

Cochran, Patricia (DCOZ)

From: Lisa Berardi Marflak <lisa.berardi@gmail.com>
Sent: Sunday, February 26, 2017 5:26 PM
To: DCOZ - BZA Submissions (DCOZ); Amber Harding; Joe Marflak; henri@makembe.com
Subject: Re: BZA Application No. 19452, 1700 Rhode Island Avenue NE

To Whom It May Concern:

My name is Lisa Berardi Marflak, and I own the property of 1322 Girard Street NE, approximately 3.5 blocks from the proposed Ward 5 transitional housing facility for families. I am writing in strong support of the proposed facility and location as a mother of two toddlers and resident of Brookland.

I moved to Brookland with my husband, Joe, in 2010, because it felt like home to us. My neighbors, many of whom have lived at the same address for 20, 30, 40, or 50 years, welcomed us with open arms. I want to extend that hospitality to those who are seeking more stability in their lives. As a parent, it's imperative for children to have a safe and welcoming environment. I believe that this location will benefit the residents.

The proposed facility is state of the art compared to D.C. General. The location is across the street from a library, three blocks away from reasonably priced fresh groceries (Good Foods), a block away from a playground and swimming pool, and on a bus route. Furthermore, research conducted by the Urban Institute has identified benefits to low-income families when living in mixed income neighborhoods.

<http://www.urban.org/research/publication/effects-living-mixed-income-communities-low-income-families>

For those who are concerned with their property values, Trulia provided an analysis of 3,083 low-income housing projects completed between 1996 and 2006 in the country's 20 least-affordable markets to see whether such construction affected the values of neighboring homes. Approximately 18 of the 20 neighborhoods examined in this study saw their home prices rise (in other words, the low income housing had no impact on the values of the homes).

https://www.nytimes.com/2016/11/25/realestate/low-income-housing-why-not-in-my-neighborhood.html?_r=0

While I support the project, I would strongly suggest that the sidewalks be completed so residents (particularly younger residents) can safely access the facilities that I mention above.

While I disagree with the public involvement tactics used by the D.C. government and the designer (both of whom made the process more of an imposition than a discussion), I am ready to welcome the residents wholeheartedly.

Best regards,

Lisa Berardi Marflak
1322 Girard Street NE
202-334-3134 (work number)

Board of Zoning Adjustment
District of Columbia
CASE NO.19452
EXHIBIT NO.83