

## STATEMENT OF RECORD

My home is within 200 feet of the subject property in BZA Application Number 20320. I am opposed to the project for the following reasons:

**Density.** Putting 16 apartments on the lot size places an undue burden on the neighborhood. The proposed plans have 37 bedrooms. More people will live the subject property than currently live on two entire blocks of Foote Street, changing the street from suburban to urban.

**Unit Size.** The proposed units are approximately 750 square feet and are not comparably sized to units that fetch the rental rates the owner intends to charge.

**Rental Rates.** Owner presented to ANC 7C that two- and three-bedroom units will be rented for \$1,600 and \$2,100. Market rent for 750 square foot apartments is actually \$1,000 to \$1,500.

**Non-Disclosure of Section 8 Tenants.** Low income housing adversely affects the neighborhood. The rent estimates are inflated because the owner intends to rent to Section 8 tenants through the Housing Authority. This was not disclosed at the ANC 7C meeting. Taxpayers should not have to pay this landlord's inflated rents.

**Income Qualifications.** More than one income is likely required to qualify to rent an apartment, potentially bringing double the cars, people, and traffic.

**Tenant Parking.** The proposed plan provides insufficient parking and will place an undue burden on the neighborhood. The tenants are expected to park on the street where homeowners park. Functionally only three parking spaces are proposed because a dumpster occupies a fourth space on the plans. If more than one working adult is needed to qualify for an apartment, potentially 32 cars will require parking spaces.

**Guest Parking.** Visitors of residents will park on the street. No parking is proposed to accommodate visitors of the residents on site.

**Disability Parking.** The building has four ADA units but only one ADA parking space.

**Reasonable Accommodations.** There is no place for residents to be picked up by car service. The only place for Metro Access or car service to pick-up is to double park, creating traffic and safety issues.

**Street Parking.** Foote Street, NE does not have enough street parking to accommodate the proposed density.

**Home Value.** The average home value in the vicinity is \$480,000. Dense Section 8 housing will adversely impact property values.

**Safety.** Crime increases where low income housing is present. Safety is paramount concern.

**Garbage Pick-up.** The Alley behind the building is not wide enough to accommodate a garbage truck at the location where the dumpster is planned because of an existing retaining wall. The owner has not realistically planned for trash removal.

**Grounds Upkeep.** The owner is not maintaining the lot and did not have a plan for property maintenance when asked by ANC 7C. It is unlikely that an owner not willing to mow grass will care for a facility. The proposed site is a nuisance to neighbors. Five-foot weeds grow on the proposed site and the road verge. A sofa and mattresses are on the lot. Feral cats and racoons live there. Mosquitos plagued the block during the warm months because the grass was not mowed.

**Fraud.** The owner submitted a false Affidavit of Maintenance on November 16, 2020. The attached pictures of the overgrown lot were taken November 17, 2020.



Bianca M. Gomez



enforcement team



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Team



Reinforcement  
EOM