

February 2, 2005

Internal Revenue Service of the United States

Dear Sir or Madam:

I have been a member of the 2003-2004 Charlottesville Housing Policy Task Force, and I am currently a member of the Charlottesville Planning Commission.

In addition, I teach a course on housing and community development at the University of Virginia.

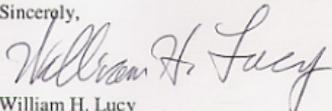
It is generally well-known that within the University area the stock of affordable rental units has been shrinking. Students of the University need housing to be more affordable, not less so.

CHUVA (Co-operative Housing of the University of Virginia) has a beneficial intent; to develop more affordable housing for students of very-low-income and low-income backgrounds. By its intent, CHUVA can save students from the financial burdens caused by expensive housing. In return, these savings allow more time for a student to study. In addition, cooperative housing, which organizations like CHUVA aim to provide, is also managed by its occupants, some of whom are students. Since cooperative housing is tenant-owned, it gives a tenant a reasonable voice in deciding whether they may leave or stay in a cooperative house, without possibly being arbitrarily discriminated against by an absentee landlord. Therefore, students of the University of Virginia will save money, have more time to study, and have a peace of mind afforded by controlling the low-cost cooperative housing they live in.

The aim of CHUVA—to provide affordable housing—augments the general goals of the University of Virginia: to provide for the needs of its students in such a manner that students can have the time to study and perform well in school. By succeeding at providing affordable housing for low-income students and expanding its housing services for low-income students, CHUVA generally supports the University of Virginia.

Therefore, this letter of support can be used with CHUVA's application for tax-exempt, non-profit status, as a housing organization.

Sincerely,



William H. Lucy
Professor of Urban and Environmental Planning