



WE CHANGE LIVES, NEIGHBORHOODS AND HISTORY.

April 29, 2018

Chairman Hill
Board of Zoning Adjustment
441 4th St NW Ste. 200
Washington, DC 20001

Dear Chairman Hill,

Manna Inc. is writing to express our support for Mi Casa's side-yard relief zoning proposal on two historic Anacostia properties that were conveyed as part of PADD's 2017 solicitation. Mi Casa plans to provide much-needed affordable home-ownership on the properties that are located at 1528 W Street SE and 1928 15th Street SE. Both properties are corner lots and do not conform to the new zoning guidelines which require to eight-foot side yards, essentially rendering them unbuildable. Manna has worked side by side with Mi Casa for more than twenty years to promote and provide quality affordable housing to low and moderate households in Washington D.C. The two homes Mi Casa plans to build are called "Homes Within Reach" because they are priced to be affordable to average income levels in Anacostia and Ward 8. The lack of affordable home-ownership to income levels at or below 50% Area Median Income is apparent throughout DC, but particularly in Ward 8, where so much speculation and development is happening, coupled with decades of disinvestment and economic, racial and geographic segregation, It is essential that we ensure that residents who live there can still afford to become home-owners in their own neighborhoods. As development picks up around them, local residents and business are at risk of being excluded from the city's economic progress—ownership is one of the key ways that they can continue to hold a stake in that future.

In 1987 Manna, Inc established a Homebuyer Club to educated purchasers in the homebuying process. To date Manna has helped over a thousand buyers to become homeowners. At this time Manna has 188 members in its club who are waiting to buy homes in the city. The major problem that these buyers face is lack of inventory. We therefore strongly support developments such as this Mi Casa project as a way to help more people to become DC homeowners.

Manna has worked with the local community together with LISC, Building Bridges Across the River and other city stakeholders, to draft an Equitable Development Plan to address issues of potential displacement of low-income residents and businesses. Efforts to promote long term housing affordability and ownership were key recommendations. Mi Casa's zoning application is part of their larger work to create new affordable housing, increase ownership opportunities and promote economic development

Sincerely,

Handwritten signature of James Dickerson
James Dickerson, President
To whom it may Concern:

