

Penn Daw Fire & Supportive Housing Advisory Committee Meeting #10
Friday, September 17, 2021
9:30 – 11:00 am

Join from PC, Mac, Linux, iOS or Android: <https://us02web.zoom.us/j/86555541749>

Or Telephone: USA 602 333 0032

USA 8882709936 (US Toll Free)

Conference code: 711201

9:25	Meeting Login	
9:30	Quick Introductions/Roll Call	
9:35	Approve minutes	Christine / Team
9:40	Alternate Sites / Purchase vs. Lease	Danilo
10:00	Property Data / Calls and Incidents	Thomas Reed, Director Real Estate Division
		Dr. Noah Fritz, Director Office of Data Analytics & Strategic Initiatives
10:20	Questions/Discussion with Committee	Team
10:45	Q&A with community callers	Team
	✓ Nov 6, 2020	Meeting kickoff
	✓ Dec 4, 2020	Feedback
	✓ Jan 15, 2021	Concepts
	✓ Feb 5, 2021	Benchmarking
	✓ Mar 5, 2021	Video Tours – Fairfax County
	✓ April 2, 2021	Video Tours – Around the Region
	✓ April 24	Community Meeting
	✓ April 26	Community Meeting
	✓ May 7, 2021	Recap and Updates
	✓ June 7, 2021	Community Meeting in Spanish
	✓ June 21	Alternate Sites Discussion
	✓ June 24	Eleanor Kennedy Shelter Tour
	✓ June 29	On-Site Community Meeting
	✓ July 16	Equity Conversation
	✓ September 17	Property Data / Calls and Incidents
	October 01	Feedback from Committee

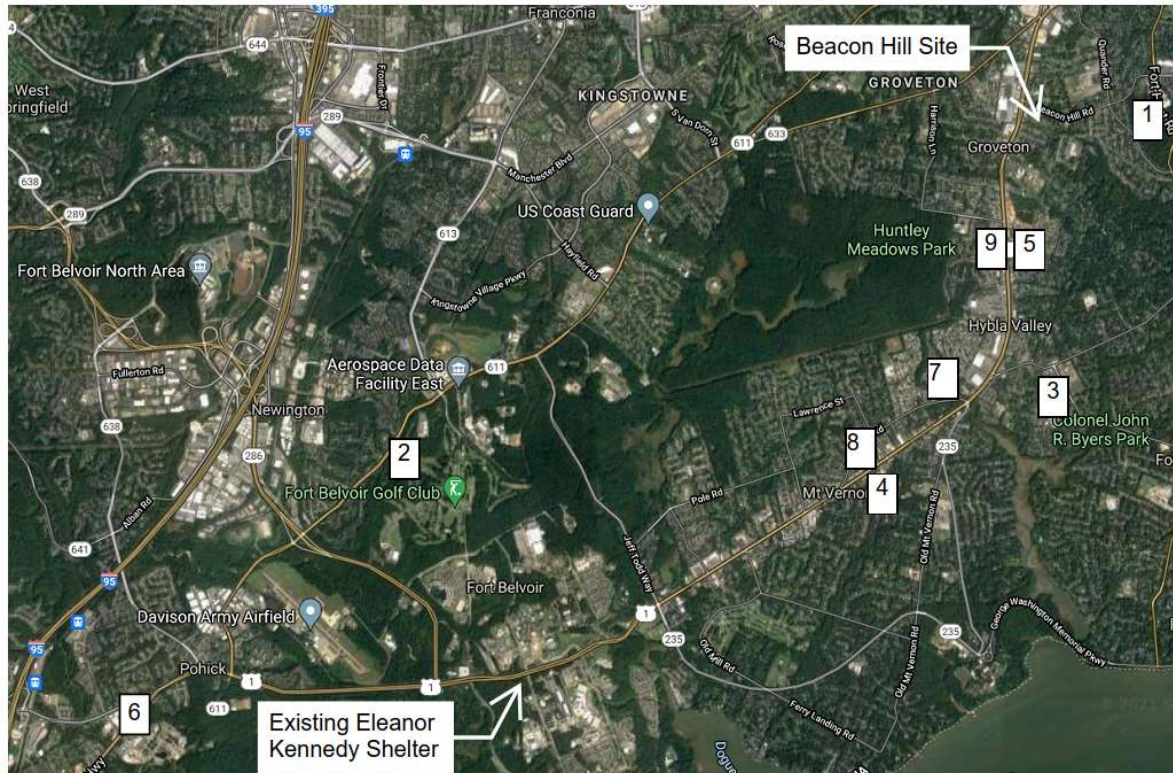
Penn Daw Fire Station, Emergency and Supportive Housing

Alternate Site Evaluations
September 17, 2021

Building Design and Construction Division



Penn Daw Fire Station, Emergency and Supportive Housing Alternate Sites Considered – Emergency & Supportive Housing



Map of Considered Sites

1	Woods Behind Mount Vernon RECenter - 2017 Belle View Blvd., Alexandria	Mount Vernon
2	8305 Telegraph Rd., Lorton	Mount Vernon
3	Mount Vernon Government Center and INOVA - 2511 Parkers Ln., Alexandria	Mount Vernon
4	Original MVHS - 8333 Richmond Hwy., Alexandria	Mount Vernon
5	Vacant Safeway - 7451 Mount Vernon Sq. Center, Alexandria	Mount Vernon
6	Sunrise Senior Living - 7665 Lorton Rd., Lorton	Mount Vernon
7	Lee District Community Center - 7950 Audubon Ave., Alexandria	Lee
8	Gerry Hyland Center - 8350 Richmond Hwy., Alexandria	Lee
9	United Community - 7511 Fordson Rd., Alexandria	Lee

Woods behind Mt. Vernon RECenter – 2017 Belle View Blvd.

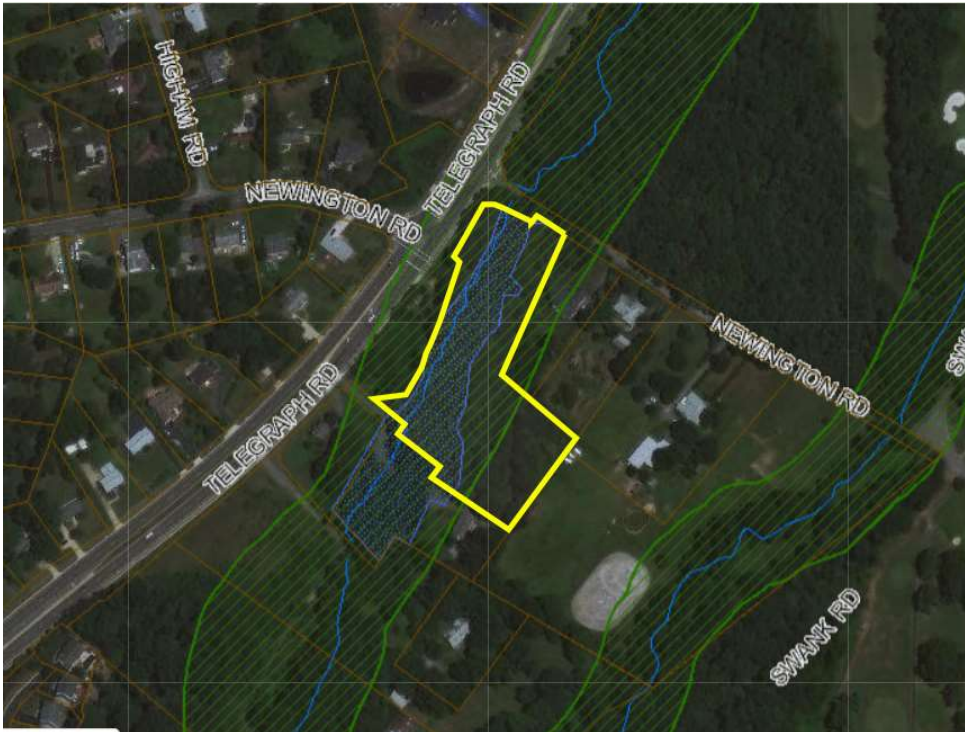


Existing Park Authority Parcel

1. Mount Vernon District
2. 77.8 AC, Zoned R-4
3. Existing Mt. Vernon District Park
4. Proximity to transportation and a commercial/retail center.
5. Adjacent to residential properties
6. **Park Authority Land**
 - Existing district park
 - Comprehensive Plan designation as Public Park
7. RECenter parcel/site is planned for redevelopment, with construction planned for commencement

Due to the undeveloped area designated as a public park and the existing RECenter currently under redevelopment, **the site is NOT FEASIBLE for locating the emergency and supportive housing program.**

Penn Daw Fire Station, Emergency and Supportive Housing
8305 Telegraph Road, Lorton, VA



Existing Parcel

1. Mount Vernon District
2. 3.58 AC AC, Zoned R-1
3. Private parcel not owned by BOS
4. Surrounded by residential properties
5. **Proximity to transportation, but not commercial/retail opportunities**
6. **No access to other human service programs in immediate area**
7. **Environmental factors**
 1. **Majority of site in RPA – Currently undeveloped**
 2. **Majority of site in flood plain**

Due to significant RPA and Flood plain constraints, **the site is NOT FEASIBLE for locating the emergency and supportive housing program.**



Penn Daw Fire Station, Emergency and Supportive Housing Mount Vernon Government Center/INOVA– 2511 Parkers Ln., Alexandria



Existing Parcel

As the majority of parcel is leased to INOVA until 2056 and the subparcel containing Government Center is slated for expansion of fire station, stormwater improvements, and police station projects, **the site is NOT FEASIBLE for the emergency and supportive housing program.**

1. Mount Vernon District
2. Owned by BOS
3. 38.7 AC, Zoned C-3, PDH-5, R-8
4. Close to transportation, few retail/commercial retail centers
5. Adjacent to residential properties
6. Existing school in immediate vicinity
7. **Majority of parcel leased to INOVA until 2056**
8. **Govt. center portion of site is fully occupied and planned for future redevelopment**
 - **Fire Station**
 - **Stormwater Improvement**
 - **Police Station**

Penn Daw Fire Station, Emergency and Supportive Housing Original Mount Vernon High School – 8333 Richmond Hwy., Alexandria



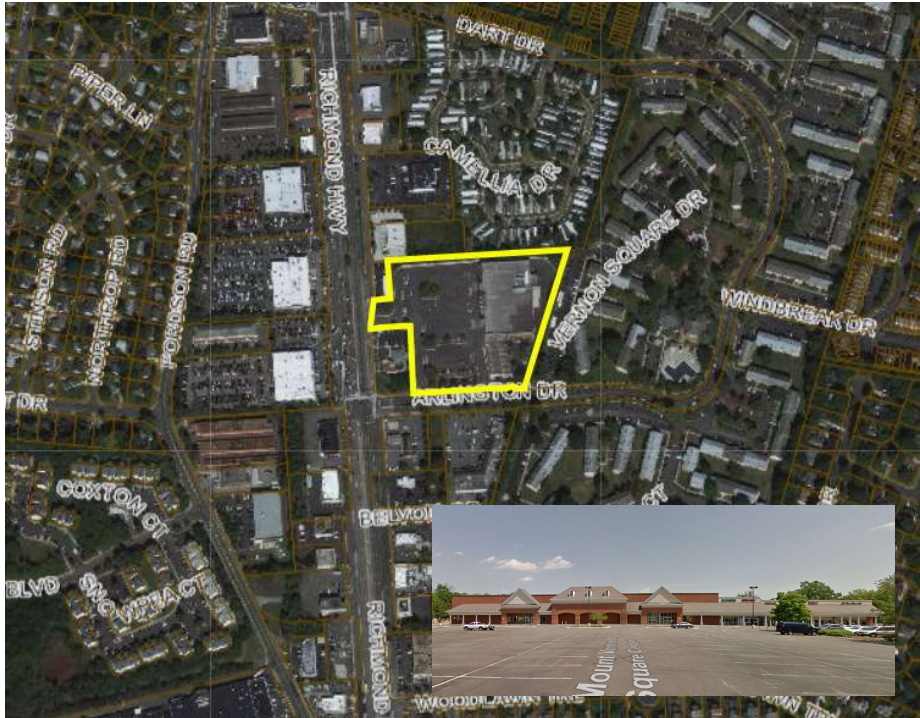
Existing OMOVHS Parcel

1. Mount Vernon District
2. Owned by BOS
3. 10.6 AC, Zoned C-8, R-2
4. Existing Original MVHS
5. Access to transportation, but not commercial/retail opportunities
6. Adjacent to residential properties
7. **Redevelopment Plan in progress**
 - **Adaptive reuse program established**
 - **Childcare facilities planned**

As adaptive reuse vision and goals have been established and the site has been fully programmed, **the site is NOT FEASIBLE for locating the emergency and supportive housing program.**

Penn Daw Fire Station, Emergency and Supportive Housing

Vacant Safeway– 7451 Mount Vernon Sq. Center



Existing Parcel

1. Mount Vernon District
2. 7.37 AC, Zoned C-6/R-20
3. Existing vacant Safeway with occupied retail surrounding
4. Proximity to transportation and commercial/retail opportunities.
5. Adjacent to residential properties
6. Property under lease until 2024
7. **Owner currently under sales negotiation with another buyer**

As the property is in negotiation with another buyer, **the site is NOT FEASIBLE for locating the emergency and supportive housing program.**



Penn Daw Fire Station, Emergency and Supportive Housing

Vacant Sunrise Senior Living – 7665 Lorton Rd. Lorton

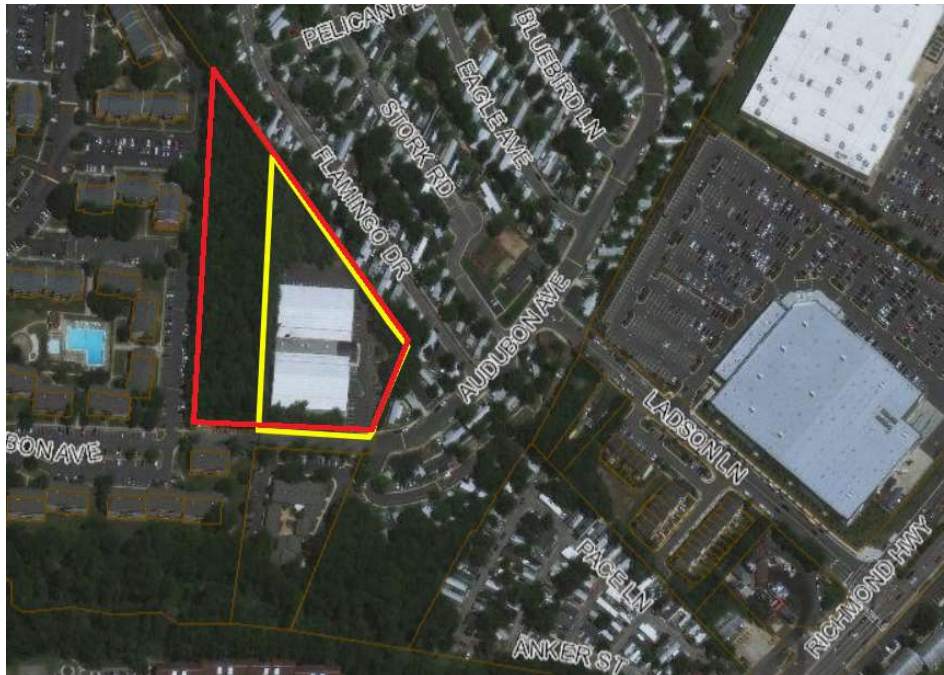


Existing Parcel

1. Mount Vernon District
2. 0.65 AC, Zoned C-3
3. Existing vacant senior living facility
4. Proximity to transportation and some retail/commercial retail centers.
5. Close to residential properties
6. **Limited parcel size for building footprint and sufficient parking**
7. **Current parking spaces (11) not sufficient for proposed program**
 - 33 needed for emergency shelter
 - 36 needed if shelter/supportive housing combined
8. **Property approaching settlement with a buyer**

Due to pending settlement of the property, **the site is NOT FEASIBLE for locating the emergency and supportive housing program.**

Lee District Community Center – 7950 Audubon Ave., Alexandria



Existing Parcel

1. Lee District
2. 5.3 AC, Zoned C-8
3. 2.38 AC undisturbed
4. Reasonable access to transportation and some retail/commercial centers.
5. Adjacent to residential properties
6. **Planned for redevelopment**
 - **A full program has been developed for the site**
 - **Renovation of existing facility is ongoing**
 - **Includes childcare facility**

As this site has been fully programmed, **this location is NOT FEASIBLE for the emergency and supportive housing program.**

Penn Daw Fire Station, Emergency and Supportive Housing
Gerry Hyland Center – 8350 Richmond Hwy.



Existing Gerry Hyland Center

1. Lee District
2. Owned by BOS
3. 8.2 AC, Zoned C-3
4. Existing Gerry Hyland (South County) Govt. Center
5. Close to transportation, but not many commercial/retail opportunities.
6. Residential along north and west property lines
7. Existing Daycare Facility adjacent
8. Significant VDOT improvements planned

Penn Daw Fire Station, Emergency and Supportive Housing Gerry Hyland Center

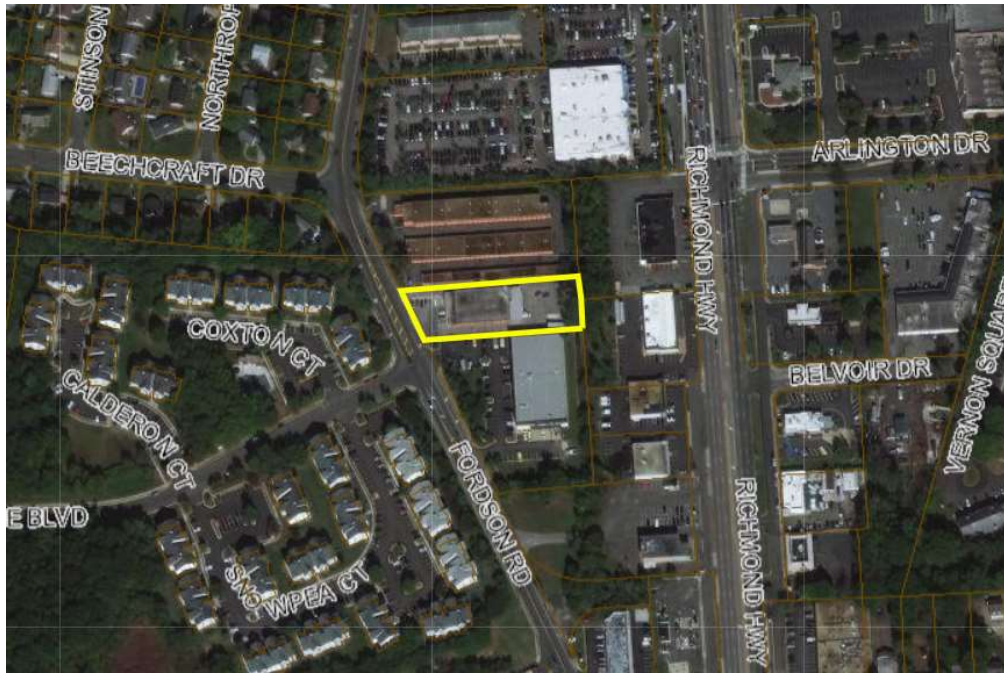


1. Childcare facility within 500 ft.
2. **VDOT Improvements planned**
 - **VDOT connection from Rt. 1 to Buckman Rd. and trail will reduce parking by approx. 59 spaces**
 - **Stormwater management pond will reduce parking by approx. 87 spaces**
 - **Emergency and Supportive Housing program and parking would reduce approximately 97 spaces from Gerry Hyland**

Shelter and Supportive Housing Test Fit

Due to not being able to accommodate required parking for all programs, **the site is NOT FEASIBLE for the emergency and supportive housing program.**

Penn Daw Fire Station, Emergency and Supportive Housing
United Community – 7511 Fordson Rd., Alexandria



Existing United Community

1. Lee District
2. Owned by BOS
3. 0.89 AC, Zoned C-8, Rezoning Required
4. Existing United Community (9,100 SF)
5. Resource Protection Area (RPA) in part of site
6. Adjacent to residential properties along West



Penn Daw Fire Station, Emergency and Supportive Housing United Community Existing Site



United Community Existing Site

- Parcel Size = 0.89 Acres (38,956 SF)
- Zoned C-8 (FAR = 0.5)
 - C-8 Allowable Building Total Square Footage = **19,478 SF**
 - C-8 Allowable Building Height 40 feet = **3-Story**

Program	Program Area	Floors	Notes
Eleanor Kennedy Shelter and United Community	30,600 SF per test fit	3-Story	Exceeds FAR. Maximum allowable area up to 27,269 SF if Special Exception granted.

Zoning Summary

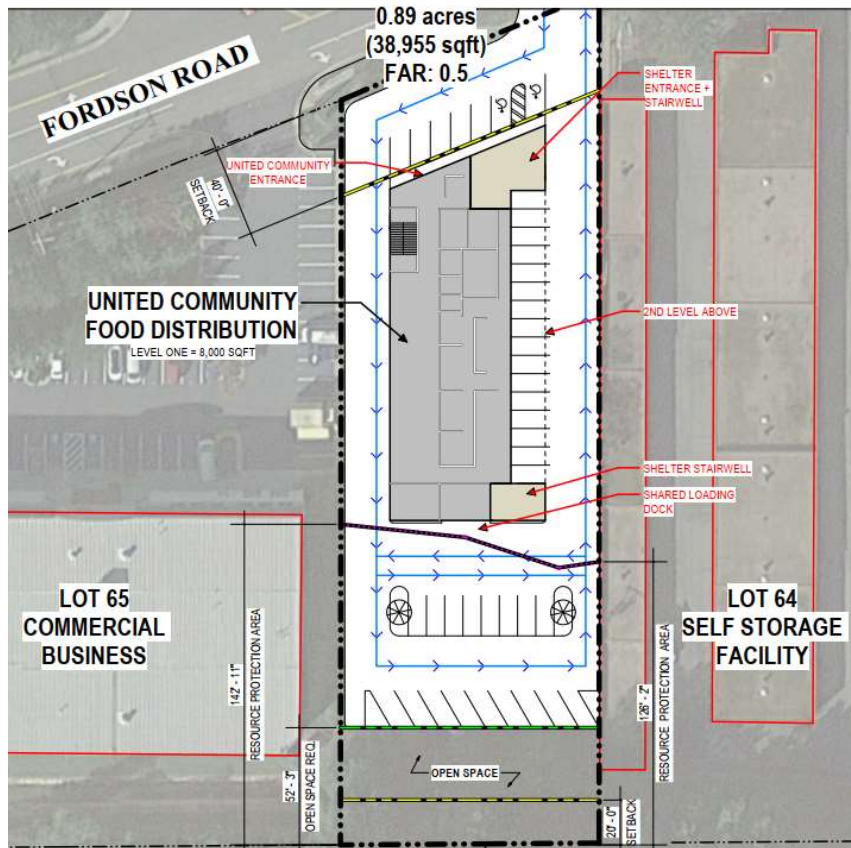
A Special Exception can be applied for, which may allow for a FAR increase to 0.7, or 27,269 SF. A program reduction would be needed to meet.

- **Room for 40 total parking spaces**
 - **Minimum 64** required for United Community and Eleanor Kennedy



Penn Daw Fire Station, Emergency and Supportive Housing

United Community Test Fit



United Community/Emergency Shelter Test Fit

1. Lee District
2. Reasonable access to transportation and some retail/commercial centers.
3. Surrounded by commercial and residential parcels
4. **Resource protection area on site**
5. **Reduction in programs needed**
6. **Parking requirements not met**
7. **Insufficient space for outdoor amenities**
8. **No determination/ timeline for relocation of United Community**
9. **Location needed for supportive housing component**
10. **No funding in place for United Community relocation or renovation.**
11. **No funding for separate supportive housing facility at another site**

Due to zoning, parking, site, and program limitations, **the site is NOT FEASIBLE for the emergency shelter program.**



A review of assessed values of properties and crime data at and near local shelters.

Data provided by the Department of Tax Administration and Police Department.

Fairfax County Shelters

Analysis of Assessed Values Near County Shelters

The following analysis was completed by the Department of Tax Administration

Presenter: Tom Reed, Director of the Real Estate Division
Yorka Crespo, Management Analyst

Methodology:

In order to determine the effects of proximity to County Shelters on property values, property values from residential homes adjacent to the shelters were compared to values of residential properties at a minimum of $\frac{1}{4}$ miles from each existing shelter. Selection criteria for comparable properties included:

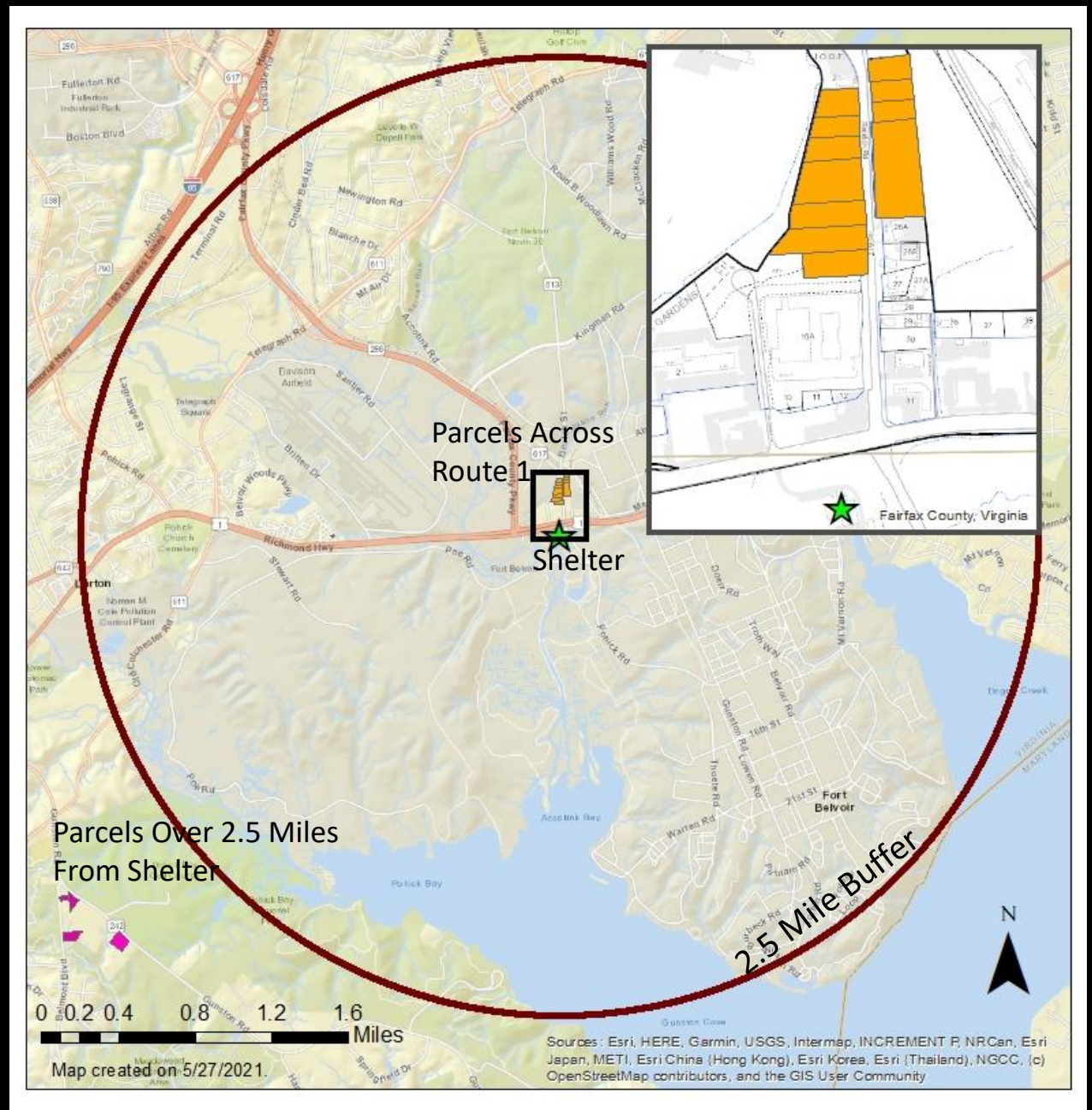
- Building age
- Quality of construction (Grade)
- Neighborhood characteristics (heterogeneous vs. homogeneous)

A review of tax years 2000/2001, 2010/2011 and 2020/2021 provided no conclusive evidence of any relationship between value and proximity to the homeless shelters.

Eleanor U. Kennedy Shelter

The Kennedy Shelter has been in operation for over 30 years.

The closest residential parcels are across Route 1. These properties are single family homes built mostly from 1925 to 1978 with a single home built in 1900 and another in 2010. This is a heterogeneous neighborhood with Grades ranging from Commercial to Excellent. This neighborhood lies within Fort Belvoir where there are very few privately owned residential properties. For this reason, comparables had to be selected from over 2.5 miles away from a similar heterogeneous neighborhood.



Kennedy Shelter – Surrounding Assessed Values

		Assessment Values						Percent Change		
Location	PIN	2000	2001	2010	2011	2020	2021	2001	2011	2021
Across Route 1	1091 01 0017	93,760	93,760	222,530	215,120	301,910	329,360	0.00%	-3.44%	8.33%
	1091 01 0018	178,705	178,705	286,740	271,500	386,710	420,820	0.00%	-5.61%	8.11%
	1091 01 0019	149,435	149,435	284,730	269,550	379,240	412,900	0.00%	-5.63%	8.15%
	1091 01 0020A	179,595	179,595	284,580	269,710	387,990	421,840	0.00%	-5.51%	8.02%
	1091 01 0020B	130,875	130,875	260,350	246,570	342,410	372,910	0.00%	-5.59%	8.18%
	1091 01 0020C	172,280	172,280	299,300	283,120	397,290	431,770	0.00%	-5.71%	7.99%
	1091 01 0020D	108,375	108,375	237,610	225,130	313,350	409,450	0.00%	-5.54%	*23.47%
	1091 01 0026B	126,300	126,300	832,940	784,800	1,172,650	1,261,270	0.00%	-6.13%	7.03%
	1091 01 0027	151,180	151,180	255,710	242,030	340,820	371,490	0.00%	-5.65%	8.26%
	1091 01 0027A	146,500	146,500	255,250	241,660	338,520	368,960	0.00%	-5.62%	8.25%
	1091 01 0028	123,580	123,580	238,440	225,790	314,570	343,400	0.00%	-5.60%	8.40%
1091 01 0029	100,360	100,360	255,580	241,910	328,270	358,060	0.00%	-5.65%	8.32%	
MEDIAN								0.00%	-5.62%	8.18%
Location	PIN	2000	2001	2010	2011	2020	2021	2001	2011	2021
Over 2.5 Miles from Shelter	1132 01 0041	185,000	185,000	373,580	373,580	400,730	410,080	0.00%	0.00%	2.28%
	1132 01 0046	206,000	208,500	307,530	307,530	398,930	409,110	1.20%	0.00%	2.49%
	1132 01 0047	215,000	215,000	402,200	402,200	501,300	512,790	0.00%	0.00%	2.24%
	1132 01 0048	170,000	170,000	288,610	288,610	334,300	342,450	0.00%	0.00%	2.38%
	1132 01 0080	112,500	112,500	267,870	267,870	307,700	315,370	0.00%	0.00%	2.43%
	1134 01 0014	90,500	90,500	242,930	242,930	286,110	293,290	0.00%	0.00%	2.45%
	1134 01 0016	114,685	114,685	238,340	238,340	275,380	282,250	0.00%	0.00%	2.43%
	1141 01 0001	250,000	311,900	551,780	746,190	873,300	886,300	19.85%	26.05%	1.47%
	1141 01 0013	168,300	182,800	487,490	487,490	597,860	612,360	7.93%	0.00%	2.37%
	1141 01 0015	145,000	235,500	547,900	547,900	643,530	662,530	38.43%	0.00%	2.87%
	1143 01 0001	83,000	83,000	317,090	317,090	368,210	377,750	0.00%	0.00%	2.53%
1143 01 0030	77,915	100,000	248,000	248,000	410,000	420,800	22.09%	0.00%	2.57%	
MEDIAN								0.00%	0.00%	2.43%

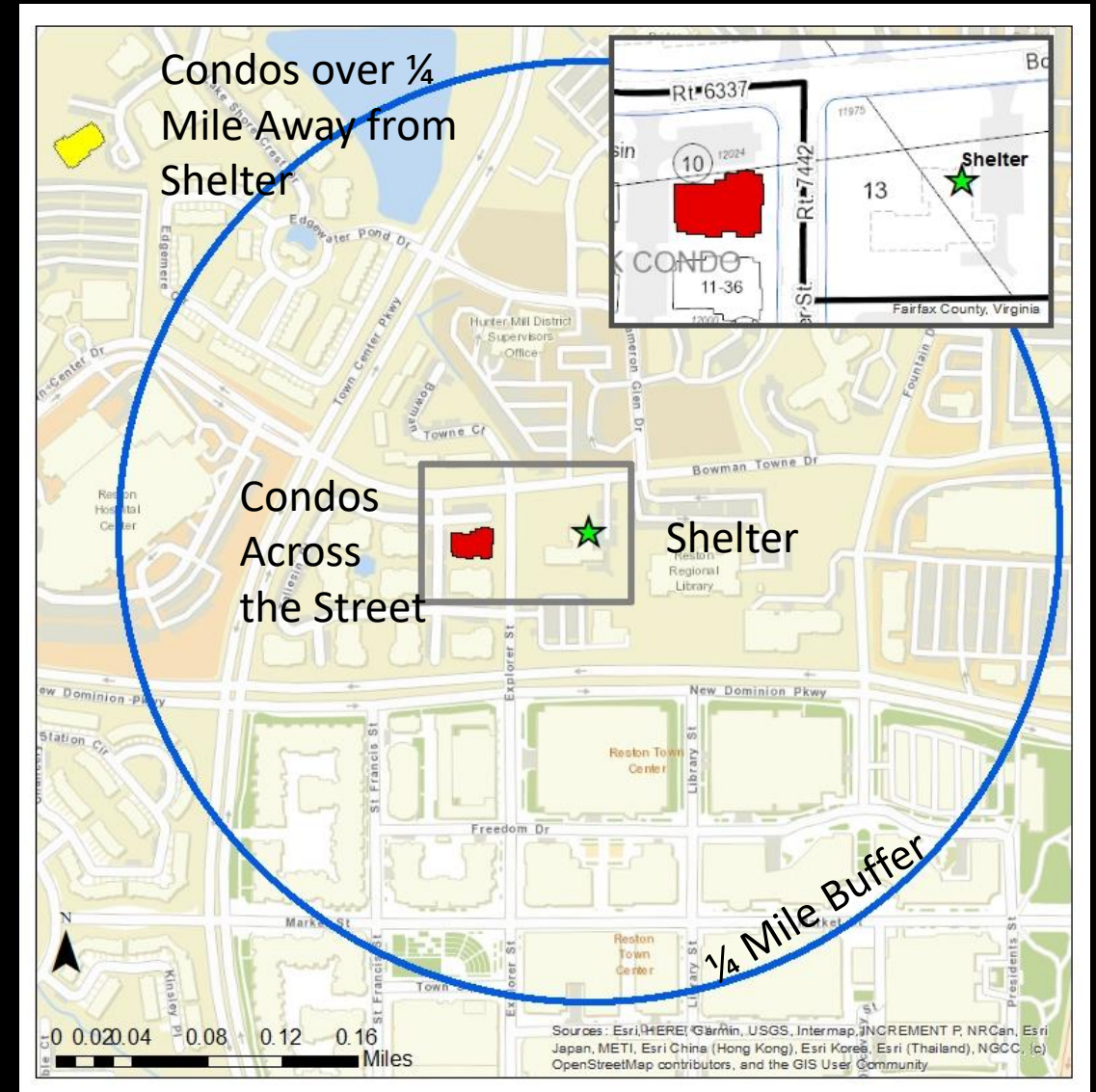
*Outliers with atypical changes in value are due to demolition, new construction or remodeling. For example, parcel **1091 01 0020D** underwent extensive remodeling and the condition of the property was upgraded from Poor to Good in 2021.

Embry Rucker Shelter – Changes in Assessed Value

This shelter opened in 1987.

Residential parcels found adjacent to the shelter are in the Oak Park Condominium neighborhood, which is directly across the street. This is a garden style condominium complex built in 1994. Units are 1 and 2 bedrooms, ranging in size from 767 - 1,082 square feet. The units are graded Good.

The comparable neighborhood is 0.35 miles away from the shelter. Edgewater at Town Center condominiums were built between 1994 and 1996. Some of the units have full lake views for which a premium is added. The selected parcels consist of 2-bedroom units ranging in size from 801 to 1224 square feet. The units are also graded Good. For the purpose of this analysis, parcels without waterfront views were selected as comparables.



Embry Rucker Shelter: Surrounding Assessed Values

		Assessment Values						Percent Change		
Loacation	PIN	2000	2001	2010	2011	2020	2021	2001	2011	2021
Adjacent to Shelter	0171 18100011	83,000	91,475	224,970	229,470	226,260	226,260	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100012	113,000	124,535	262,480	267,730	333,860	333,860	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100013	102,000	112,415	252,320	257,370	320,470	320,470	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100014	83,000	91,475	224,970	229,470	226,260	226,260	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100015	112,500	123,985	261,950	267,190	333,200	313,210	9.26%	1.96%	-6.38%
Adjacent to Shelter	0171 18100016	105,000	115,720	252,940	258,000	295,810	295,810	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100021	83,000	91,475	224,970	229,470	226,260	226,260	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100022	113,000	124,535	262,480	267,730	333,860	333,860	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100023	102,000	112,415	252,320	257,370	320,470	320,470	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100024	83,000	91,475	224,970	229,470	226,260	226,260	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100025	112,500	123,985	261,950	267,190	333,200	313,210	9.26%	1.96%	-6.38%
Adjacent to Shelter	0171 18100026	105,000	115,720	252,940	258,000	295,810	295,810	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100031	99,000	109,110	236,270	241,000	250,170	250,170	9.27%	1.96%	0.00%
Adjacent to Shelter	0171 18100032	113,000	124,535	262,480	267,730	333,860	333,860	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100033	102,000	112,415	252,320	257,370	320,470	320,470	9.26%	1.96%	0.00%
Adjacent to Shelter	0171 18100034	99,000	109,110	236,270	241,000	250,170	250,170	9.27%	1.96%	0.00%
Adjacent to Shelter	0171 18100035	112,500	123,985	261,950	267,190	333,200	313,210	9.26%	1.96%	-6.38%
Adjacent to Shelter	0171 18100036	105,000	115,720	252,940	258,000	295,810	295,810	9.26%	1.96%	0.00%
							MEDIAN	9.26%	1.96%	0.00%

Distance	PIN	2000	2001	2010	2011	2020	2021	2001	2011	2021
Over 1/4 Mile	0171 21090011	114,450	124,750	261,490	275,350	323,430	333,130	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090012	103,920	113,275	254,120	267,590	285,390	293,950	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090013	103,920	113,275	254,120	267,590	285,390	293,950	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090014	114,450	124,750	261,490	275,350	323,430	333,130	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090015	114,960	125,305	253,920	267,380	313,070	322,460	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090016	114,450	124,750	253,920	267,380	313,070	322,460	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090021	114,450	124,750	261,490	275,350	323,430	333,130	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090022	103,920	113,275	254,120	267,590	285,390	293,950	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090023	103,920	113,275	254,120	267,590	285,390	293,950	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090024	114,450	124,750	261,490	275,350	323,430	333,130	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090025	114,960	125,305	253,920	267,380	313,070	322,460	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090026	114,450	124,750	253,920	267,380	313,070	322,460	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090031	119,850	130,635	261,490	275,350	323,430	333,130	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090032	109,320	119,160	254,120	267,590	285,390	293,950	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090033	109,320	119,160	254,120	267,590	285,390	293,950	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090034	119,850	130,635	261,490	275,350	323,430	333,130	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090035	120,360	131,190	253,920	267,380	313,070	322,460	8.26%	5.03%	2.91%
Over 1/4 Mile	0171 21090036	119,850	130,635	253,920	267,380	313,070	322,460	8.26%	5.03%	2.91%
							MEDIAN	8.26%	5.03%	2.91%

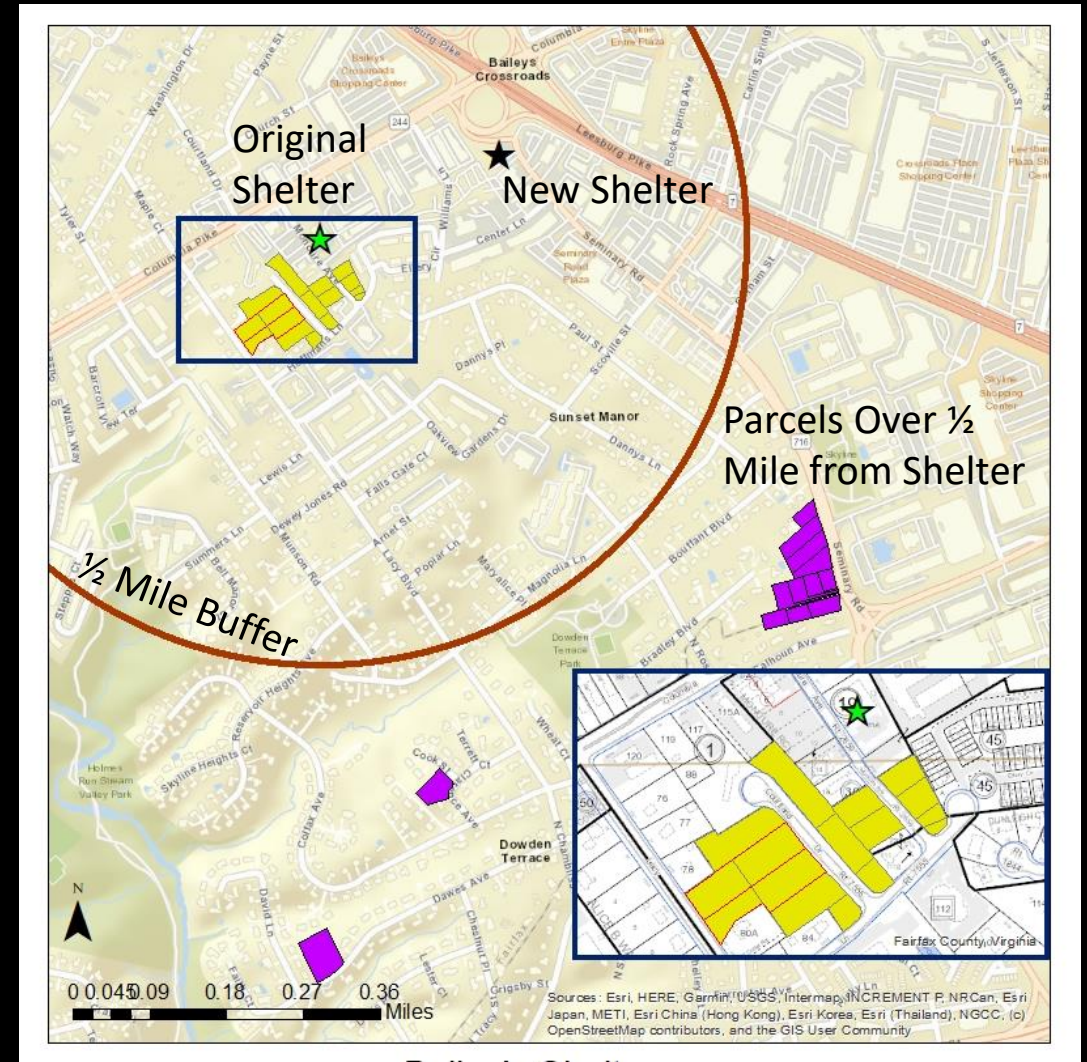
Decreases of 6.38% in 2021 are market-based decreases of a single model within the complex. Model C1, 1076 Square feet, one of the larger models had two sales in 2020 with Assessment to Sales Ratio's over 1.0.

Bailey's Crossroads Shelter



Bailey's Crossroads Shelter had been in operation since 1985 and in 2019 was replaced by a new facility Bailey's Shelter and Supportive Housing.

Residential parcels nearest to the shelter are single family homes built between 1920 and 2018. This is a heterogeneous neighborhood with grades ranging from Commercial to Good +10. Since the construction of the Shelter, two long narrow lots 0614 01 0079 and 0614 01 0080 were reconfigured into two square lots (0614 01 0079A and 0614 01 0080C). The original parcel boundaries have been indicated on the map by the red outline.

Similar properties were found beyond the ½ Mile buffer. These properties were built between 1920 to 2009 and range in grade from Commercial to Good +20.



Bailey's Crossroads Shelter: Surrounding Assessed Values

 Breakdown/Consolidation
 Total assed value for Breakdown/Consolidation

Location	Parcel	Total Assessed Value						Percent Change		
		2000	2001	2010	2011	2020	2021	2001	2011	2021
Adjacent to Shelter	0614 01 0078A	201,300	231,325	431,310	431,310	524,110	546,110	12.98%	0.00%	4.03%
Adjacent to Shelter	0614 01 0079	109,000	132,530	397,000	NA	NA	NA	17.75%	NA	NA
Adjacent to Shelter	0614 01 0079A	NA	NA	NA	359,000	815,230	839,230	NA	NA	2.86%
Adjacent to Shelter	0614 01 0080	90,000	90,000	380,630	NA	NA	NA	0.00%	NA	NA
Adjacent to Shelter	0614 01 0080C	NA	NA	NA	342,630	389,530	420,770	NA	NA	7.42%
Adjacent to Shelter	0614 01 0080B	80,000	90,000	324,000	292,000	298,000	301,000	11.11%	-10.96%	1.00%
Adjacent to Shelter	0614 01 0081	86,480	146,570	619,380	619,380	813,370	835,370	41.00%	0.00%	2.63%
Adjacent to Shelter	0614 01 0082	139,260	132,235	346,900	318,410	358,180	379,180	-5.31%	-8.95%	5.54%
Adjacent to Shelter	0614 01 0083	202,500	214,580	423,170	423,170	546,730	567,730	5.63%	0.00%	3.70%
Adjacent to Shelter	0614 01 0087	127,000	161,870	373,270	344,050	393,760	415,760	21.54%	-8.49%	5.29%
Adjacent to Shelter	0614 01 0111A	500	500	1,000	1,000	1,000	1,000	0.00%	0.00%	0.00%
Adjacent to Shelter	0614 30 0017	63,400	69,540	300,810	291,260	292,000	295,000	8.83%	-3.28%	1.02%
Adjacent to Shelter	0614 30 0018	65,450	96,665	305,460	287,570	884,830	906,830	32.29%	-6.22%	2.43%
Adjacent to Shelter	0614 30 0019	80,520	104,855	336,100	315,610	342,610	364,610	23.21%	-6.49%	6.03%
Adjacent to Shelter	0614 30 0020	148,335	269,340	500,380	500,380	636,960	658,960	44.93%	0.00%	3.34%
Adjacent to Shelter	0614 30 0021	195,485	203,630	385,310	344,600	412,830	434,830	4.00%	-11.81%	5.06%
Adjacent to Shelter	Combined	199,000	180,000	704,630	701,630	1,113,230	1,260,000	-10.56%	-0.43%	11.65%
							MEDIAN	12.05%	-4.75%	3.34%
Location	Parcel	2000	2001	2010	2011	2020	2021	2001	2011	2021
> 0.5 Miles	0614 01 0121A	352,500	370,125	431,880	414,600	573,190	589,290	4.76%	-4.17%	2.73%
> 0.5 Miles	0614 01 0149	228,585	240,015	461,980	443,180	487,070	499,070	4.76%	-4.24%	2.40%
> 0.5 Miles	0623 01 0002B	161,410	169,480	441,420	423,600	463,580	473,580	4.76%	-4.21%	2.11%
> 0.5 Miles	0623 01 0003	125,830	132,120	401,580	385,520	391,140	401,140	4.76%	-4.17%	2.49%
> 0.5 Miles	0623 01 0004	106,125	111,430	311,660	299,190	359,790	369,790	4.76%	-4.17%	2.70%
> 0.5 Miles	0623 01 0005	129,385	135,855	343,260	329,450	357,220	367,220	4.76%	-4.19%	2.72%
> 0.5 Miles	0623 01 0006B	311,600	327,180	604,810	580,460	681,080	691,080	4.76%	-4.19%	1.45%
> 0.5 Miles	0623 01 0006C	258,700	271,635	400,530	384,350	733,770	743,770	4.76%	-4.21%	1.34%
> 0.5 Miles	0623 01 0007A	235,830	247,620	401,590	385,450	494,530	504,530	4.76%	-4.19%	1.98%
> 0.5 Miles	0623 01 0007B	80,000	80,000	1,121,630	1,082,130	928,960	938,960	0.00%	-3.65%	1.07%
> 0.5 Miles	0623 01 0007C	80,000	336,000	647,380	621,320	663,730	673,730	76.19%	-4.19%	1.48%
> 0.5 Miles	0623 01 0007D	80,000	336,000	642,300	616,450	657,710	667,710	76.19%	-4.19%	1.50%
> 0.5 Miles	0623 01 0007E	670,000	703,500	885,170	849,640	791,510	801,510	4.76%	-4.18%	1.25%
							MEDIAN	4.76%	-4.19%	1.50%

Based on this analysis there is insufficient evidence to conclude that neighborhoods nearest to the shelters consistently sell below the market. Furthermore, based on the activity in the neighborhoods near the Kennedy Shelter and Bailey's, i.e., remodeling and new construction, it might be inferred that homeowners and or investors in these neighborhoods are demonstrating confidence in the neighborhood. The Rucker (Reston) analysis indicated somewhat smaller assessment increases at the development next to the shelter in 2011 and 2021. While this could possibly be worthy of further analysis, DTA cautions that there are likely many factors at play, and finding a direct 1 to 1 correlation may be difficult no matter how extensive the study.

NOAH FRITZ

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EDUCATION

PhD

Dissertation: Crime Hotspots and
Neighborhood Ethnography
Arizona State University
Justice Studies & Social Inquiry

Master's of Science

Thesis: Missing Children & the
Construction of a Social Problem
Arizona State University
Justice Studies & Social Inquiry

Bachelor of Science

Double Major: Sociology and
Criminal Justice
Illinois State University

SKILLS

Police Systems
Tableau Designer
Crime Mapping (GIS)
Crime Analysis
Budget Management
Problem Analysis
Applied Statistics
Published Author
Certified Instructor
ToP Strategic Planning Facilitator

EXPERIENCE

POLICE INFORMATION MANAGEMENT

City of Tempe – Police Department / 1989-1997 and December 2012 – January 2020 (retired)
San Diego County Sheriff's Department / May 2011 – December 2012

- Served on Executive Team (SDCS) & Command Staff-Bureau Manager (TPD)
- Police Information Technology Manager – CAD, RMS, Field Reporting, Crime Analysis
- IACA Lifetime Achievement Award
- Supervised Research Team for Strategic Planning, Analysis and Research Center
- Managed the Crime Analysis Unit and the Crime Prevention Unit – 27 Staff Members
- Directed the transition into Intelligence-Led Policing
- Administered U.S. Department of Justice – Crime Analysis Capacity Building Grant
- Created 1st Crime Analysis Unit in the State of Arizona / 1989 – 1997 at Tempe P.D.

COLLEGE PROFESSOR

Metropolitan State University of Denver / August 2006 – May 2011
Arizona State University, Adjunct / 2013 - Present
University of Denver, Adjunct / 1999 – Present
University of San Diego, Adjunct / 2011

- Taught undergraduate courses in Criminology, American Policing, Research Methods, Statistics, Crime Mapping & Analysis, Problem Oriented Policing, Juvenile Delinquency
- Curriculum Development
- Faculty Senate Executive Board Member / 2009 – 2011
- Faculty Advisor / 2007 – 2011 / National Honors Society & Cold Case Club

DEPUTY DIRECTOR

National Law Enforcement & Corrections Technology Center / 1997 – 2006
U.S. Department of Justice – Training and Technical Assistant Program

- Budget Administrator – MANAGE \$3.5 million dollar grant – Supervise 12 staff
- Director & Founder – Crime Mapping and Analysis Program (CMAP)
- Community Corrections, Ballistic Vests, DNA Field Testing, Interoperability

CRIMINAL JUSTICE STRATEGIC PLANNER

Jefferson County, Colorado / 1997

- Facilitate a Criminal Justice System-wide Strategic Planning Committee
- Conduct Criminal Justice System-wide research – jail overcrowding, regional data sharing

PROFESSIONAL ACTIVITIES

PRESIDENT of INTERNATIONAL ASSOCIATION OF CRIME ANALYSTS

President (elected to 3 terms) – 16 years on Executive Board / 2000 – 2016
Treasurer – 1994 – 1997 / Charter Member – 28 years (grown from 25 members to over 4,000)

CHIEF EXECUTIVE OFFICER – JUSTICE RESEARCH ASSOCIATES, LLC

Consulting Services – Crime Analysis and Crime Mapping / 2001 – Present

SUBJECT MATTER EXPERT – U.S. DEPARTMENT OF JUSTICE

Crime Mapping & Analysis, RMS, CAD, Evidence.com, Tableau Dashboard, Policing Models, ILP

- Police Commander – Tempe PD (AZ)
- Management Team Member
– San Diego County Sheriff's Dept
- 30+ years – Crime Analysis Management
- PhD in Justice Studies & Social Inquiry - ASU
- 3-time Past President of the IACA
(International Association of Crime Analysts)
 - Lifetime Achievement Award
 - Ambassador Award
- College Professor
- Deputy Director – US DOJ Crime Mapping Program

The following pages were generated by the Fairfax County Police Department.

- Page 9 – Side by side Comparison of Calls for Service (CFS) & Crime Events at each comparable shelter in the County between May 1, 2018, to May 1, 2021.
- Page 10 – Hotspot Map of Property Crimes* in ~1-mile hexagons with the Shelter locations superimposed. The number represent the number of crimes that occurring within the area since 2012-June 30, 2021.

* Property crimes include Trespass, Larceny from Vehicle, Motor Vehicle Theft, Disorderly Conduct, Burglary and Peeping Toms.

Side by Side Comparison of Shelters

May 1, 2018 to May 1, 2021

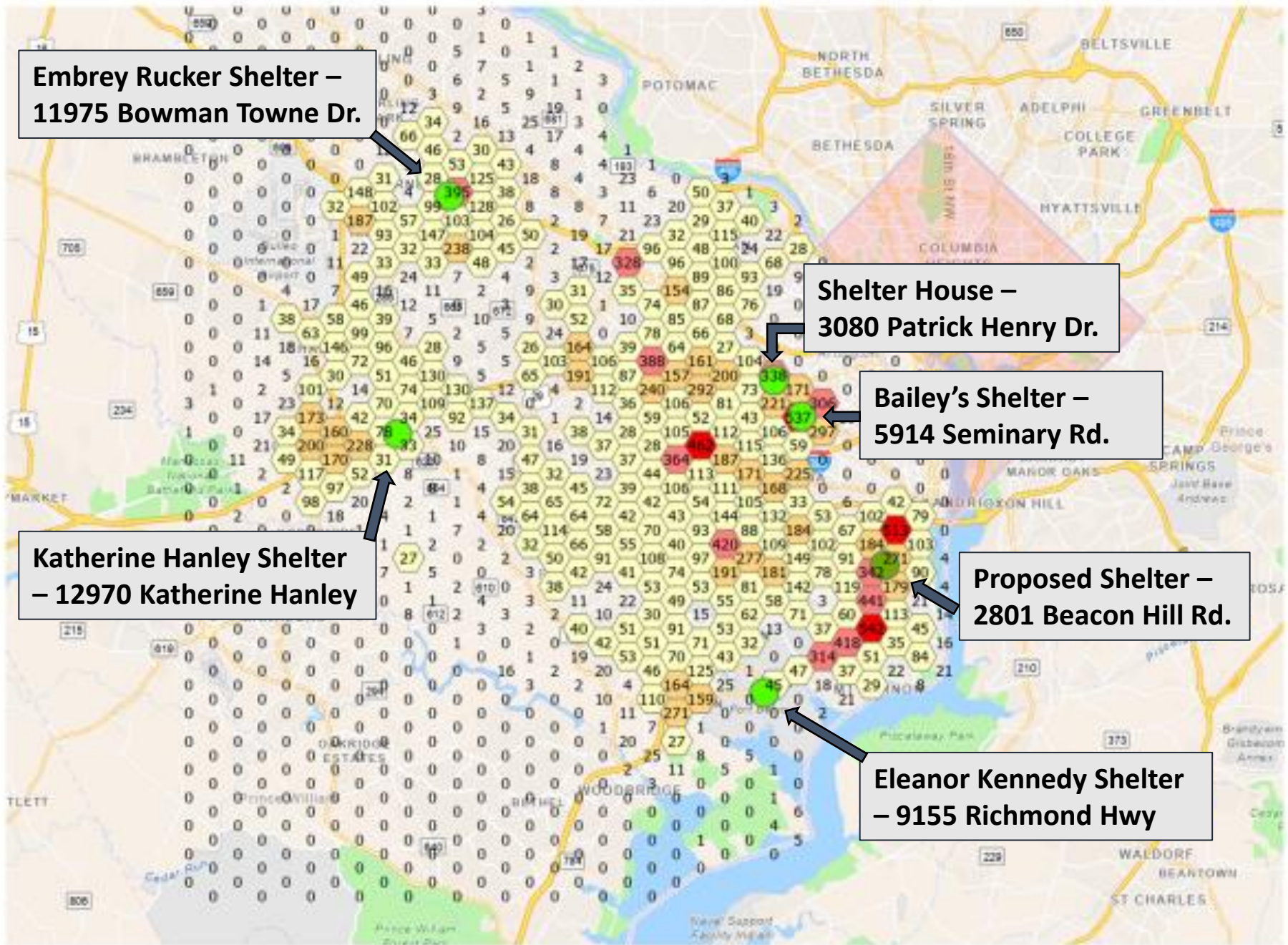
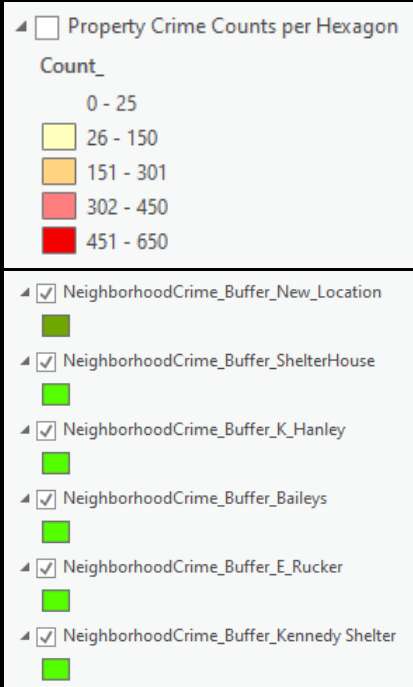
Beds – Authorized population at each structure.
 Events – Criminal events or police reports taken by FCPD.
 CFS – Calls for Service or 911 calls for police service.
 CFS Near – CFS within 50 feet of the Shelter address.
 Address – location within the County.

	Eleanor Kennedy	Embry Rucker	Baileys	Proposed Shelter	AVG
Beds	50	75	50/70		65.0
Events	177	146	293	1	205.3
CFS @	469	352	662	6	494.3
CFS Near	790	738	824	453	784.0
			50 Emerg Beds		
CFS per Bed	15.8	9.8	16.5/11.8		12.8
ADDRESS	9155 Richmond Hwy	11975 Bowman Towne Dr	3525 Moncure & 5914 Seminary	2801 Beacon Hill Rd	

AVG is the average number of events or CFS across all shelters and the average per person at each Shelter.

Property Crimes January 2017 to June 30, 2021

1.1 Mile Hexagons



**Embrey Rucker Shelter –
11975 Bowman Towne Dr.**

**Shelter House –
3080 Patrick Henry Dr.**

**Bailey's Shelter –
5914 Seminary Rd.**

**Katherine Hanley Shelter
– 12970 Katherine Hanley**

**Proposed Shelter –
2801 Beacon Hill Rd.**

**Eleanor Kennedy Shelter
– 9155 Richmond Hwy**