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December 2, 2014

Department of Planning & Development Review
C/o Lory Markham, Director Planning & Development Review
900 East Broad Street, Room 510
Richmond, VA 23219

RE: Expansion Request of Virginia Supportive Housing's "New Clay House" at 1125 W. Clay St., Richmond, Virginia.

Dear Ms. Markham and Department of Planning & Development Review Staff,

It has come to my attention that Virginia Supportive Housing (VSH) is seeking to expand their operation and number of units at its New Clay House property, located at 1125 W. Clay St., Richmond, Virginia. The VSH's mission is to ending homelessness by providing both permanent housing and support services to homeless individuals. As stated in their mission statement, these individuals are often people with substance abuse, mental illness, physical disabilities often compounded by a whole host of other societal challenges. New Clay House opened at 1125 W. Clay Street back in 1992 housing 47 formerly homeless single adults, which continues today.

Since 1992, the Carver Community has evolved and become a new destination community for investment in new home ownership and a growing college student population. Property and home values have continued to increase and new positive development is abound. The VSH expansion proposal to double in size is a noble cause, however appropriate for a different time, era and location. The City's Master Plan clearly states relief from zoning regulations must **not** be detrimental to the safety, health, morals and general welfare of the community or cause overcrowding of land and undue concentration of population.

I and many of my Carver Community neighbors are strongly opposed to any expansion of the VSH housing project. Allowing VSH to expand 100% in the Carver community would not only be a violation to the Richmond City Master Plan, but a destruction of property value for all surrounding properties. The proposed doubling of homeless population will only dissuade new family home ownership, discourage college student housing and lower property values to the Carver community at large. We will experience a rollback to a previously distressed and dangerous environment we had five and ten years ago, with increased potential for crime, as we are only forgetting a rape on this block two years ago. Since then, we worked hard, invested a great sum of money and effort to clean this area up with expensive renovations to our homes and investment properties, and finally feel a sense of community again, and most importantly, we feel safe. This is the goal that we and Richmond City seek. Working together, we achieved it. We can only ask you to consider the sensitive environment with young adults, senior citizens and children this grossly increased use will impact, so close to our universities. Please contact me for additional details in opposition to this proposal.

Sincerely,



David Kohler