



September 9, 2022

Warrenton Town Council  
21 Main Street  
Warrenton, VA. 20186

Dear Council Members,

Please accept this letter, along with the enclosed documents, to be a matter of record included with the request for a text amendment increasing density within the Central Business District. It has come to our attention that there has been some concern from the Warrenton Town Council, as well as the Planning Commission regarding affordable housing in the Town of Warrenton.

Long before our request for this text amendment, affordable housing has been a concern for Alls Real Estate. We are one of the few, if not the only, private owners who offer affordable housing. We work hand in hand with Fauquier County Social Services, Community Touch, Inc., and other agencies to provide permanent affordable housing. Alls Real Estate is consistently providing those applicants that might not qualify for housing, a second chance. We accept Section 8 and VASH housing vouchers alike. We will continue to accept vouchers or funding from additional sources for the purposed 4 apartment units. Furthermore, as outlined, we are more than happy to provide a reduced rate unit for a Law Enforcement Officer, Teacher, etc. or a voucher holder with income restraints.

Our mission at Alls Real Estate has always been to provide the highest quality of housing, regardless of income level. We will continue to work with our community, for our community, as we always have.

Thank you for your consideration.

Sincerely,

Malcolm W. Alls  
Alls Real Estate  
57 Sullivan Street  
Warrenton, VA 20186

*Changing Lives.  
Every Day.*

P.O. Box 301  
Bealeton, VA 22712  
Phone: 540-439-9300  
Fax: 540-439-7057  
[www.communitytouchinc.org](http://www.communitytouchinc.org)

- **Victory  
Transitional  
Housing**
- **Clara's Food  
Pantry**
- **Noah's Ark  
Outreach**
- **Noah's Ark  
Thrift Store**



September 7, 2022

Letter of Support

To Whom It May Concern:

This letter of support is written to the Warrenton Town Council members on behalf of All's Real Estate Company, located in Warrenton VA.

Community Touch Inc have been partnering with All's Real Estate company for over the past 10 years, placing families and individuals into permanent affordable housing. Some of the residents that Community Touch has placed in All's rental units were experiencing homelessness, with lots of housing barriers.

We were informed by All's Real Estate that they would like to restore and renovate more housing units in Warrenton. Community Touch supports this effort, which will provide additional housing units for individuals to live and work in Fauquier County.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

Felicia Champion,  
Program Director  
(540) 439-9300



P.O. Box 300  
Warrenton, VA 20188  
Phone 540.422.8400



Facsimile:  
Agency 540.422.8449  
CSA / Family Services 540.422.8458

*County of Fauquier*  
DEPARTMENT OF SOCIAL SERVICES  
320 Hospital Drive  
Warrenton, VA 20186

August 31, 2022

To Whom It May Concern:

I am writing this letter to acknowledge the commitment that Mr. Malcom W. Alls has made to proving housing to our community's most vulnerable population. For over seven years, Mr. Alls has worked closely with Adult Services team of Fauquier County Department of Social Services in providing affordable housing to the homeless, elderly, disabled and domestic violence victims and their families.

These clients face homelessness primarily as a result of poverty and the lack of affordable housing in our community. Mr. Alls has been very innovative in his non-traditional approach to providing our clients accessibility to a chance of obtaining permanent housing in the community in which they live and work. Homeless clients who normally could not afford to rent an apartment or house or had a bad credit record was afforded an opportunity to co-lease with other tenants. This strategy has been effective in ending homelessness for over thirty-five clients. Mr. Alls has rented to clients who have been denied by other rental agencies. When asked why he provides these clients an opportunity, Mr. Alls commented that, "Everyone deserves a second change" and this is what he has provided for these clients.

Mr. Alls community service efforts are unique and far reaching. I have attached a copy of a Proclamation from the Fauquier County Board of Supervisors honoring Mr. Alls in 2017 for his dedication in providing needed housing to our most vulnerable population. In addition to providing housing, Mr. Alls also was involved in raising money to provide support to our elderly and domestic violence clients and their families. If you have any questions, please contact me at 540-422-8444.

Sincerely,

Mittie Wallace, RN. MS, PhD, Adult Services Program Manager

## PROCLAMATION

### A PROCLAMATION TO HONOR MALCOLM W. ALLS DURING ADULT ABUSE PREVENTION MONTH

WHEREAS, more than one million Virginians are currently over the age of sixty and the population of older Virginians will increase to more than two million, one quarter of the population of the Commonwealth, over the next two decades; and

WHEREAS, during the fiscal year 2016, Fauquier County Adult Protective Services received over 338 reports of adult abuse, neglect and exploitation and, 70% (237) were assessed as needing services due to exploitation abuse or neglect; and

WHEREAS, there are a number of adult programs that provide vital services to older and disabled Virginians, including 24-hour hotlines, crisis intervention, home-based and community services; and

WHEREAS, older and disabled Virginians in situations of abuse or neglect often face homelessness largely the result of poverty and the declining availability of affordable housing among certain segment of the aging population; and

WHEREAS, Mr. Malcolm W. Alls, owner of Alls Realty, has dedicated over 40 years to providing clients with "more than adequate housing and living conditions."

WHEREAS, Mr. Alls has worked closely and effectively with the Adult Protective Services team of Fauquier County Department of Social Services to providing affordable housing opportunities for its low income elderly and disabled clients; and


WHEREAS, Mr. Alls has been very innovative in his non-traditional approach to providing accessibility to permanent housing for homeless clients who normally could not afford to rent an apartment or house, by offering an opportunity to co-lease with other tenants, and this co-leasing strategy has been an effective step in ending homelessness for eight elderly and disabled clients.; and

WHEREAS, Mr. Alls' provision of affordable housing contributes to the overall quality of life of the elderly and disabled members and he has demonstrated his commitment to the well-being of vulnerable adults in Fauquier County, reaching out to a population that is difficult to serve; and

WHEREAS, Adult Abuse Prevention Month offers all Virginians the opportunity to honor those who dedicate their time and efforts to provide interventions to those adults who may be abused or neglected; now, therefore, be it

PROCLAIMED by Fauquier County Board of Supervisors this 11<sup>th</sup> day of May 2017, That the Board wishes to honor Mr. Malcolm W. Alls for his continued dedication to serving the community during Adult Abuse Prevention Month.



  
Richard R. Gerhardt  
Chairman of the Board of Supervisors