

Good afternoon,

My name is Felicia Abney-Barber, I am the owner of 1906 Irving St NE. I want to state my total opposition to the proposed plans for 1908 Irving St NE to build a unit containing eight 6-bedroom apartments on that lot. That appears to be approximately 50+ people in that one small building/space with only 4 parking spaces, between two residential properties.

I continue to hear affordable housing emphasized as a recurring theme, often framed in a way that understandably appeals to the public. However, I am concerned that there has been insufficient attention to the quality of the living conditions being proposed and to the long-term impact on residents, the surrounding community, and neighboring property owners. So, I asked myself, if the concern is affordable living, shouldn't quality of the living also be in mind. I am so tired of hearing "affordable living" when the people in such positions are in reality allowing traffic, trash, rodent infestation, overcrowding lead to a travesty for communities in the District. The District has more than enough negligent property owners. Most of whom does not even live in the district. They come to build and take advantage of perks and the people are left to deal with it.

I am very concerned that there has been insufficient attention to the quality of the living conditions being proposed and to the long-term impact on residents, the surrounding community, and neighboring property owners. I respectfully ask whether these plans are being approved primarily to be associated with the approval of affordable housing, or whether this body intends to leave a lasting legacy of responsible stewardship that supports a stable, well-maintained neighborhoods.

In my conversation with Ms. Zunnobia Hakir, she stated that she could not afford to hire someone to remove snow, when I inquired about her being neighborly and helping to remove snow when we had that heavy snow. I find that concerning, particularly if she owns additional properties. If she had a management company is retained, I would expect that basic services such as snow removal would be addressed promptly not left for tenants to manage on their own. I also asked whether the new building would have a brick facing similar to neighboring properties, and she indicated she did not know, citing current tariffs. These statements raise serious questions about the feasibility of maintaining the property to an appropriate standard. If affordability is already being raised as an obstacle before construction has even begun, it is reasonable to ask how ongoing upkeep, operations, and property management will be funded over time including whether the project is relying on guaranteed government revenue. Which lead to Ms. Zenobia's claims of affordable living.

I respectfully urge the Commission not to permit this **prison like half-way like project that may, in practice, function as transitional or overcrowded housing under the label of affordable living. If this is for families, families deserve housing that is safe, stable, and designed to support long-term livability with appropriate space and conditions.**

This concern aligns with Ms. Zunnobi's remarks at a community meeting "well the property is in front of a gas station". So what? I am troubled by the implication that the project's location could be used to justify lower standards of care and maintenance. Residents of any building, regardless of location, deserve to be treated with dignity and to live in safe, well-maintained housing. While my home is also situated across from a gas station, I **remain proud of my home and my investment in this community.**

As a resident of this section of Irving St. NE for more than 20 years, I am deeply concerned that this project will create an ongoing burden for me and for my neighbors. I respectfully urge this body to look beyond the label of affordable housing and to ensure that any approval reflects a commitment to quality, accountability, and long-term neighborhood stability. Affordable housing should also be safe, durable, and properly managed benefiting both the people who will live in it and the community in which it is built. What family wants to live on top of each other, as being proposed.

I ask that you please look carefully into the details, even what is not being said by the applicant. This project is not safe.

Thank you for the opportunity to comment and in advance for your diligent attention to the application.

Submitted on 5/23/2026 by:
Felicia Abney-Barber
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