

Joshua L. Hart
1041 5th Street SE
Washington, DC 20003

January 8, 2014

**Zoning Commission for the District of Columbia
441 4th Street NW
Washington, DC 20001**

RE: ZC Case No. 03-12Q/03-13Q

Dear Commissioners,

I am writing in opposition to the "Applicant's" (Capper Carrollsburg Venture, LLC and the District of Columbia Housing Authority ("DCHA")) proposal.

My opposition can be summarized in three categories: (1) Applicant is seeking leeway before showing the community any substantive proposal for how it expects to develop the squares in question, (2) the removal of fixed quantities of ACC units on given squares is detrimental to the mixed-income, HOPE VI comprehensive plan for developing the neighborhood, and (3) DCHA's delay in building these units could have been recognized before grants of PUD extensions and other delays of its own creation

1 Request grants too much flexibility at this point of the planning process

Applicant asserts that it needs to reallocate ACC units in any fashion it sees fit within the given PUD in order to secure the resources it needs to complete building. Should the Applicant be granted this reprieve, it would then have enormous flexibility in redesigning how ACC units should be incorporated into the remainder of the PUD. Before making claims of such need, DCHA should speak with the community and interested parties about its development plans and submit to the Zoning Commission a substantive plan showing how ACC reallocation fits into that design

2. The PUD placed ACC units in specific squares to promote mixed-income development

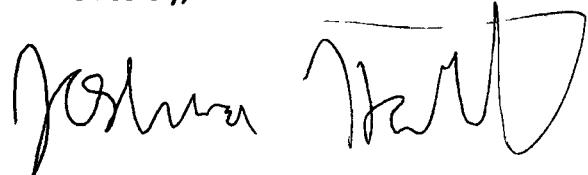
While Applicant has expressed ways in which it could build should you grant this request (and presumably additional filings), the community has embraced the mixed-income nature of our neighborhood. I believe that Applicant must show it has thoroughly vetted plans for its proposed development that will serve the spirit of the PUD before seeking relief of this nature

3 DCHA's desire to build expeditiously

In an undated letter to the Zoning Commission (Exhibit No 38), DCHA Director Adrienne Todman expressed an interest to have "this project completed as quickly as possible." Indeed, the amount of time it has taken to replace ACC units has been abysmal – over ten years. Nonetheless, this neighborhood was redeveloped to be a mixed-income community. I am sure that the real estate finance

market has changed substantially since the PUD's creation in 2004 for reasons you are well aware. But I am confident that these conditions are not new or surprising. Those who are invested in this new neighborhood should not have this framework of development overturned due to DCHA's delays in building

Sincerely,

A handwritten signature in black ink, appearing to read "Joshua Hart".

Joshua Hart