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Testimony Against Beauregard Small Area Plan, May 12, 2012

Submitted by Sammie Moshenberg, East Hume Ave, Alexandria, VA

I am Sammie Moshenberg, a resident here in Alexandria and a member of the Tenants and Workers United. I speak to today to urge you to vote down this small area plan.

The human cost of this plan is just too high – 2475 families will lose their homes. This City cannot afford to lose any more affordable housing, and this mass displacement will greatly impact the economic, racial, and ethnic diversity of Alexandria – another loss we cannot afford.

We have been told that what we are getting is 800 units of guaranteed affordable housing but in looking through the plan, I don't see those guarantees. The document is full of hedging language that leaves room for the possibility that all of this just might not work out. The very fact that some of the funding for these units depends on Tax Incremental Financing which is dependent on the future tax assessment or put another way, the profitability, of the new development, means the affordable housing is being built on shifting sands.

By the time these units come online in 2020 or later, the families living in them now will be long gone. Their children will have been pulled out of school to move who knows where. Some of them are being pushed out prematurely by increases in rents and utilities as high as 30% which exceeds the cost of living, and it's the very same developer on whom we are depending to provide most of the affordable housing in the future.

The City got a raw deal here. In exchange for guaranteed higher density for the developer, we got some promises that aren't as ironclad and aren't enough to meet the needs of those currently calling this neighborhood home.

I join the very large constituency urging the Council – for a long list of reasons – to vote “no” today. Let's use the leverage we have to get a better deal that better serves the residents of our City and better serves our future.

West End Petition

Alexandria City Councilmembers,

Vote no on the Beauregard Small Area Plan and resume negotiations with residents and community groups to ensure that neighborhood development benefits the neighborhood and its residents.

Total signatures: 42

	Name	State	Comment
1.	Simon Sandoval-Moshenberg	QROO	
2.	Nigel Gibson	SIN	
3.	Carmen Hernan		
4.	Emily Hager	VA	
5.	Stuart Liss		
6.	Mellenie Runion	VA	
7.	Will Bailey	VA	
8.			
9.	Denise Miller	VA	
10.	Nancy Williams		It appear to me that all u Politicans won't in this city, are town houses, condos, banks, & offices buildings. You don't won't the poor & middle class in this city. The next election why don't you Dem. run as rep, because that what u act like.
11.			As currently constructed, the Beauregard Plan is of little long term benefit to the City but poses major negatives for our

**community. Please give it more thought and more opportunity for the citizens of Alexandria to be heard on this issue.
Thanks!**

**12. Giordano
Hardy-
Gerena**

**13. Michelle
L'Heureux**

**14. Robert
Tucker**

As a neighbor, the Beauregard Small Area Plan, will do harm beyond the Alexandria City limits.

15.

**16. Victor
Glasberg**

**17. Kenneth VA
Brandon**

**18. Linda VA
Turange**

**19. Susan
Kamins**

**20. Taneshia
James**

**21. Alassani
Omorou**

**22. Abraham
Kidane**

I have lived here for almost 10 yrs and I am concerned of my ability to live here given the trend. I am afraid that that's what they want. I am stunned that the residents were not consulted in this important decision. As a long time Alexandria resident I am concerned for the future and am preparing myself just in case I have to move. I am skeptical of our chance of defeating such corporate interest. Nonetheless, I am not going down without a fight. I am a proud Alexandria resident and I vote no on the Beauregard Small Area Plan. Thank you for representing us. Abraham Pietros Kidane

**23. Loraine VA
West**

24. Sammie

Moshenberg

- 25. James Mercury VA
- 26. Karen Ruberg VA
- 27. Tina Sellers
- 28. Stephanie Barnes
- 29. Dan Moshenberg
- 30. Alba Caceres
- 31. Alex Bambara
- 32. Alisha Thomas
- 33. Klaudia Mondy
- 34. Khalid Lazear VA
- 35. Jon Liss
- 36. Mitiku Moges
- 37. Tahseena Hamid
- 38. Sara Wallace-Keeshen
- 39. Felisa Holden VA
- 40.
- 41. Sheku Kangbai

NO - Please do not sign at this time without further analysis.

42. Michele
Simms-
Burton