ACORN
Association of Community Organizations for Reform Now
739 8th St., SE
Washington, DC 20003
202.547.9292 phone 202.546.2483 fax
www.acorn.org
dcacorn@acorn.org

D.C. OFFICE OF ZONING
2003 NOV 17 PM 12:26

November 18, 2003

Alberto Bastita, Secretary to the Zoning Commission
441 4th St., NW
Suite 210 South
Washington, DC 20001

Secretary Bastita,

We are writing to ask the Zoning Commission to accept the following two attached documents into the record for Zoning Commission Case Number 03-04. These documents were first submitted to the Zoning Commission on November 13.

The documents were submitted on November 13 because Maxine Brown Roberts at the Office of Planning told ACORN that the Zoning Commission would be interested in what had happened between ACORN members and the Bozzuto Group since the October 9 Zoning Commission hearing. She said that we should submit this to the record and that the record would be open for us until November 13. As a result, ACORN members worked to develop submissions for the Zoning Commission.

When we brought these documents to the Zoning Commission on November 13 for submission to the record, we were shocked to find that the record was open only to specific parties. Because we were under the impression that we had until November 13, ACORN members met with and received support from Ward 1 Councilmember Jim Graham. Additionally, we petitioned over 100 residents that live within a block or so of Bozzuto's proposed development on Belmont Street NW. This hard work was done to convey to the Zoning Commission the events that have transpired between Bozzuto and the community since October 9. We would be upset if this important work was not entered into the record because of misinformation that we received from the Office of Planning.

Thank you,

Edra Derricks
Columbia Heights ACORN

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 43

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.43

Z.C. CASE NO. 03-04

JIM GRAHAM

COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

WASHINGTON DC THE AMERICAN EXPERIENCE

1350 Pennsylvania Avenue, N.W.,
Suite 406
Washington, D.C. 20004

202-724-8181
202-724-8109 fax

jgraham@dccouncil.us

Chairperson
Human Rights, Asian/P.I. & Latino Affairs & Property Management Subcommittee

Chairperson
Board of Directors, Washington Metropolitan Area Transit Authority

November 12, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 NOV 13 PM 12:21

Clark Wagner, Director of Development Services
Bozzuto Homes, Inc.
6401 Golden Triangle Drive, Suite 200
Greenbelt, MD 20770-3203

Mr. Wagner:

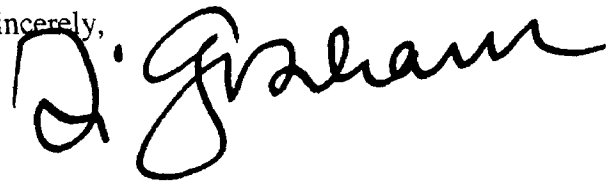
I am writing to you as Councilmember of the most diverse ward in Washington, DC and this diversity is something that I greatly value. I clearly recognize the benefits that new development is bringing to my Ward and I am also aware of the often unintended negative consequences on low- and moderate-income residents who are a major part of my constituency. As a supporter of affordable housing policies such as Inclusionary Zoning and Inclusionary Development, preserving this diversity is one of my top priorities.

While I welcome new development such as the 105 units that you propose for Belmont Street, I do recognize the upward pressures that luxury developments have on the housing market. Your condos will not replace any currently existing affordable housing, but area property taxes will rise, as will area rents. And that, in turn, has an obvious impact on the affordability of the neighborhood.

I have met with Columbia Heights ACORN members and they have conveyed to me their desire to see more than four affordable units in your development. I am a supporter of ACORN's work. I join with ACORN in seeking greater community benefits from your proposed development. I discussed with ACORN the fact that your proposed Planned Unit Development is late in the process and there may be issues with ACORN's original request for 15% set aside. Even so, I feel that you should provide tangible community benefits. I am supportive of ACORN members sitting down to discuss other concrete options with you.

I will be following up with Columbia Heights ACORN members and I hope their negotiations with you to go well.

Sincerely,



JG/fr
Cc: Chairman Carol J. Mitten, Zoning Commission

Z.C. CASE NO. 03-04

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RECEIVED
D.C. OFFICE OF ZONING
2003 NOV 13 PM 12: 21

November 11, 2003

Chairman Carol J. Mitten
441 4th Street, NW
Suite 2105
Washington, DC 20001

Chairman Mitten:

We are writing to you because we remain focused on securing a greater commitment from the Bozzuto Group to provide real community benefits that will help mitigate the negative impacts on affordable housing created by their proposed 105 unit development on Belmont St. NW.

We continually hear the argument that because this proposed development will be constructed on property that is currently vacant, that it will cause no displacement of low and moderate income residents. We disagree. The concept of market trends and market forces are not ones that we think are lost on either the Bozzuto Group or the Zoning Commission. As new market rate development comes into our community and places upward pressures on the housing market, rents rise and property tax assessments increase.

We continue to object to the approval of this project by the zoning commission without a greater commitment to providing adequate provisions to offset the negative impact this development will have on low and moderate income housing.

Since first testifying at the public hearing at the Zoning Commission meeting on October 9, over 60 ACORN members have met with Clark Wagner of the Bozzuto Group to propose a 15% set aside of affordable units in the proposed project. Mr. Wager and associates, however, flatly refused. As ACORN members who are active in our community, we are not unreasonable people, and as such we would be happy to meet again with representatives from the Bozzuto Group to discuss alternative ways they might provide assistance to help mitigate the true impact their development will have on the area housing market. We have also met recently with, and received support from, ANC Commissioners and Ward 1 Councilmember Jim Graham.

Until agreement is reached on providing adequate community benefits to our community we will continue to oppose the approval of this Planned Unit Development.

Thank you for you time and consideration.

Sincerely,

Columbia Heights ACORN

Stanley Expo 1430 Belmont St. NW apt 210
Stella L. Royster - 1430 Belmont St NW #409 WDC 20009
Gloria Robinson 1430 Belmont St N.W. Apt #407 Washington D.C.
Kim Royster 1430 Belmont NW # 212 WDC
Michael Peterson 1430 Belmont St NW #405
Virginia Pringle 1430 Belmont st N.W. Apt 312 Wash DC
Ruby M. Robinson 1430 Belmont St. N.W # 405 Wash DC
Laurie Jenkins 1430 Belmont St. N.W # 411
Kaye Harris 1430 Belmont #205
Dorraine L Smith - #1430 Belmont St. NW #207
Elnora Williams 1430 Belmont St NW # 305
Gracie Daughtry 1430 belmont st NW # 307
Rhonda Shafer 1430 Belmont St NW # 412.
Sherry Dillard 1430 Belmont St. NW #102
Wilda Clegg 1430 Belmont St. NW #309
Rose L Maxwell 1430 Belmont St. NW # 404
Stanley Brown 1430 Belmont st # 402

Until agreement is reached on providing adequate community benefits to our community we will continue to oppose the approval of this Planned Unit Development.

Thank you for you time and consideration.

Sincerely,

Columbia Heights ACORN

Marlene E Hernandez 1613- Belmont St NW. 20009.

Ermelinda chicas - 1302 - Belmont. St NW. Washington - D C - 20009

[illegible] 1300 Belmont 20009

Cecil Randolph 1301 Belmont St. #7

Madeline Bailey 1317 Belmont St. NW.

Michael Moses 1373 Belmont St. NW. 20009

Rebecca Brandon 1357 Belmont St NW DC 20009

Scott O'Reilly 1333 Belmont St NW Scott O'

William King 2435 14th St NW #201

Florence Scott 2425 14th St NW #202

Tracy Pullman 2801 15th St. NW #505

Stephen Brown 1401 - Florida NW

Rita Bright 2425 14th St. N.W. #104 WDC

Steven Gray 1432 Girard NW #D-16 WDC

Eric Johnson 5209 Kansas N.W Wash. D C

Until agreement is reached on providing adequate community benefits to our community we will continue to oppose the approval of this Planned Unit Development.

Thank you for you time and consideration.

Sincerely,

Columbia Heights ACORN

James Conard 1433 Belmont St #101

Victor Manuel Cortez 1433 BELMONT ST. NW. APT. #103

Ana Gloria Romero 1433 Belmont ST NW #104

Patricia Lopez Franco 1433 Belmont St #106

Martha Bonilla 1433 Belmont st NW #106 Washington D.C

ANA B MORALES 1429 Belmont st NW #12

Nelson Ramos 1429 Belmont St NW #3 Wash. DC

Oscar J. Jurado 1429 BELMONT ST NW #5. Wash. DC. 20009

Gloria Taquue 1429 Belmont st #4

Aaron Waters 1470 Chapin st NW #1

Mrs. George Davis 1470 Chapin St NW

Jeane Rios 1440 Chapin st NW #

Alba Molina 1440 Chapin St. NW #22

Juvencia Rios 1440 Chapin St. NW #22

Yesenia Martinez 1440 Chapin St. 1440 #406

Yamil Tetran 1440 " " "

Until agreement is reached on providing adequate community benefits to our community we will continue to oppose the approval of this Planned Unit Development.

Thank you for you time and consideration.

Sincerely,

Columbia Heights ACORN

miguel cordova
1433 - 203 Belmont
Yanira Privado 1433 Belmont st nw #206
Santos Gutierrez 1433 Belmont NW #303
maria Santos 1433 Apt #0304
Abel Guerro 1429 Belmont ST #6
Yuri M Ramos 1429 Belmont st #16
Aldo Ramos 1429 Belmont st # 17
pablo Ramos 1429 Belmont st. #17
ALEAN DUNDY 1429 Belmont st NW #15
David Wright 1429 Belmont St
Wendy B Platt 1428 Chapin ST. N.W. 20009
Denia L. Magaña 1440 Chapin St. NW.
Elena Mejias 1440 Chapin st.
SANTOS M CUEVAS
Deysi molina 1440 chapin s.t nw #36 20009
SILAS A. TORRES 2513 17 ST NW 20009
Jackeline Maynard 1424 Chapin St #106 W.D.C. 20009

Liliana Bendana 1117 Euclid St NW 20009

Barbara Chow 4502 3rd Street SE #D

Angela S. López 1424 chapin st apt 101 20009

Claudia Ramos 1424 Chapin ST NW apt 203 20009

Miguel Escobar

Marina Checa

Vicente Lores 1424 CHAPIN ST NW 20009

RENE W Turcios 1424 Chapin ST NW 20009 #304

Luz D CAVA 1424 " " " " " "

Vilma. F. Retana 1424 chapin. ST NW. 20009 #403

Oldefonso Velasquez Ap. #104 1424 chapin st. N.W. 20009

1424 CHAPIN ST NW #405 WASHINGTON DC Virginia Herrera

Ramon A Ceron. 1424. chapin - ST

Leonarda S Ceron. 1424 - chapin - ST

Cynthia Blanchard 1424 chapin st nw #508

Teresa Hernandez 1424 Chapin ST NW #504 Wash DC 20009

Hilbert TURNER - 1526 - 4 1/2 St SE Washington DC

Dale A. Smith 1424. Chapin St. N.W.

Celaida Mesa 1424 chapin St N.W # B-2

ABDELJALIL and TRACEY AMEUR MATHIAS 1415 Chapin St NW #501

Luis Rodriguez / Leovigilda Hernandez 1424 Chapin St N.W Washington DC 20009 #205

Maria [illegible] 1424 Chapin st. nw #301 WDC 20009

Juana Juana L — 1424 Chapin st. NW #305 WDC 20009

Ana Diaz — 1424 Chapin st N.W. #302 W.D.C. 20009

Maria Rivas 1424 chapin st N.W #401 Wash. D.C. 20009

Elmer Rivas 1424 Chapin st N.W #401 Wash. D.C. 20009

Fernando Marán 1424 Chapin St NW #402 Wash DC 20009

Abdiel Herrera 1424 Chapin

Evelyn Caron. 1424 chapin st nw #406 Wash. DC.

Ka Sandra Garcia 1424 Chapin st #501 N. W. Washington, D.C. 20009

Sandra Ceron / Sandra Cerón 1424 Chapin st. nw #506 wash. DC

[illegible] / Kevin Ceron 1424 Chapin st NW #506 wash. DC

Juan Ivalez

Scott Green / Seth Green 1415 Chapin St. NW #102

Mamwell Talbert 1234 Faraday pl NW

Antoine Hall 1375 Fairmont St. N.W. 20009

Eric Bradley 1427 Clifton St N.W 20009

Isaac Person 2425 14th St #204 20009

Jamal C Woods 204 Rhode Island Ave (N.E) 20001

Anthony Branham 4208 Edson Pl. N.E

Robert Lancaster 417 Randolph St NW

Doris A Knight 2425-14th St N.W #204 Wash D.C. 20009

Lisa Belfast 2425- 14th st NW #204 Wash DC 20009

Walter Holder Sr. 1430 Belmont St N.W. DC 2009

Joseph Young 1430 Belmont St NW #207

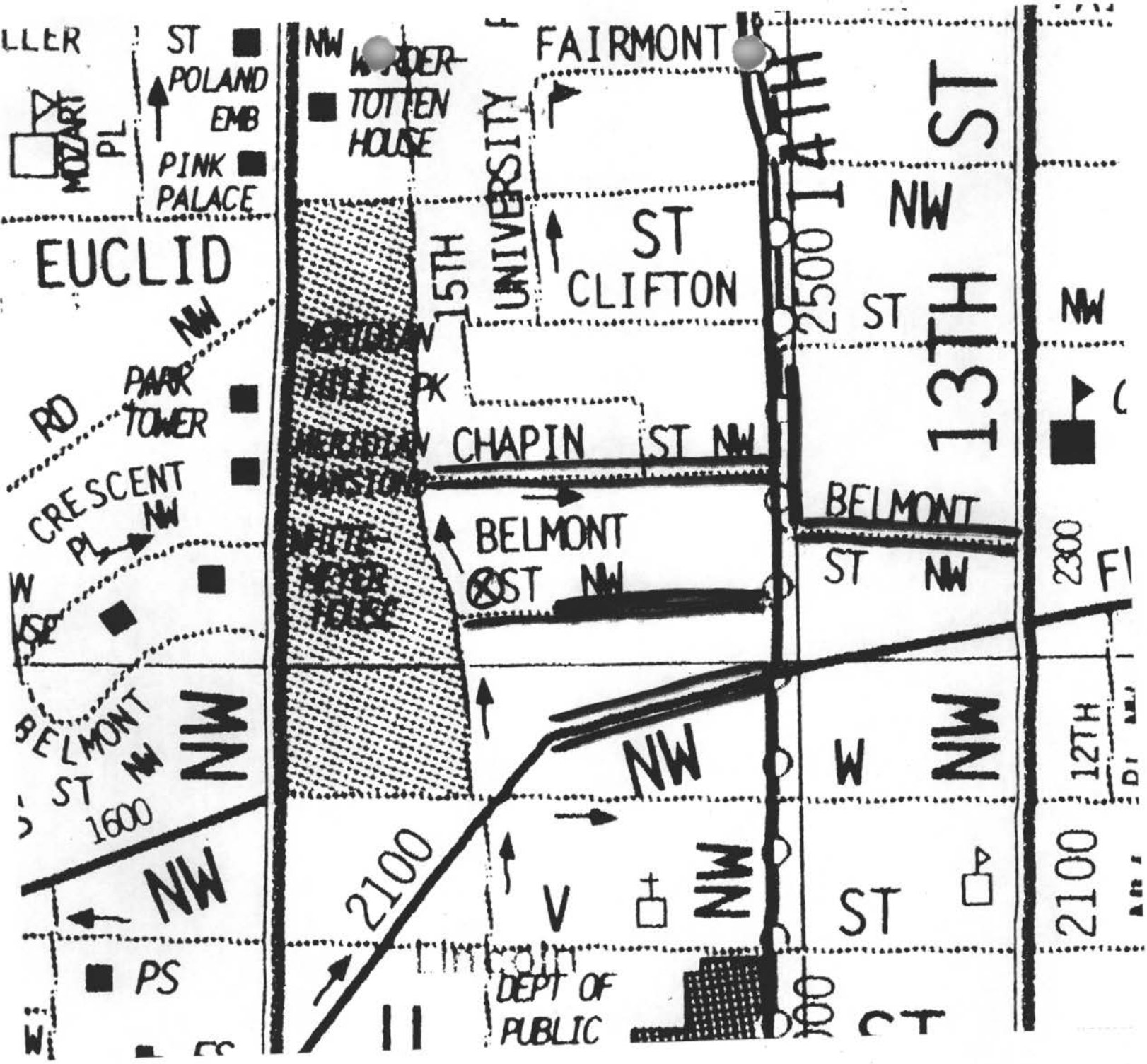
Dorothy Williams 1430 Belmont St NW #202 Wash DC

Nathaniel & Shirla Royster 1430 Belmont St #308

1415 CHAPIN ST NW 406 WASHINGTON DC 20009

1415 CHAPIN ST, NW 103 WASHINGTON DC 20009

1415 Chapin St 108 Washington DC 20009



⊗ LOCATION OF BOZZUTO DEVELOPMENT

BLOCKS WHERE MAJORITY OF SIGNATURES COME FROM