

JOYCE EVANS

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Good evening Zoning Commissioners, my name is Joyce Evans and I live at 919 L Street NW I've been a Section 8 resident there since 1995

My son and I have been proud cooperative members, awaiting the opportunity to advance into condo owners as residents of Washington, DC since birth

Regrettably, after selecting a development we are now being forced, and daily harassed to relocate or become possibly displaced by Tenacity, who had no real intention of carrying out their commitment to Section 8 in-side members

I don't know, if any of you understand the mental and physical stress one encounters when they find it necessary to challenge developers, like Tenacity regarding their underhanded and untrustworthy actions to take our properties, that we specifically designed to allow individuals like me, to obtain homeownership opportunities

Let the record reflect, that our former attorney some of you may know, Rick Eisen was able to collect a lot of revenue from our Cooperative Reserve, as he allowed his long term associates, Tenacity behind the backs of the coop members to secure a contract, which we learned two months violated our by-laws, as the President and Secretary were the only two signatures

From the beginning, and in writing their development commitment opted to work with Section 8 residents, until such time they were able to purchase their own units to become new condo owners I have been employed w/ the DC Public School System since 1995, and still find it's within my rights to own my unit, number 105

Today, Tenacity holds Section 8 residents accountable to a 120 day purchasing law, that we never issued or received Also, what us to accept a settlement offer or relocation that does not represent 50% of the market value that each unit value

Relocating or accepting a minimal settlement offer are not desirable or acceptable after Tenacity lied, and Rick Eisen misrepresented the L Street Cooperative Association Inc members' by-laws and DCRA annual report filings

Currently, I house the documents to prove how they tried to convince me, in settling and/or relocating, as others unfortunately accepted with reluctance They have been calling me, at least three to four times a day, trying to convince me to settle for still less than 50% of the market value and/or move out, because that's the best choice, as if I'm unintelligent, less than a human being or simply desperate

Today, I come to applaud and salute the necessity of approving the Mandatory Exclusory Zoning law into effect immediately to protect innocent and law abiding citizens, who deserve to improve their home ownership opportunities in the District of Columbia

Appreciation,

Joyce Evans

ZONING COMMISSION
District of Columbia

CASE NO. 04-33

EXHIBIT NO. 114
ZONING COMMISSION
District of Columbia
CASE NO.04-33
EXHIBIT NO.114