



## NorthEast Citizens' Association

February 3, 2010

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

Honorable Mayor, Vice Mayor and Members of Council:

This letter is written to inform you about the serious concerns of the Board of the NorthEast Citizens' Association (NECA) regarding the disposition of the City property located at 1505 Powhatan Street.

Before outlining our concerns, let us express our appreciation to the City for sending representatives to meet with our Association on two very recent occasions to discuss the City's plans for disposition of this property. As you may be aware, NECA has monitored the status of this property for many years, and worked with the City on earlier plans to issue an RFP to sell the property. NECA also worked with the City on the design of the development adjoining the City property and encouraged the City to sell the property to that developer in the hopes of facilitating an integrated development for the entire block.

Our first concern is that despite our longstanding interest and involvement in the development of this property, which is located at a gateway location to our neighborhood, in the past year it appears that the City has predetermined that this land will be sold to a single, City-created developer of affordable housing, without an RFP, and without adequate consultation with adjoining neighbors and the Association.

Our second concern is with the proposed use of the property. While NECA has demonstrated in the past that we support affordable housing in and around our neighborhood, due to the large amounts of such property in our vicinity we are reluctant at this time to entertain further such development without adequate consideration of available alternatives. We note our prior cooperation with the City on the redevelopment of the Bland Project.

Additionally, we need to mention that our experience with the most recent affordable housing to be placed in our neighborhood, the Arbelo Apartments (RPJ Housing Development Corporation) has been disappointing. At a recent meeting of the Association, the vast majority of the membership, in part because of concerns regarding litter, crime, and nuisances created by the residents of this absentee-owner building, and the potential association of such problems with the presence of Section 8 housing, passed a measure indicating that the Association was unalterably opposed to the City's proposed use of the 1505 Powhatan property.

We encourage the City to put a halt to its current plans, and, in conjunction with the Association, explore alternatives to the contemplated use of the property. We look forward to working with you in the future.

Mariella Posey  
President

cc: Jim Hartmann, City Manager

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