

The Theodora Residents Council
6559 35th Ave NE Seattle, WA

December 18, 2013

Jack Jones
Senior Asset Manager
Volunteers of America
1660 Duke Street
Alexandria, Virginia 22314

Dear Mr. Jones,

Several months ago, we were made aware that the Volunteers of America intends to sell The Theodora. Given VOA's image as an organization that helps those in need, this came as harsh news to us. We are very disappointed because selling The Theodora means the dissolution of the community we have been working hard to build here for years.

We appreciate that the Volunteers of America has made housing available for low-income tenants, veterans, seniors, and people with disabilities at The Theodora. The Theodora's location has been crucial for our quality of life, especially those of us with low-income and disabilities: it has convenient transportation options, is close to the library and downtown, and has accessible grocery stores. This neighborhood is our home and The Theodora is our community.

The pending sale of The Theodora has already meant displacement, financial hardship and considerable trauma for vulnerable residents. For some residents, the sale will mean (and has already meant) leaving both our own neighborhood and the city of Seattle. We, who remain, are not willing to be displaced. Instead, we have logical requests of you that both maintain VOA's strong reputation built over many years for helping those in need and, secondly, ensure that current residents continue to have comfortable and stable housing.

For these reasons, **we ask that you commit to sell The Theodora only to an organization that agrees to continue to maintain low-income housing at The Theodora.** We ask that you cease all conversations with any developer seeking to discontinue the use of The Theodora for its current residents and other community members in need.

Towards that end, we would be willing to help secure funding from whatever public or private source that might be interested in such an endeavor (for example, through providing testimony, writing letters, communicating with politicians at all levels, and, if necessary, distributing petitions).

We also ask that we be involved in the decision-making process; we ask that you communicate with us as to what is happening rather than sending us memos telling us what decisions have already been made.

Please respond to us with your commitment, an update about current interested parties, and the Volunteers of America's next steps in this process. Again, we hope that you would cease all conversations with any party who is not interested in operating The Theodora for its current purpose.

We look forward to a response by Thursday, January 3rd 2014. You may respond by sending a letter to the tenants listed below.

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|-------------------------|-----------------------------|--------------------------|
| <u>Rick A. Weaver</u> | <u>Evam Skull</u> | <u>Joe Ziegler, Jr.</u> |
| <u>Ken Moon</u> | <u>Frank Angelo</u> | <u>Randall Tucker</u> |
| <u>Peter T. Metzger</u> | <u>John Walsh</u> | <u>Ernest B. Edwards</u> |
| <u>Larry A. Dow</u> | <u>Shel Cooper</u> | <u>Jim King X</u> |
| <u>Joe Blackden</u> | <u>Charles J. [unclear]</u> | |