

Additional Questions from the Mason District Land Use Committee on 2232-M16-22

1. Please explain why the APA recommendations referenced by the community are not applicable or appropriate to facilities in Fairfax County, Virginia.

We have been unable to locate “APA recommendations” for locational criteria. APA does have a *policy* document with recommendations that planners and planning documents support the provision of a diverse selection of housing, including homeless shelters, transitional housing, etc.

<https://planning.org/policy/guides/adopted/homelessness.htm>

The documents that the community appears to be referencing (those that are located on the ‘Stop The Shelter’ website) are a Zoning Practice bulletin from the APA entitled “A Sound Approach to Regulating Social Services Facilities” and a document that appears to be a compilation of the zoning regulations of some other jurisdictions that reference distance regulations for shelters (some between shelters and shelters, some between shelters and uses such as schools).

The APA documents do not provide recommended best practices for ‘distance’ as represented by the community, although it does indicate that regulations which require spacing between homeless shelters and other like facilities have, in many cases, been deemed by the courts, the DOJ and HUD to violate the Fair Housing Act. The document does not speak to distances from facilities such as schools or senior centers, but it does note that no studies exist that verify the feared negative impacts of homeless shelters. The list of zoning regulations (also found on the website) is not a best practices document, but only a compilation of some existing (at what date is unknown) ordinances.

It should be noted that if we used the logic of what is being recommended by some of those opposed to the Lincolnia location, we likely would need to shut down and relocate all of our current shelters.

2. Can you please provide the existing square footage/acreage of the green space area today vs. what will continue to be green space area if the shelter is relocated to the proposed site?

The existing field is 54,757 square feet. After the temporary shelter is built, the remaining field will be 21,845 square feet.

3. Can you please explain in detail the funding plans for both the temporary shelter and the permanent shelter? Also, please explain what would be the back-up plan for funding the permanent shelter should the bond referendum fail this November?

The temporary shelter is fully funded for design and construction. The projected cost estimate for the permanent shelter is \$12 million and is included in the 2016 bond referendum for human services that includes 3 other shelters. The estimated cost may change once the land is secured and a level of design work has begun. In the absence of referendum approval, a number of other funding sources will be reviewed including previously approved human services bond funds. In addition, it must be noted that the relocation of the Bailey’s Shelter is contingent upon rezoning approval for

the AvalonBay development. A decision is expected in 2017. Bond referendum results will be determined much in advance of the rezoning decision.

4. Can the County please provide details about the public transportation options currently available at the existing shelter location and those that would be available at the proposed temporary location? Also, please provide a graphic showing the public bus lines that pass the two locations and somehow delineate any bus lines that travel to Metrorail stations.

Because both facilities are located in portions of the County primarily served by WMATA bus service, the best resource is the WMATA bus service map:

http://www.wmata.com/pdfs/bus/Virginia_System_Map.pdf

The Baileys Site is served by the following lines (both WMATA):

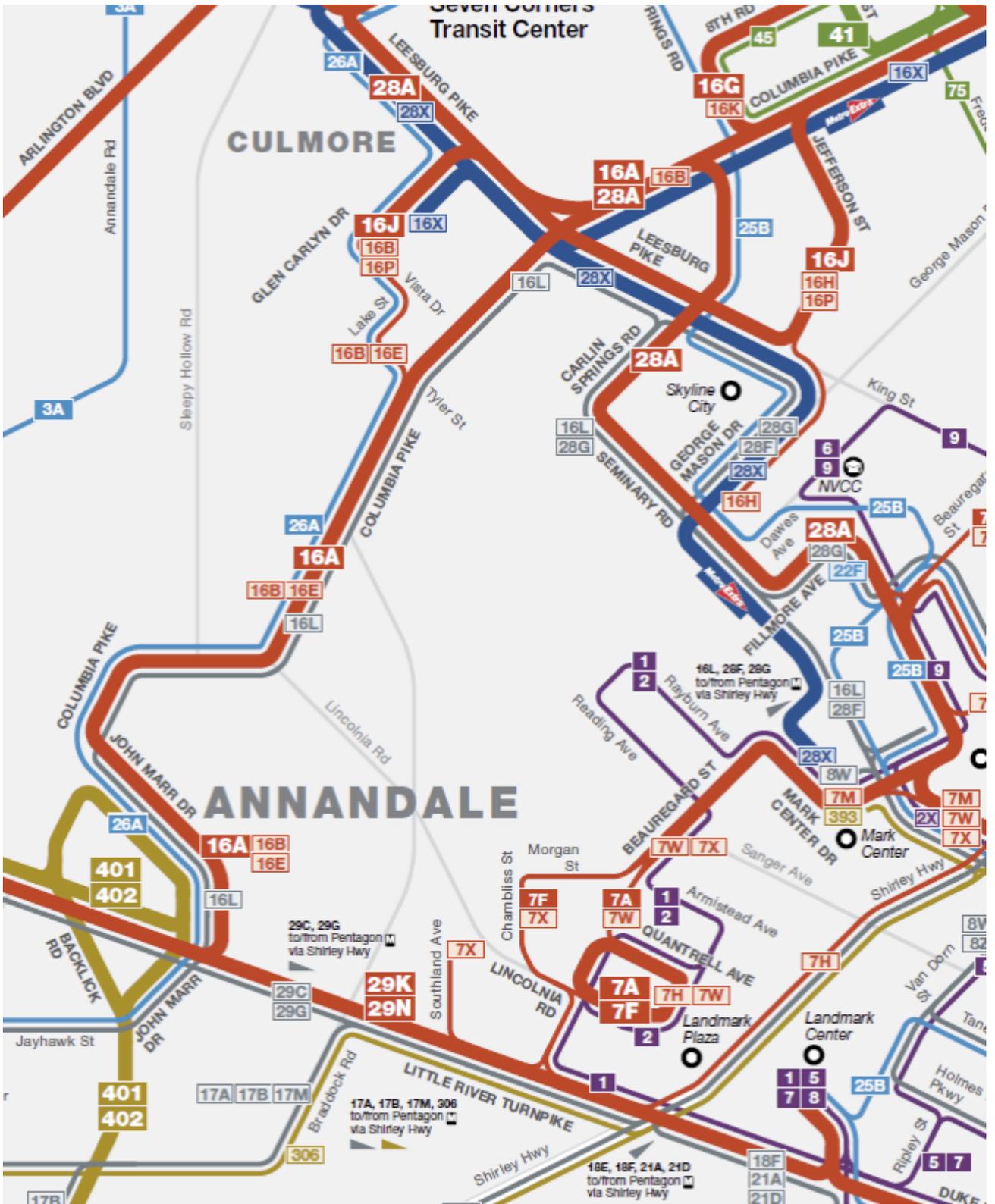
- Columbia Pike Line (16) – Pentagon Metro (very good service);
- Annandale East Falls Church Line (26) – East Falls Church Metro (infrequent)

The Lincolnia Site is served by the following lines (WMATA except as noted):

- Lincolnia Line (7) – Pentagon Metro (very good);
- Kings Park Express Line (17) – Pentagon Metro (peak commuter);
- Annandale Express Line (29) – Pentagon Metro (peak commuter);
- Fx Connector 306 – Pentagon Metro mid-day;
- Alexandria DASH (1&2) – Eisenhower, King Street, Braddock Rd Metros

As noted, all of the bus lines reach Metro. The bus stops at the Bailey's Site are about 0.2 miles from the building; there are multiple bus stops at the Lincolnia site, located between 0.1 and 0.4 miles from the site (walking distance, not as the crow flies).

While the following graphic (taken from the map linked above) is a little hard to read, the Baileys Shelter is located along Columbia Pike, just east of the notation "Tyler Street." The Lincolnia site is located at Chambliss and Lincolnia.



5. Would the County be willing to disclose any other sites considered for the temporary shelter location and the reason these were not considered acceptable?

We looked at more than 22 locations including commercial and industrial properties which are privately owned. Because the determination of the temporary relocation site is not yet final, and negotiations may be ongoing, records relating to the considered sites are not currently being released. Release of those records would adversely affect the county's bargaining position and negotiating strategy.

6. Would the County and the developer of the SEQ site be willing to consider an alternative time line in the Real Estate Exchange Agreement to allow for either the identification of a permanent shelter site or the acquisition and development of a permanent shelter site before having to vacate the existing shelter site?

The County continues to have conversations with the developer on the SEQ site, which include discussions of timing. The decision of the developer (to hold the current timeline, remain in the project with a longer time frame, or abandon the project) will depend on investment decisions, market timing, cost of contract extensions, and the length of time under consideration.

7. There seems to be a discrepancy between the crime statistics posted on the County's FAQ site and those provided by the community. Is there a way to provide the statistics that are specifically shelter related? Can you provide other shelter related crime statistics from the County's other shelter facilities?

Awaiting FCPD Data

8. Would the County be willing to provide a Memorandum of Understanding (MOU) with the stakeholders that the proposed temporary shelter location will be moved and the site restored by a date certain?

No. There are substantial practical and legal impediments that would preclude the county from entering into any such agreement. That said, and as county staff have repeatedly represented to the community, the Linconia site is not suited for a permanent shelter location because it is too small to accommodate the planned design for the permanent shelter.