer's Sales Price
Efficiency	248	\$	42,547,790	\$ 39,255,000
JR 1 BR	36	\$	7,893,025	\$ 5,680,000
1 BR	176	\$	52,479,846	\$ 36,740,000
2 BR	70	\$	27,472,112	\$ 16,675,000
Total:	530	\$	130,392,773	\$ 98,350,000
				\$ 32,042,773

Hunting Towers Apartments
Table 9
Debt Supported by Tax Credit Rents & Needed Subsidy

Unit	Size	Quantity	Unit Area	Gross Rent	- Operating Costs	Net Cash Flow
Efficiency		80	391	\$ 754,224	29,049	\$ 687,464
JR 1 BR		10	500	\$ 94,278	4,640	\$ 84,924
1 BR		10	680	\$ 101,004	6,311	\$ 89,643
2 BR		-	895	\$ -	-	\$ -
Total:		100	2,466	\$ 949,506	\$ 40,000	\$ 862,031

Supportable Debt
\$ 9,788,678

Developer Pricing	Quantity	Sales Price	Extension
Efficiency	80	\$ 160,000	12,800,000
JR 1 BR	10	\$ 160,000	1,600,000
1 BR	10	\$ 217,500	2,175,000
2 BR	-	\$ 277,500	-
Total:	100		\$ 16,575,000

Subsidy Needed
\$ 6,786,322

<u>Assumptions</u>		50% AMI	
		Maximum Rent	
Efficiency	Rental	\$ 786	\$ 827
JR 1 BR	Rental	\$ 786	\$ 827
1 BR	Rental	\$ 842	\$ 886
2 BR	Rental	\$ 1,010	\$ 1,063
% Rents Set Below Maximum		5%	
Term		\$ 30	years
Interest		6.50%	annual
Average Operating Costs		\$400	PUM
Vacancy Factor		5%	
DSCR		1.15	:1

Note: Utilities included in Average Operating Costs

Hunting Towers Apartments

Table 10

Debt Supported by Tax Credit Rents & Needed Subsidy--530 Units

Unit	Size	Quantity	Unit Area	Gross Rent	- Operating Costs	Net Cash Flow
Efficiency		248	391	\$ 2,338,094	69,177	\$ 2,152,013
JR 1 BR		36	500	\$ 339,401	12,833	\$ 309,598
1 BR		176	680	\$ 1,777,670	85,325	\$ 1,603,462
2 BR		70	895	\$ 848,274	535,989	\$ 269,872
Total:		530	2,466	\$ 5,303,440	\$ 703,323	\$ 4,334,945

Supportable Debt

\$ 49,224,902

Developer Pricing	Quantity	Sales Price	Extension
Efficiency	248	\$ 160,000	39,680,000
JR 1 BR	36	\$ 160,000	5,760,000
1 BR	176	\$ 217,500	38,280,000
2 BR	70	\$ 277,500	19,425,000
Total:	530		\$ 103,145,000

Subsidy Needed

\$ 53,920,098

Assumptions		50% AMI Maximum Rent	
Efficiency	Rental	\$ 786	\$ 827
JR 1 BR	Rental	\$ 786	\$ 827
1 BR	Rental	\$ 842	\$ 886
2 BR	Rental	\$ 1,010	\$ 1,063
% Rents Set Below Maximum		5%	
Term		\$ 30	years
Interest		6.50%	annual
Average Operating Costs		\$400	PUM
Vacancy Factor		5%	
DSCR		1.15	:1

Note: Utilities included in Average Operating Costs

Hunting Towers Apartments
Table 11
Debt Supported by Tax Credit Rents & Needed Subsidy--Scenario 2

Unit	Size	Quantity	Unit Area	Gross Rent	- Operating Costs	Net Cash Flow
Efficiency		80	391	\$ 905,616	29,049	\$ 831,286
JR 1 BR		10	500	\$ 113,202	4,640	\$ 102,902
1 BR		10	680	\$ 121,182	6,311	\$ 108,812
2 BR		-	895	\$ -	-	\$ -
Total:		100	2,466	\$ 1,140,000	\$ 40,000	\$ 1,043,000

Supportable Debt
\$ 11,843,651

Developer Pricing	Quantity	Sales Price	Extension
Efficiency	80	\$ 160,000	12,800,000
JR 1 BR	10	\$ 160,000	1,600,000
1 BR	10	\$ 217,500	2,175,000
2 BR	-	\$ 277,500	-
Total:	100		\$ 16,575,000

Subsidy Needed
\$ 4,731,349

<u>Assumptions</u>		60% AMI Maximum Rent	
Efficiency	Rental	\$ 943	\$ 993
JR 1 BR	Rental	\$ 943	\$ 993
1 BR	Rental	\$ 1,010	\$ 1,063
2 BR	Rental	\$ 1,167	\$ 1,228
% Rents Set Below Maximum		5%	
Term		\$ 30 years	
Interest		6.50% annual	
Average Operating Costs		\$400 PUM	
Vacancy Factor		5%	
DSCR		1.15 :1	

Note: Utilities included in Average Operating Costs

Hunting Towers Apartments
Table 12
Debt Supported by Tax Credit Rents & Needed Subsidy--Scenario 2, 530 Units

Unit	Size	Quantity	Unit Area	Gross Rent	- Operating Costs	Net Cash Flow
Efficiency		248	391	\$ 2,807,410	69,177	\$ 2,597,862
JR 1 BR		36	500	\$ 407,527	12,833	\$ 374,318
1 BR		176	680	\$ 2,132,803	85,325	\$ 1,940,838
2 BR		70	895	\$ 979,944	535,989	\$ 394,958
Total:		530	2,466	\$ 6,327,684	\$ 703,323	\$ 5,307,977

Supportable Debt

\$ 60,274,043

Developer Pricing	Quantity	Sales Price	Extension
Efficiency	248	\$ 160,000	39,680,000
JR 1 BR	36	\$ 160,000	5,760,000
1 BR	176	\$ 217,500	38,280,000
2 BR	70	\$ 277,500	19,425,000
Total:	530		\$ 103,145,000

Subsidy Needed

\$ 42,870,957

		60% AMI	
<u>Assumptions</u>		Maximum Rent	
Efficiency	Rental	\$ 943	\$ 993
JR 1 BR	Rental	\$ 943	\$ 993
1 BR	Rental	\$ 1,010	\$ 1,063
2 BR	Rental	\$ 1,167	\$ 1,228
% Rents Set Below Maximum		5%	
Term		\$ 30 years	
Interest		6.50% annual	
Average Operating Costs		\$400 PUM	
Vacancy Factor		5%	
DSCR		1.15 :1	

Note: Utilities included in Average Operating Costs

Hunting Towers Apartments
S U M M A R Y
Distribution of Sales Units

Table 7

Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	44	99	25
JR 1 BR	26	8	14	4
1 BR	166	68	74	24
2 BR	70	50	20	-
	430	170	207	53

Distribution of Rental Units

Table 6

Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	80	80	80	80
JR 1 BR	10	10	10	10
1 BR	10	10	10	10
2 BR	-	-	-	-
	100	100	100	100

Sales Revenues--Developer Price Scenario

Table 7

Unit Distribution	Total Units	Tenant Pricing	City Pricing	Workforce Pricing
Efficiency	168	\$ 6,490,000	\$ 15,840,000	\$ 4,125,000
JR 1 BR	26	\$ 1,180,000	\$ 2,240,000	\$ 660,000
1 BR	166	\$ 12,410,000	\$ 16,095,000	\$ 6,060,000
2 BR	70	\$ 11,125,000	\$ 5,550,000	\$ -
	430	\$ 31,205,000	\$ 39,725,000	\$ 10,845,000

Sources and Uses	Developer Price Scenario	
Condo Sales Revenue	\$ 81,775,000	
Rental Units Sales Revenue	\$ 16,575,000	Note 1
Other Sources	\$ -	
Total Sources	\$ 98,350,000	

Uses		Table 5
Acquisition Price	\$ 50,000,000	
Hard Costs	\$ 26,443,509	
Soft Costs	\$ 22,933,053	
Contingency	\$ 4,937,656	
Profit	\$ 26,078,555	
Total Development Cost	\$ 130,392,773	

Surplus (Gap) Sale Units	\$ (29,718,363)	
Surplus (Gap) Rental Units	\$ (2,324,410)	Note 2
Total Surplus (Gap)	\$ (32,042,773)	

1. At Developer's City Pricing
2. TDC less Developer Pricing (City Level)