

February 5, 2015

The Honorable Mrs. Mary Hynes  
Chair, Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

Re: Case U-3401-15-1

Dear Mrs. Hynes:

As community leaders and Directors of The Carlyle House Unit Owners Association, Inc. we wish to express our community's concerns regarding the proposed modifications to the Columbia Hills project, U-3401-15-1 that the County Board will be considering on February 21, 2015. We urge you not to approve this modification.

The modification, a doubling of the building footprint from the 25,000 ft<sup>2</sup> allowed in the current Form Based code, Part 4 §402.c(Building Size).1, to more than 50,000 ft<sup>2</sup>, will negatively impact the quality of life for the entire community and the Carlyle House in particular. This situation flies in the face of the intent of §103(a)1 of the current Form Based Code, "*Foster a healthy, diverse community with a high quality of life*". The increase in population density, encroachment on neighboring properties and monolithic proportions of the buildings that the proposed modifications will cause, will have a negative impact on quality of life of all in the Columbia Forest and West Columbia Heights neighborhoods.

- Population density – There will be 229 apartments, mostly of the two and three bedroom design. We think it is reasonable to expect the population on this one site alone to increase by 3 to 4 persons per apartment or 687 to 916 persons. When one considers that the Form Based Code encourages infill and elimination of open space in future projects, that area will not be able to sustain quality living conditions in the face of the resulting population growth.
- Transportation - An integral part of the neighborhood vision developed for Columbia Pike was based on having an effective mass transportation solution to move residents without cars. To date no acceptable mass transportation solution has been adopted for the Columbia Pike corridor that would satisfy this requirement. Absent such a solution the goals of revitalization cannot be met.

- Availability of County Services – There is an already documented shortage of elementary school capacity in South Arlington which will eventually affect middle and high schools. There do not appear to be good possible solutions to this issue now as increasing the population density will only exacerbate this problem. Also this begs the question as to what other County services, Police, Fire, water treatment, parks, etc., will be taxed past capacity.
- Traffic - The increasing population and crowding on S. Frederick Street is already an issue at the dangerous intersection of Columbia Pike and S. Frederick Street. The presence of more pedestrians will only increase the already climbing accident rate.
- Size - The proposal will butt the new building up to the south Carlyle House property line. This will decrease the sunlight, open spaces, and necessitate intrusions on our property. This significantly degrades our quality of life and possibly property values.
- Environmental Impact – There is an underground stream on the boundary of the Carlyle House and the property to be developed; a part of the Chesapeake watershed feeding into the Four Mile Run. It is unclear if the impacts to this wetland have been studied and addressed. We think there should be an environmental study completed before proceeding.

The Western Gate Columbia Forest and West Columbia Heights neighborhoods that will be affected by this project are currently wonderfully rich and diverse communities. They are currently home to a wonderfully balanced mix of private homes, condominiums and rental units that include over 900 units of affordable housing at 14 locations. We are all good neighbors and enjoy the socio-economic, ethnically diverse communities that we call home. Revitalization means responsible development that emphasizes the intent of §103(a)1 of the current Form Based Code, "*Foster a healthy, diverse community with a high quality of life*". We urge you to protect and preserve our quality of life by **NOT** approving the proposed modifications to the Columbia Hills project, U-3401-15-1.

Thank you for your time and consideration.

Sincerely:



Pamela J. Pryor, President  
The Carlyle House Unit Owner's Association, Inc.

cc: The Honorable Mr. J. Walter Tejada, Vice Chair  
The Honorable Mr. Jay Fiset, Board Member  
The Honorable Mrs. Libby Garvey, Board Member  
The Honorable Mr. John E. Vihstadt, Board Member

February 11, 2015

Planning Commission  
2100 Clarendon Boulevard, Suite 307  
Arlington, Virginia 22201

Honorable Commissioners

I come before you tonight as a County resident and property owner personally impacted by a project you will be considering during this meeting.

My name is ANTONIO ACEVEDO  
ADDRESS: 5300 Columbia Pike 1006, Arlington, VA 22204  
Email: [aacevedo1g@gmail.com](mailto:aacevedo1g@gmail.com)

I express my concerns regarding the Columbia Hills project, U-3401-15-1 that you will be reviewing and considering tonight. This project is an in-fill that will encroach an existing parking lot within the Columbia Grove affordable housing development with a footprint of over 52,700 square feet.

1. This modification exceeds the allowable size of 25,000 square feet for a building footprint under the Form Based code, Part 4 §402.C (Building Size). I believe that the purpose of the Form Based Code nor the intent of the community when the code was proposed and discussed, were to allow the construction of such a behemoth in a residential neighborhood. Using the Form Based Code for such a structure, couple with the fact that when the code was developed there was a Columbia Pike Transit Initiative that is no longer a valid option, is making the code obsolete. Making any more alterations and modifications to building sizes beyond what was originally conceive further invalidates the Form Based Code.
2. The Columbia Hills project is submitting to you a 229 units building. What guarantee do we have that it will not be 260 or 280 units when this process is completed. More people require more services, which do not currently have in our neck of the County.
3. The proposed structure will negatively affect the quality of life for the entire community and my home in particular. The Form Based Code intent in section 103(a) 1 is to *"Foster a healthy, diverse community with a high quality of life."* That has becomes a fallacy and and to me a nightmare.

To name a few of the issues that this project raise let me enumerate them:

- (a) The increase in population density;
- (b) No reasonable mass transit options to address density;

- (c) Additional traffic that will grow exponentially, without alternate vehicular circulation patterns;
- (d) the limited parking spaces proposed by the project and the elimination of current parking spaces due to the in-fill into a parking lot;
- (e) No available street parking on Frederick St.
- (f) The overcrowding of schools.
- (g) Environmental impact.
- (h)

All of these could make the neighborhood a not too attractive and pleasant place to live.

I am personally affected because my home faces the South and my walls are all glass. A building the size proposed of 5200 plus square feet, will place apartment units at an intrusive distance from mine. The building will be so close to my glass walls that this will be an assault to my privacy. Adding insult to the injury, a building that in reality is 11 or 12 story high will cast such a shadow that my exposure to sun light will be non-existent and the view limited to an apartment unit 60 feet away. There goes the value of my investment.

The Columbia Hills project is an encroachment into our neighboring property parking lot. Those parking spaces will be lost. However, that parking lot is full every night when the residents return from work to rest. I am submitting a nighttime photo as an attachment that shows the high utilization of the parking that is being proposed for encroachment and elimination. See Attachment A

Density – The achievement of density through Rental units As 229 new units are built in an already saturated area of rental units there will be an adverse impacting tenants with denied access to services we don't have in the area, and will deny the area a real opportunity to be economically develop with an adequate mix of tenants and owners. Should the Form Based Code stays as it is encouraging infill and elimination of open space, this area of Columbia Pike will not be able to sustain quality living conditions in the face of the resulting population growth. This goes against the "Land Use and Zoning" recommendations of the Columbia Forrest Neighborhood Association. Those recommendations approved by the community in agreement with the County Government are:

1. *The County should take no action that would increase the percentage of Columbia Forest residences that are rented.*
2. *The County should ensure that any redevelopment of multi-family housing in Columbia Forrest will significantly increase opportunities for home ownership.*

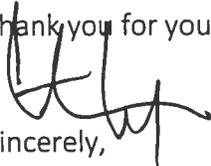
This project certainly fails to conform to the community conservation plan. See Attachment B

Environmental Impact – The project as proposed will be at the lower section of the Frederick St. Hill where both sections of the hill converge and water accumulates before it is absorb by the resource protection area. There is also an underground stream on the boundary of the Carlyle

House and the property to be developed. It is part of the Chesapeake watershed feeding into the Four Mile Run. The documentation submitted by the developers is limited to the minimum impact of 2,500 square feet. The watershed & resource protection area is right around the area where the building construction is proposed. Probably less than 100 feet away. See map with area circled in red. There will be elimination of trees with minimal onsite preservation and or replacement. See Attachment C

As a good neighbor that enjoys this community and in the interest of all I urge you to protect and preserve our quality of life by NOT approving the proposed modifications to the Columbia Hills project, U-3401-15-1.

Thank you for your time and consideration.



Sincerely,

Antonio Acevedo

5300 Columbia Pike 1006, Arlington, VA 22204

Email: [aacevedo1g@gmail.com](mailto:aacevedo1g@gmail.com)

ATTACHMENT

# Land Use And Zoning

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## Existing Residential Uses

Columbia Forest offers a variety of housing. There are 357 single-family detached homes in one contiguous area, 92 semi-detached homes lining both sides of two streets, 49 townhouses in two developments, 304 condominium units in two developments (one garden-style with 168 units and one high rise with 136 units) and 987 apartment units in five complexes (one small garden-style with 16 units, one larger garden-style development with 210 units, one mid-rise with 227 units and two high rise buildings with 134 and 400 units each). The condominiums and apartments are all located on or near Columbia Pike. By our count, there are a total of 1,789 residences in Columbia Forest. There are no undeveloped lots in the neighborhood.

Single-family homes were built in a ten year period between 1942 and 1952 and 61% have added on living space. The semi-detached homes were built in the early 50's and 53% of these have additions. The townhouse developments were built in 1978 and 1990, the condominiums were built in 1950 and 1975, and the apartments, in the period 1953 to 1964.

Most people living in Columbia Forest rent. Besides the 987 rental apartment units which represent 55% of our residences, at least 12% of the single-family residences, 33% of the semi-detached and 10% of the townhouses are also rented. (The method of determining rental rates for these residences tends to understate the number of rental properties.) Rental rates for the two condominiums are 36% and 32%. Overall, we estimate that at least two thirds of all residences in Columbia Forest are rentals.

The residents of Columbia Forest understand the need for diversity in housing options which our community offers. However, it is a well established precept that home ownership is the foundation of a stable and secure community. Columbia Forest seeks to build a strong community through the careful balancing of owned and rented properties.

**Recommendation 1:** The county should take no action that would increase the percentage of Columbia Forest residences that are rented.

**Recommendation 2:** The county should ensure that any redevelopment of multi-family housing in Columbia Forest will significantly increase opportunities for home ownership.

The residents of Columbia Forest have expressed strong support for maintaining and enhancing the single-family character of the interior of Columbia Forest. Residents oppose the redevelopment of single-family properties into multi-family dwellings, either as duplexes or townhouses. Further, many residents, including those living in the more densely populated areas along Columbia Pike, are cautious about possible increases in housing density that could come with redevelopment of existing multi-family properties



# Arlington County, VA - Maps

*Attachment*

## Watershed & Resource Protection Areas

Watershed boundaries for Arlington County, VA

Find Address



Legend

About

### Layers

- Parcels
- Street Names
- Watershed Boundary
- Parks\_Natural\_Resource
- 2011 Aerial Image

### Legend

Parcels  
Parcels



Street Names  
Street Names

Watershed Boundary  
Watersheds



Parks\_Natural\_Resource  
Arlington Parks



Resource Protection



*Resource Protection Buffer*

Testimony for Arlington County Planning Commission  
Feb. 11, 2015

My name is Pam Pryor and I reside at the Carlyle House Condominium on Columbia Pike. I currently serve as the board president of the condo association there and am speaking on behalf of my neighbors in the community.

We would urge the Planning Commission to rethink the Columbia Hills project for several reasons that you've already heard:

- Not conforming to form-based code in size or height
- Ignoring treacherous side street traffic currently on Frederick St
- Lack of infrastructure for new residents: grocery, schools, fire
- And the impact on the Carlyle House southern exposure.

Overall, I want to compliment the planning commission. I've made Arlington home for almost 24 years and have chosen to live here despite the fact that real estate might be less expensive further out. I like the community and I love the diversity of our specific neighborhood. I like the ethnic and income diversity and feel like our end of the Pike is truly an amalgam of our area. And I am blessed to live in a beautiful building with a wonderful unit that is my home here.

That being said, it does feel a little like the western end of the Pike has not seen the kind of diverse development of the eastern end of the Pike. We still don't have retail and the hopes of the form based code, as I read it, was to encourage that. We do have high concentrations of affordable housing right on the Pike and quite frankly, the newer ones are beautiful buildings: Arlington Mill and the new Shell.

So for those of us in our building, it just doesn't make sense to start building OFF the Pike and create high rises right next to well-established communities and single family homes.

In addition, as it has been stated, Frederick Street is a horribly old engineered street with an incredible pitch that would make the addition of 300 - 500 more residents a danger. There is little to no parking there and it is our understanding that the structure does not allow for

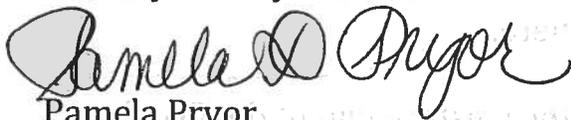
adequate parking spaces. Ask our friends and neighbors at Frederick Court how sparse parking is!

Finally, would there be any harm in slowing down this project in order to satisfy our concerns and questions? There is a lot of affordable housing - not all full, no waiting lists on the west end of the Pike. It would be so helpful to us to feel like our questions have been addressed.

I have included our letter to the Chairwoman Hynes in my remarks - which I will not read, but I did want each of you to have a copy of that letter on behalf of our condo association.

I know people put a lot of time and effort into these projects but that alone is not a sufficient enough reason to move ahead. What is important is the long term quality of life for ALL residents and the livability of our neighborhood. The place you call home is precious. And to us, the Carlyle House which appreciates our diverse neighborhood, would ask you to vote no or at a minimum, delay your decision.

Thank you for your time.



Pamela Pryor  
5300 Columbia Pike  
#102  
Arlington, VA 22204

February 2015

The Honorable Mary Hynes  
Chair, Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, Virginia 22201

Dear Mrs. Hynes:

As Community leaders and Directors of the Carlyle House Condominium Association LLC we wish to express our community's concerns regarding the proposed modifications to the Columbia Hills project, U-3401-15-1 that the County Board will be considering on February 21, 2015. We urge you not to approve this modification.

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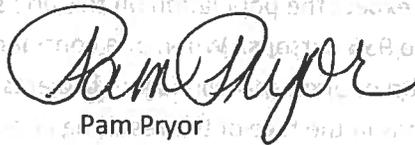
- Population density – There will be 239 apartments, mostly of the two and three bedroom design. We think it is reasonable to expect the population on this one site alone to increase by 3 to 4 persons per apartment or 708 to 956 persons. When one considers that the Form Based Code encourages infill and elimination of open space in future projects, that area will not be able to sustain quality living conditions in the face of the resulting population growth.
- Transportation - An integral part of the neighborhood vision developed for Columbia Pike was based on having an effective mass transportation solution to move residents without cars. To date no acceptable mass transportation solution has been adopted for the Columbia Pike corridor that would satisfy this requirement. Absent such a solution the goals of revitalization cannot be met.
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Thank you for your time and consideration.

Sincerely:



Pam Pryor  
President

The Carlyle House Unit Owners Association

- CC: The Honorable Mr. J. Walter Tejada, Vice Chair  
 The Honorable Mr. Jay Fisette, Board Member  
 The Honorable Mrs. Libby Garvey, Board Member  
 The Honorable Mr. John E. Vihstadt, Board Member

February 4, 2014

Arlington County Board  
2100 Clarendon Blvd #300  
Arlington VA 22201

Dear Honorable Arlington County Board members,

I am writing to you in support of the proposed Columbia Hills affordable housing project, to be developed by APAH adjacent to their existing project, the Columbia Grove Apartments.

While I am often skeptical of the need for and nature of new development, I am strongly in favor of this project.

It will bring much-needed committed quality affordable housing to the Columbia Pike corridor without great disruption to the nature of the community. It will serve to preserve diversity - both ethnic and economic – in an area of the County that has been greatly challenged by rising real estate prices. APAH has a long track record of building and managing quality properties in the community, with the goals of making affordable, environmentally-friendly, high-quality living available to our citizens beyond what is available through commercial developers.

The building will use space already owned and managed by APAH, and will provide adequate parking and other amenities that will integrate within the existing neighborhood.

In my role as a long-time artist-activist in the Columbia Pike corridor, I have often worked with APAH. My experience is that their staff and board are extraordinarily sensitive to the needs of the community, and deeply care about improving life for all citizens of the community. And, bottom-line, APAH provides beautiful, well-constructed, well-run buildings with exceptional resources, both physical and human services, for the residents of their properties. Over and over I have seen that APAH cares, and they deliver. Effectively.

I am greatly concerned about the loss of affordable housing along Columbia Pike (and elsewhere in Arlington). This proposed project will serve to help maintain our vibrant community diversity without creating an eyesore, traffic disruption, or take up cherished green space. It will create a much-needed asset to the neighborhood. I strongly urge you to vote favorably on the planned Columbia Hills project.

Please feel free to contact me should you wish further comment or information.

Sincerely,

A handwritten signature in black ink, appearing to read "Lloyd Wolf". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Lloyd Wolf

cc: Linda Kelleher, APAH

February 7, 2015

Ms. Mary Hughes Hynes, Chair

Mr. Jay Fiset

Mr. J. Walter Tejada

Arlington County Board

2100 Clarendon Boulevard #300

Arlington, VA 22201

Ms. Libby Garvey

Mr. John E. Vihstadt

CC: Ms. Hope L. Halleck, Clerk to the County Board

To the Esteemed Members of the Arlington County Board:

I hope this letter finds you well. My wife and I are writing to respectfully express our support for the proposed Columbia Hills development by the Arlington Partnership for Affordable Housing (APAH) for your consideration. We believe that we must take advantage of this important opportunity to meet the dual goals of maintaining Arlington's economic diversity and contributing to the revitalization of Columbia Pike.

Before addressing the reasons why we support this development, I want to disclose for the record several affiliations, of which many of you are aware from our individual conversations. I am deeply involved in the field of affordable housing – I serve on APAH's board of directors, serve as vice-chair of the County's Affordable Housing Study Working Group, and am employed at Enterprise Community Partners. However, we are also homeowners in the Columbia Forest neighborhood. For the purpose of this letter, we are writing as private citizens and not representing the official position of any of these groups/organizations. While our opinions are undoubtedly shaped by these volunteer positions and by my professional experience, we also have a significant personal and financial interest in the health and well-being of this neighborhood. In our opinion, the Columbia Hills development will have a significant positive impact on Columbia Forest.

We believe this development will be beneficial for several reasons. It would provide homes for workers that are crucial to Arlington's economy. The affordable rents will relieve cost burdens for these families, allowing them to use their resources for life's other necessities, such as health care and education. It would bring more customers and workers for current and future businesses. It will also help arrest the loss of affordable homes for workers in a high-cost market.

I am aware of several concerns that other residents have raised about Columbia Hills.

*Insufficient Parking.* I believe that there are reasonable solutions to be found to address resident concerns about this issue. In our experience, there is a surplus of open street parking spaces in Zone 22 (in which we live). Perhaps additional streets can be opened for unlimited parking, or a new zone could be created specifically for residents in the surrounding apartment/condominium buildings.

*Density.* Several people have raised concerns about the impact of density generally on county infrastructure and the school system. It is true that the County needs to account for the impact of development and growth trends. However, perpetual gaps between the demand for housing in a market and the amount of housing produced can turn a housing affordability challenge into a crisis that impacts those at a broad range of incomes, as is occurring in many markets (most prominently in San Francisco). In my mind, the County has historically taken a commendable approach to growth – allowing increased density and managing the impacts. While coordination between development and infrastructure policies can always be improved, I hope that the general support for growth will continue.

*Tenant Income Profiles/Concentration of Affordable Housing.* I am also aware that many people have raised concerns about the number of affordable units in the western part of Columbia Pike. We certainly support efforts to improve the geographic distribution of affordable housing within the County. However, it is important to view this issue in the context of this specific development. First, the prospective tenants at Columbia Hills will have incomes up to 60% of area median income. In the context of Arlington, these households are employed in positions such as assistant teachers, early-career nurses, bus drivers, and custodians. In many – if not most – markets in the United States, households with these jobs can find housing that is affordable in the private market. It is a function of the region's wealth and economic vibrancy, as well as the County's geographic constraints (among other factors) that these residents cannot afford to live in Arlington. In other cities, these households would not constitute a "concentration of poverty" in a community. They would be the community.

Existing Columbia Grove residents contribute much to the community (most recently participating in a cleanup effort on Martin Luther King, Jr. Day). We do not have crime problems – the January civic association meeting with police officers focused mostly on issues such as traffic safety and parking. We also disagree with the notion that the number of committed affordable units is inhibiting local retail. A number of factors drive the retail sector, including density. Columbia Hills would add more customers with more disposable income (given the affordable rents). Indeed, private sector investment is coming, in the form of the [coffee shop](#) opening at Arlington Mill and a predominantly market-rate [condominium and retail space](#) near Four-Mile Run Drive.

The west end of Columbia Pike will continue to grow and change. Preserving and development committed affordable units now assures that the area will stay mixed-income once additional market-rate development comes. My wife, who spent much of her life in Arlington, remembers Ballston before it was as economically booming as it is today. The County's leadership in supporting the preservation of the Gates of Ballston apartments and the inclusion of affordable units in Ballston Park (in which we lived for nearly two years) has ensured that people of all incomes can afford to live there as the neighborhood continues to gain market rate apartments and townhomes and a vibrant retail sector. We suspect the same will occur on Columbia Pike. By acting now, we are locking in an affordable market segment before doing so becomes cost-prohibitive.

We know the job of a County Board member is difficult, and that you must weigh the opinions of a wide range of diverse stakeholders. Thank you very much for considering our opinion in this matter. We are happy to discuss this issue further if necessary, and can be reached at [mispotts6545@gmail.com](mailto:mispotts6545@gmail.com).

Once again, thank you and have a great day.

Sincerely,



Michael A. Spotts

1865 S. George Mason Drive  
Arlington, VA 22204



Lesley E. Oot



February 7, 2015

Mary Hynes  
Chairman, Arlington County Board  
2100 Clarendon Boulevard, Suite 300  
Arlington, VA 22201

RE: APAH's proposed Columbia Hills Apartments

Dear Mary:

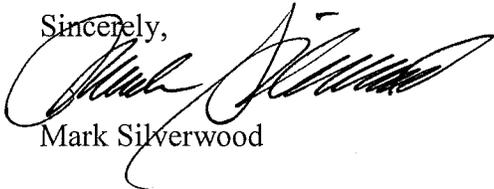
As an affordable housing provider in Arlington County I want to lend my support to APAH's request for AHIF funding of the development of Columbia Hills Apartments.

We all know the overwhelming demand for affordable housing that is increasing every day. All of our affordable housing properties in Arlington County are 99% occupied with waiting lists.

While we all are shocked every year at the increasing costs to produce quality affordable housing, it is so important to the balance of businesses in the County. If the people who live in our affordable communities and work in numerous service positions in the commercial buildings were not able to live here they would have to travel by car, etc. and the result would be higher operating costs for the local businesses. It just makes sense on so many levels.

APAH is a valuable partner, providing affordable housing and related social services to its residents and assisting the County's effort to provide for the residents that are in need. I urge you to find a way to make this project happen.

Sincerely,



Mark Silverwood

**From:** Jenny Sokol  
**Sent:** Sunday, February 08, 2015 7:51 PM  
**To:** CountyBoard  
**Cc:** Maureen and Jay Harris  
**Subject:** APAH support

Dear Arlington County Board,

I'm writing to voice my support for APAH and the proposed Columbia Pike Apartments. This affordable housing project will help to provide housing for local lower wage workers, promoting social and economic integration in Arlington. Such housing eliminates lengthy commutes -- a win for the environment and families alike. Families who live in the same communities they work in are empowered to become contributing members of the community. Businesses are better able to recruit and retain employees when affordable housing is available, and seniors and the disabled aren't displaced due to rental costs. Arlington needs options for affordable housing.

Thank you,

Jenny Sokol

Arlington Resident

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**From:** Antonio & Gabriela Rivas  
**Sent:** Monday, February 09, 2015 10:34 PM  
**To:** CountyBoard  
**Cc:** Jay harris  
**Subject:** approve APAH's Columbia Hills Apartment

The purpose of this email is to show my support for the approval of APAH's Columbia Hills Apartments application when it comes before the Board on Tuesday, Feb. 24th.

As a realtor, I am fully aware of the high cost of housing in Arlington County. Columbia's Hills Apartments would make it possible for many families to live in the Columbia Forest neighborhood, a multicultural and socio-economically diverse community. The Hills will allow for families to stay in the County rather than being displaced or overwhelmed with high rents. These families' children will be able to enjoy the high quality education system our county offers. Please support the approval.

Thank you for your time and consideration.

Respectfully,

**Antonio Rivas**  
**THE RIVAS GROUP, LLC**

From: Larry Suiters  
Sent: Sunday, February 08, 2015 7:11 PM  
To: CountyBoard  
Subject: Columbia Heights AHIF and Site Plan

Dear Members of the County Board,

My wife Gail Harrison and I support efforts to meet the need for affordable housing in Arlington County and urge your support for the Columbia Hills Apartments AHIF project and site plan at your February Board meeting. We understand that this new multifamily building would comply with all the form based code requirements and that it would represent an important step towards meeting the need for affordable housing in Arlington County.

Sincerely,

Larry Suiters and Gail Harrison

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From: Sue Covucci  
Sent: Wednesday, February 04, 2015 7:20 PM  
To: CountyBoard  
Subject: Columbia Hills

Dear Mary, Jay, Walter, Libby and John,

My wife, Sue, and I have been Arlington residents for three decades now. We chose to live in Arlington for a number of reasons, including its diversity and wonderful schools. We made the right choice.

As a graduate of NYC public schools, I wanted our son to attend public schools and he did and we could not have been more delighted with his education. I also grew up in public housing in the Bronx and saw my family and many others utilize this affordability to provide their children with the tools to succeed in life. In Arlington, I saw the diversity of housing opportunities allow my daughter, Jenna, to find private affordable housing as she served as a police officer. Since then I have seen the stock of affordable housing in Arlington dwindle.

I am a recent member of the Board of APAH. I joined the board because of the importance that affordable housing has played in my life. I am writing you in my capacity as a Board member and Sue and I are writing as long term Arlington residents to seek your support for APAH's newest project, Columbia Hills. I trust that I am preaching to the choir. Jenna and I could not even dream that the affordable housing we lived in could be such an inviting and welcoming place to live as the planned community at Columbia Hills will be. Yet APAH makes that dream come true every day in Arlington. Arlington has a great history of supporting affordable housing and continues to be a place where Sue and I can run into teachers, policemen, firemen and maintenance workers at the Safeway. I know the Board is proud of Arlington's income diversity and its role in assisting our most needy residents. Sue and I hope we can count on the Board to approve unanimously the proposal to develop Columbia Hills.

Sincerely,  
George and Sue Covucci

From: Jay Gmail  
Sent: Friday, January 23, 2015 8:33 PM  
To: Mary Hynes  
Subject: Strong support for APAH's Columbia Hills Development

Chair Hynes:

As a 25-year Arlington resident I want to express my strong support for APAH's Columbia Hills Development. When this property comes before the Board for review and approval in the weeks ahead, I ask that you give it full support.

Inclusiveness and diversity are part of what make Arlington unique and attractive to me and my family. But a vibrant, inclusive community of diverse incomes and backgrounds and languages doesn't occur in a vacuum. In truth, both community and public support are needed to promote and extended these shared values.

With a long record of Arlington community-building, APAH is poised to help deliver Arlingtonians 229 much-needed quality, long-term-affordable homes. As you know, these would represent one of the first new housing developments under the County's award-winning Columbia Pike Neighborhoods Plan. Columbia Hills, once completed, will contribute significant new units to the Plan's goal of preserving 6,200 affordable homes to communities around Columbia Pike.

APAH is also uniquely positioned to deliver a financially viable property with efficient use of public subsidy. This highly efficient project will leverage \$37.5 million in federal funds through the Low Income Housing Tax Credit program, plus \$20 million in state bond financing along with an Affordable Housing Investment Fund loan from Arlington County. 20% of units will be designated for very low income, including 10 units for Permanent Supportive Housing.

But County Board leadership is needed to complete the job. I respectfully ask that you support APAH's application when it comes before the Board.

Thank you.

Sincerely,

Jay Harris