

## Thanh Dang

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**From:** Art Stoltzfus <art.stoltzfus@gmail.com>  
**Sent:** Monday, February 7, 2022 3:35 PM  
**To:** Thanh Dang  
**Subject:** Support of Simms Point Development

**WARNING: This email was sent from outside of your organization.**

Dear Thanh,

This email is in support of the proposed Simms Point Development on Lucy Drive, that will be considered at Wednesday's Planning Commission meeting. First, as outlined in the staff memorandum on the project, the proposed units addresses the need for more affordable housing options as stated in the City's Comprehensive Housing Assessment and Market Study. I applaud the City of Harrisonburg's efforts over the past year to implement the recommendations of the Study and am hopeful that there will be additional affordable housing developed in our community to address this critical need.

Secondly, prior to moving to Harrisonburg in 2014, I worked for Key Bank and the National Equity Fund as an underwriter for Low Income Housing Tax Credit deals in the Midwest. I worked with the Woda Cooper Companies on several projects. They are an experienced quality developer and operator of affordable housing. As the long-term owner/operator of Simms Point, Woda Cooper has a self interest in developing quality housing and maintaining stable residency. As with any LIHTC development, Simms Point operations will be reviewed regularly by the tax credit investors and the State of Virginia.

Thank you for your consideration.

Art Stoltzfus  
Harrisonburg

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