

Land, Carroll & Blair PC
ATTORNEYS AT LAW, EST. 1978

H. CARTER LAND, III
F. ANDREW CARROLL, III
RICHARD S. MENDELSON
DUNCAN WARDMAN BLAIR
MARTIN J.A. YEAGER (VA, DC, & MD)

524 KING STREET
ALEXANDRIA, VA 22314-3104
703-836-1000
FAX 703-549-3335
WWW.LANDCARROLL.COM

October 16, 2015

BY HAND DELIVERY

Mr. Mark B. Jinks, City Manager
City of Alexandria, Virginia
301 King Street, Room 3500
Alexandria, VA 22314

Re: Alexandria Redevelopment and Housing Authority ("ARHA"), Ramsey Homes

Dear Mark:

I am writing on behalf of our client, the Alexandria Redevelopment and Housing Authority ("ARHA") to advise you that, at a special meeting of the ARHA Board of Commissioners (the "Board") on Tuesday, October 13, 2015, the Board determined that it is not in the best interest of the Authority to proceed with the investigation of alternative options for the redevelopment of the Ramsey Homes site. Our analysis of the options indicate that they are not economically feasible, especially if the development budget is predicated on substantial forfeiture of ARHA's land value and earned developer fee.

Further, the City's proposed less than four (4) month expedited calendar to conclude the development review process for any option other than the 53-unit proposal, which has been developed over the course of fifteen (15) months, is not achievable, especially in light of what is at risk if ARHA is not able to apply for tax credit funding in March of 2016.

In order to formalize the staff direction, the Board further passed a motion directing staff to move forward with the 53-unit plan and which was submitted for Completeness Certification on August 21, 2015. The Authority has been very accommodating and has demonstrated a strong commitment to working with your staff. However, the Authority has not received Completeness Comments from the Department of Planning and Zoning on that plan, and it is respectfully requesting that these be issued as soon as possible. It is also requesting that the project proceed to the Planning Commission and City Council in November pursuant to the original agreed upon schedule.

LAND, CARROLL & BLAIR P.C.

Mr. Mark B. Jinks, City Manager

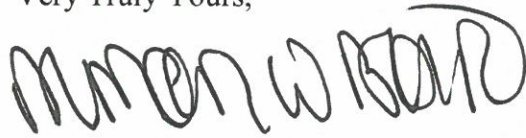
Re: ARHA Ramsey Homes

October 16, 2015

- Page 2 -

If you have any questions concerning this, please do not hesitate to call.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Duncan W. Blair". The signature is stylized and cursive.

Duncan W. Blair, Esq.

LAND, CARROLL & BLAIR, P.C.

cc: Mr. Roy Priest, Chief Executive Officer, ARHA and VHDllc
Ms. Connie Staudinger, Chief Operating Officer VHDllc
Members of the ARHA Board of Commissioners