

Thanh Dang

From: Brent C Jackson <brent@jhmgmt.com>
Sent: Wednesday, January 12, 2022 8:46 AM
To: Thanh Dang
Cc: larryrogers1@verizon.net
Subject: Support for Additional Affordable Housing in Harrisonburg, VA to support the hotel industry and business community

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

Support for Additional Affordable Housing in Harrisonburg, VA to support the hotel industry and business community

Good morning - I hope this email finds you well. I recently had a conversation with former Mayor Larry Rogers in which I stressed to him that I believe the City of Harrisonburg needs additional affordable housing. He suggested that I attend tonight's planning meeting; but since that meeting has now gone virtual, I am sending this email in lieu of in-person attendance. Please let me know if you have any questions.

Jackson Hotel Management is a leading hotel management company in the mid-Atlantic. Jackson Hotel Management currently operates a portfolio of 5 hotels located throughout Virginia and Maryland. We were founded and are headquartered in Harrisonburg, VA and one of our hotels is located in the City of Harrisonburg (Clarion Pointe Harrisonburg at 1440 E Market St). Jackson Hotel Management believes strongly in providing a living wage for our employees and we are proud to have been confirmed as a Gold Level certified employer by the Harrisonburg Rockingham Living Wage Certification program. According to their website, the goal of the Harrisonburg Rockingham Living Wage Certification program is to "promote a living wage throughout Harrisonburg-Rockingham to foster the health, vitality, and livability of our community". Jackson Hotel Management agrees with this goal and we believe that helping all workers achieve a living wage is a common responsibility across the entire hotel industry and amongst the business community of Harrisonburg. The Clarion Pointe Harrisonburg also believes in the goal of promoting a living wage. Currently, the Clarion Pointe Harrisonburg is hiring for all positions with a starting wage of \$13.00 or higher. However, it has become very obvious of late that improving employee wages are not the only factor directly affecting the livelihoods of our hotel team members in Harrisonburg, VA. Very specifically, we have had numerous potential employees attempt to relocate to Harrisonburg to join our team only to be forced to resign the position because they could not find affordable housing in the area or the housing wasn't going to be available for a period of months. Further, despite Clarion Pointe's attempts to grow wages; many/most of the hotel's team members still fall into the low- and moderate-income (LMI) individuals and families categories based on the levels as set each year by the U.S. Department of Housing and Urban Development.

Jackson Hotel Management would support any of the following initiatives or anything similar to spark economic growth, support our hotel industry employees and their families, and allow us to find the best individuals to join our teams to provide an amazing tourism experience to travelers visiting Harrisonburg: New single-family houses and town-homes constructed for affordable home buyers, Affordable rental apartments that are newly constructed or preserved, Homebuyers receiving financial assistance through a homebuyer assistance program, and/or Owner-occupied homes repaired through Rehabilitation Programs.

Brent C Jackson
President | Jackson Hotel Management
Text | Call: 540.383.5885
Comprehensive Hospitality Management
www.jacksonhotelmanagement.com

Thanh Dang

From: Nancy Brubaker <nrbrubaker@gmail.com>
Sent: Wednesday, January 12, 2022 1:36 PM
To: Thanh Dang
Subject: Lucy Drive Affordable Housing Project

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

This is to notify you of my support for the Lucy Drive Affordable Housing Project.

Daniel W. Brubaker
nr brubaker @ [gmail.com](mailto:nrbrubaker@gmail.com)

Thanh Dang

From: Nancy Brubaker <nrbubaker@gmail.com>
Sent: Wednesday, January 12, 2022 1:45 PM
To: Thanh Dang
Subject: Lucy Drive Affordable Housing for our citizens:

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

I, Daniel W. Brubaker, support the Lucy Drive Affordable Housing for our citizens.

Daniel W. Brubaker
150 West Mosby Road
Harrisonburg, VA 22801
540-830-7031

Thanh Dang

From: Watts, Bruce <bwatts@wodagroup.com>
Sent: Wednesday, January 12, 2022 7:10 PM
To: Thanh Dang
Cc: Surak, Nick; Zee, Parker
Subject: Fwd: Letter Harman Realty

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

Dang,

I am not sure if this email was forwarded to you and the Planning Commission for our project. Larry Rogers forwarded email to me....Bruce

Bruce A. Watts
Vice President - Development
Woda Cooper Companies, Inc.
Office: 757.650.0361
Mobile: 757.650.0361
530 South Main St.
Norfolk, VA 23523

From: LARRY ROGERS <larryrogers1@verizon.net>
Sent: Wednesday, January 12, 2022 6:53 PM
To: randy@harmanrealty.com
Cc: Watts, Bruce
Subject: Fwd: Letter

Thanks, Randy for your support.

Larry

-----Original Message-----

From: Randy Harman <randy@harmanrealty.com>
To: larryrogers1@verizon.net <larryrogers1@verizon.net>
Sent: Wed, Jan 12, 2022 4:18 pm
Subject: Letter

Affordable Housing Support

Greetings! I hope you all are and continue to be well in this, yet another, State of Emergency we are now under.

Because of this, we will be unable to gather together tonight for the scheduled planning meeting. Since it will now be a 'virtual' meeting, I am sending this email instead of attending. We at Harman Realty, Inc. have several LLCs under our umbrella that are often affected by the lack of affordable housing in our area – specifically 1881 Hospitality, LLC

(Quality Inn & Suites), 1891 Hospitality, LLC (Sleep Inn & Suites), and Innovation Hospitality (Hyatt Place).

As a family and a corporation, would like to see all of our employees thrive and be comfortable in this or any economy. Because of this, we have, in the past year or so, raised our rates of pay across the board in these industries approximately 60%. It had proven quite difficult to employ long-term, sustainable employees at the old rates that had become 'standard' and in no way provided a living wage. We had hoped this in itself would help bring our employees into a more stable housing situation, and therefore allowing more of them to become long-term employees in the service industry. But, in doing so, we have also quickly discovered that it takes much more than increased wages to accomplish this.

We have recently experienced first-hand the effects of having a lack of affordable housing in our area. We have hired and waited for new employees out of the area to relocate here to begin employment with us, only to have them decline the position offered because they could not find a suitable place to live here. We've watched others go through the stress of having to move to other areas because they simply could not afford to live here any longer.

Harman Realty, Inc. would be in support of most any initiatives having to do with supporting all employees in the hospitality industry and others that seem to still fall into the low-to-moderate income categories such as:

- a) Revitalization of older apartment units or new construction of such in the area that would allow rents to be set at more comfortable range for families in the above mentioned income range,
- b) Homebuyers programs initiated to allow assistance with purchasing homes of their own, therefore freeing up additional apartment/townhome units for those relocating to our area.

Please let me know if you have any questions at all and I will do my best to elaborate as needed.

Randy L. Harman

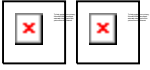


Randy Harman
CEO & Principal Broker

Office 540.432.6552

Mobile 540.246.4300

Web www.HarmanRealty.com





INSPIRING BUSINESSES ~

SUPPORTING WORKERS ~

FIGHTING WAGE THEFT IN THE SHENANDOAH VALLEY

HARRISONBURG ROCKINGHAM LIVING WAGE CAMPAIGN

January 28, 2022

Ms. Thanh Dang, AIP
Assistant Director
Department of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22801

Dear Thanh:

Please include this email, as a favorable comment, for the next Planning Commission Meeting, as affordable housing is needed now more than ever. I am writing in support of the Simms Pointe Development. A special land use permit and rezoning of the property from R-3 moderate-density to R-5 heavy density is proposed. **These units would not be student housing. The developer proposes 1 and 3-bedroom units for individuals and families. It is a well-known fact that in many cities and towns where smart rules and regulations about land and building are established, there is more access to safe, affordable housing.**

At the last Planning Commission meeting there was a "glitch" and comments made by email were not addressed. The Chair of that Commission said that he had not received any favorable comments about this project. I have a copy of an email addressed to Thanh Dang, Assistant Director, of the Department of Community Development from Mr. Brent Jackson of Jackson Hotel Management who writes in support for additional affordable housing in Harrisonburg. He said, "**Jackson Hotel Management believes strongly in providing a living wage for our employees and we are proud to have been confirmed as a Gold Level certified employer by the Harrisonburg Rockingham Living Wage Certification program. This non-profit has 66 certified employers that covers 5,089 employees, who are receiving a "living wage". According to their website, the goal of the Harrisonburg Rockingham Living Wage Certification program is to "promote a living wage throughout Harrisonburg-Rockingham to foster the health, vitality, and livability of our community". Jackson Hotel Management agrees with this goal, and we believe that helping all workers achieve a living wage is a common responsibility across the entire hotel industry and amongst the business community of Harrisonburg-Rockingham". Mr. Jackson is currently hiring at \$13 an hour or higher. He has had numerous potential employees attempt to relocate to Harrisonburg but were forced to resign because they could not find affordable housing or housing wasn't available for a period of months. He further states that Jackson Hotel Management would support any initiatives that would spark economic growth, such as new single-family houses and town-homes, affordable rental apartments, new or preserved, or a homebuyer assistance program and/or owner-occupied homes repaired through rehabilitation and weatherization programs.**

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www.hrlivingwage.org

hburg.rockinghamlwc@gmail.com

Public comments in Support - Page 12



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FIGHTING WAGE THEFT IN THE SHENANDOAH VALLEY

HARRISONBURG ROCKINGHAM LIVING WAGE CAMPAIGN

High housing costs have prevented many young adults from living on their own. Growing income inequality is another serious drag on household formations. Over the next decade, the fastest-growing household types will be younger families and older empty-nester households with very different housing needs, and the growing share of foreign-born households will also add to the increasing diversity and demand. **(Ramona Sanders made email remarks at the last CPC meeting about providing housing for seniors, LEED certified, solar paneled, accessible one-floor-plan with accessible doors, showers, and garages, near all the amenities of this community).**

By restricting the supply of land available for high-density development, regulatory constraints, and **“Not in My Back Yard”, (NIMNBY), opposition** may also add to the challenges of more affordable types of housing. If current housing supply trends persist, house prices and rents will continue to rise, further limiting the housing options for many.

Families across the United States are paying too high a price to cover the cost of a home. Rents and homeownership costs are skyrocketing, while wages are not keeping pace. Nearly 17 million U.S. households pay half or more of their income on a place to live and they are considered cost-burdened or among the ALICE Population. That means nearly 1 in 7 families are denied the stability that safe, decent, and affordable housing provides. A safe, decent, and affordable place to live can make a real difference in the life of a family. Decent housing can be a path out of poverty for families in need of a hand-up.

Sincerely,

Ramona Sanders resident/owner at 355 Hartman Drive, Harrisonburg, VA 22802 -540-830-3084
Steering Committee Members
Harrisonburg Rockingham Living Wage Campaign



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SUPPORTING WORKERS ~

FIGHTING WAGE THEFT IN THE SHENANDOAH VALLEY

HARRISONBURG ROCKINGHAM LIVING WAGE CAMPAIGN

January 28, 2022

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Assistant Director
Department of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22801

Dear Ms. Dang:

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HARRISONBURG ROCKINGHAM LIVING WAGE CAMPAIGN

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Sincerely,

Janet E. Harvey (resident of 455 Andergren Drive, Harrisonburg, VA)

Ramona Sanders

Steering Committee Members

Harrisonburg Rockingham Living Wage Campaign

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www.hrlivingwage.org

hburg.rockinghamlwc@gmail.com

Thanh Dang

From: etb0013@aol.com
Sent: Saturday, January 29, 2022 1:33 PM
To: Thanh Dang
Subject: Fwd: Failure Notice

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

Dear Ms. Dang:

Please use this email, as my consent to be in favor of the Planning Commission Meeting, as affordable housing is definitely needed now more than ever. This email is in support of the Simms Pointe development. A special land use permit and rezoning of the property from R-3 moderate-density to R-5 heavy density is proposed.

Thank you for your consideration of this email..

Elaine T. Blakey
1127 Sumter Court
Harrisonburg, VA 22802



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The Arc of the U.S.

Virginia Network of
Private Providers

Region 1 Local
Human Rights
Committee



Community Partner

January 28, 2022

Ms. Thanh Dang, AIP
Assistant Director
Department of Community Development
City of Harrisonburg
409 South Main Street
Harrisonburg, Virginia 22801

Dear Ms. Dang:

Please include this email, as a favorable comment, for the next Planning Commission Meeting, as affordable housing for individuals with disabilities is needed now more than ever. I am writing in support of the Simms Pointe development. A special land use permit and rezoning of the property from R-3 moderate-density to R-5 heavy density is proposed. These units would not be student housing. The developer proposes 1 and 3-bedroom units for individuals and families.

Being part of the community and living as independently as possible are among the most important values and goals shared by people with disabilities, their families, and advocates. A home of one's own – either rented or owned – is the cornerstone of independence for people with disabilities.

However, across the U.S. people with disabilities, including people with intellectual and developmental disabilities (I/DD), face a severe housing crisis. Across the nation, many people with disabilities are experiencing an **affordability** crisis.

For people with disabilities, there are far too many barriers to housing. Without affordable, accessible housing in the community, many are at risk of institutionalization or homelessness.

Sincerely,

Heather Denman
Executive Director

Thanh Dang

From: Janet E. Harvey <j.elaine.harvey@gmail.com>
Sent: Wednesday, February 2, 2022 2:04 PM
To: Thanh Dang; brentfinnegan@gmail.com
Subject: More information relating to affordable housing problems. Click on video

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

<https://www.brookings.edu/policy2020/votervital/how-can-government-make-housing-more-affordable/>

Please share.

Sincerely,

Janet Harvey
540.451.1617