October 15, 2026

Dear Members of the Board of Zoning Adjustment,

On behalf of Advisory Neighborhood Commission (ANC) 8C, I am writing to express the Commission's official support for BZA Case No. 21456, concerning the proposed Rosewood Apartments development at 1444, 1452, and 1454 Alabama Avenue SE, Washington, DC, located within Single Member District 8C08.

At its regularly scheduled public meeting on Wednesday, October 14, 2026, which was duly noticed and held with a quorum present, Advisory Neighborhood Commission 8C voted to support the proposed development and the requested zoning relief associated with BZA Case No. 21456.

The Commission recognizes the urgent need for additional affordable, accessible, and family-sized housing in Ward 8. Following a presentation by the development team and consideration of the project's proposed community benefits, the Commission determined that this development represents a positive investment in the Congress Heights neighborhood.

The proposed development will transform three vacant and underutilized lots into an 18-unit residential building, providing several important benefits to Ward 8 residents.

1. Affordable Housing

ANC 8C strongly supports the developer's commitment to designate 9 of the 18 residential units as affordable housing, representing 50% of the development.

The proposed affordability levels include:

- 1 unit for households earning 30% of Area Median Income (AMI).
- 6 units for households earning 50% of AMI.
- 2 units for households earning 80% of AMI.

These units will be subject to a 15-year affordability covenant.

The Commission believes that expanding access to affordable housing is essential to addressing housing insecurity, reducing displacement pressures, and ensuring that longtime Ward 8 residents have opportunities to remain in their community.

2. Family-Sized Housing and Accessibility

The Commission is encouraged by the inclusion of two- and three-bedroom apartments designed to accommodate families.

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The development will also include an elevator serving all residential floors, accessible residential units for individuals with mobility challenges, and accommodations for residents with hearing or vision impairments.

These features reflect the importance of creating inclusive housing opportunities for families, seniors, and residents with disabilities.

3. Employment and Economic Opportunities

ANC 8C supports the project's commitment to comply with the District's First Source Employment Agreement, including requirements that at least 51% of new permanent jobs and 35% of apprenticeship hours benefit District residents.

The Commission encourages Cox Development Group to prioritize Ward 8 residents when recruiting for construction employment, apprenticeships, and permanent employment opportunities associated with the development.

Economic development should create tangible opportunities for the residents and communities in which investments are made.

4. Neighborhood Improvements and Public Safety

The Commission recognizes several additional community benefits associated with the proposed development, including:

- Ten on-site parking spaces, accessed through the rear alley.
- An on-site playground for children and families.
- Secure bicycle storage and convenient access to the Congress Heights Metro station.
- Controlled building access, security cameras, and exterior lighting.
- Construction management measures intended to minimize noise, dust, traffic disruptions, and other impacts on surrounding residents.

ANC 8C encourages the development team to maintain regular communication with neighboring residents and the Commission throughout construction and to address community concerns promptly.

5. Responsible Development and Community Engagement

ANC 8C believes that responsible development must balance new investment with the needs and interests of existing residents.

The Commission appreciates the development team's willingness to engage with ANC 8C, provide information regarding the project's affordability commitments, and address questions concerning accessibility, employment, parking, construction, and public safety.

We encourage continued transparency and accountability as the project moves through the approval and construction processes.

Conclusion

Advisory Neighborhood Commission 8C supports responsible development that expands affordable housing, strengthens neighborhood stability, creates employment opportunities, and improves the quality of life for Ward 8 residents.

The proposed Rosewood Apartments development advances these objectives through its affordable housing commitments, family-oriented residential design, accessibility features, and economic opportunities for District residents.

Accordingly, based on the Commission's affirmative vote at its duly noticed October 14, 2026 public meeting, with a quorum present, Advisory Neighborhood Commission 8C respectfully requests that the Board of Zoning Adjustment give great weight to the Commission's position and approve the requested special exception relief in BZA Case No. 21456.

We appreciate the Board's consideration of the Commission's official position and its continued commitment to ensuring that development decisions serve the interests of District residents.

Respectfully,

Salim Adofo

Salim Adofo
Chair, ANC 8C