

PETITION TO SUPPORT MIXED-INCOME HOUSING AND NEIGHBORHOOD SERVING RETAIL AT THE CONGRESS HEIGHTS METRO STATION

I am a resident of Congress Heights and I am asking that you support the redevelopment of the area around the Metro Station in my neighborhood.

We need more housing, more jobs opportunities, more restaurants, more retail and improved safety. The development proposed by CityPartners 5914 will deliver that.

CityPartners 5914 is prepared to replace the existing 47 affordable apartments in the dilapidated buildings with brand new affordable units. The eleven residents of those old, mostly-vacant, dilapidated buildings have been guaranteed the option to move back into brand new units at their current rental rates. The project will bring an additional 150 market-rate apartments, shops, offices, and retail space set aside at low rental rates for Ward 8 business owners.

CityPartners has a long history of doing developments that benefit the community—and there is no reason to think that CityPartners 5914 won't do the same for Congress Heights.

Please support this project that will benefit all residents of Congress Heights!

Jachin Leatherman
Print Name Signature

3402 10th Pl SE Washington DC 20032
Address

Quana C Collins
Print Name Signature

3402 10th Pl SE Washington DC 20032
Address

Charles Mbadugha
Print Name Signature

3410 10th Place SE DC, 20032
Address

Alexis Paymah
Print Name Signature

3410 10th Place SE DC, 20032
Address

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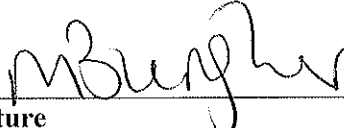
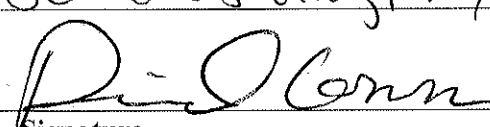
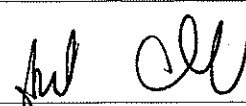
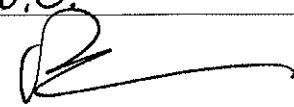
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Marceen Burgher	
Print Name	Signature
3406 10th Place SE Washington, DC 20032	
Address	
David Conn	
Print Name	Signature
3408 10th Pl SE Washington P.C. 20032	
Address	
Fah Conn	
Print Name	Signature
3408 10th Pl SE Washington D.C. 20032	
Address	
Poonvea Rattanasuan	
Print Name	Signature
3408 10th Pl SE Washington D.C. 20032	
Address	

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Fela Reynolds 
Print Name Signature


3418 10th Pl SE DC 20032
Address

FAREN EDWARDS 
Print Name Signature

3418 10th PLACE SE
Address

Erin Crooks 
Print Name Signature

1125 Trenton Pl SE DC 20032
Address

Tasha Powell 
Print Name Signature

1131 Trenton Pl SE 20032
Address

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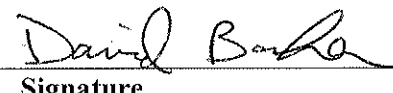
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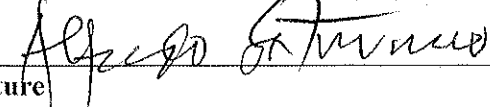
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ALONA SATURNINO 
Print Name Signature
1113 Trenton PL SE Washington DC 20032
Address

David Barker 
Print Name Signature
~~David~~ 1113 Trenton PL SE Washington DC 20032
Address

✓ MARIA CORAZON SATURNINO 
Print Name Signature
1113 Trenton PL SE Washington DC 20032
Address

ALFREDO SATURNINO 
Print Name Signature
1113 TRENTON PL SE WASHINGTON DC 20032
Address

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Juana Morales
Print Name Signature

1203 Trenton Pl SE Washington DC
Address

Adrienne Schrodt
Print Name Signature

1101 Trenton Pl SE Washington DC 20032
Address

Jenelle Eichler
Print Name Signature

3404 10th Pl SE Washington DC 20032
Address

Philip Yeung
Print Name Signature

1117 Trenton Place SE, Washington DC 20032
Address

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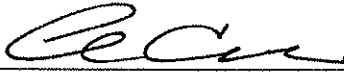
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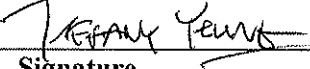
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Amcc Carlson 
Print Name Signature

3414 10th Place SE WDC 20032
Address

Tiffany Yeung 
Print Name Signature

1117 Trenton Place SE, Washington DC, 20032
Address

Print Name Signature

Address

Print Name Signature

Address

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Jacob Bennett
Print Name Signature

3438 10th Pl SE 20032
Address

Print Name Signature

Address

Print Name Signature

Address

Print Name Signature

Address

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Jason Nunez Jason Nunez
Print Name Signature
3438 10th PI SE, Washington, DC 20032
Address

Print Name Signature

Address

Print Name Signature

Address

Print Name Signature

Address

Appendix B

From: David conn <daconn622@hotmail.com>

Sent: Friday, February 15, 2019 9:16 PM

To: muriel.bowser@dc.gov; rashad.young@dc.gov; ronald.ross@dc.gov; beverly.perry@dc.gov; Lamont.Akins@dc.gov; Julia.Irving@dc.gov; polly.donaldson@dc.gov; john.falcicchio@dc.gov; brian.kenner@dc.gov; Andrew.trueblood@dc.gov; kornelius.anderson2@dc.gov; Quenton.horton3@dc.gov; sarosh.olpadwala@dc.gov

Subject: Congress Heights Development Project - DC meeting Please

To whom in may concern in the Mayors Office of the District of Columbia

I am a Congress Heights (ward 8), District of Columbia resident who would like to express my support for the Congress Heights Metro Development project planned to take place at Alabama and 13th St. SE. I support City Partner, the developer of this project, moving forward. There has been a legal dispute about this parcel for several years and i think its time that the city help to advise and work through this project.

I think District officials like you should advocate on behalf of the tenants at the Congress Heights Metro site, and make sure they know the deal that is being offered for their TOPA rights. This deal provides the tenants with \$100,000 per household and to pay their taxes on this money and allow them to move back into the new project at the same rent they are currently paying and offers them a stake in the development once its complete and provides for a financial advise for them moving forward. I do not know much about TOPA rights or the value of them on the open market, but others have told me this is an incredible deal. I cannot understand why anyone would not take this deal, furthermore, why anyone would want to stop this project from going forward. To make matters more confusing this project has over 100 units of affordable housing. Currently no one lives there, no market rate housing, and NO Affordable.

I as well as many of my neighbors want this development to happen, and happen soon, instead of waiting another decade. It will provide the things we want in our neighborhood, including restaurants, jobs, and a sense of community and safety at the Metro, in our backyard. Why would the city redevelop St. Elizabeth's East but leave this undeveloped and also unoccupied. No one lives there after the fires from several weeks ago. And the buildings need to be torn down and rebuilt one way or the other. City Partner, at least, has a plan to do this. The only thing standing in the way of this progress are lawyers with ulterior motives and their poorly represented clients, the tenants. I do not blame the tenants but i fear that they are being manipulated by those who represent them. In the end, the lawyers will leave their clients with nothing if this deal falls apart, which is bad for the tenants and the entire neighborhood, St. Elizabeth's, and DC.

The alternative is what? More waiting, and lawsuits and inaction. How is that helpful for the tenants or for us, our neighbors, or the District? We need leadership who can help make this happen, or at the very least facility a conversation. Dialogue has broken down.

Would you be willing to convene a meeting so we can make our voices heard?

Help tenants understand the settlement, and facilitate a meeting with the tenants, maybe with 3rd party independent entity like the DC Tenant Advocate. Meet with us (neighbors) and tenants and the developer to explain the city's position and facilitate communication. The lawyers are the only one winning right now, and my hope is that the neighborhood, tenants, and even the developers can come to a conclusion that everything is happy with and excited about.

Please feel free to contact me by phone or email so we can set up a meeting or discuss this matter more. thank you for you time and appropriate your help in this matter.

kindest regards,

David A. Conn

Congress Height Resident

(do not want to give exact address, but will upon request)

419-367-6339

Zoning Commission Order No. 13-08A

Appendix A

Attorney General Karl Racine
441 4th Street, NW
Washington, DC 20001

May 1, 2019

Dear Attorney General Racine,

We are Congress Heights (Ward 8) District of Columbia residents and homeowners who are concerned that a great opportunity for our community will soon be lost. We are speaking of the Congress Heights Metro project planned to take place at Alabama and 13th St. SE, known as the "CityPartners 5914" project. We are urging you to immediately help support this project, to bring jobs, stores, restaurants, safety and affordable housing to Congress Heights, on top of a busy Metro station. This project has wide community support, but there are ten former residents fighting to stop it. These residents suffered under intolerable living conditions at the hand of the previous landlord. The previous landlord, Sanford Capital, has since been kicked out of the District, thanks to your efforts. The new owner, CityPartners, is a respected local developer that is offering each of the former tenants \$100,000, new apartments at their current rental rates, and asking the tenants to collaborate as owners in the development. These Tenants are unfortunately displacing their rightful anger against the old landlord onto the new owner and developer. Congress Heights can become the model of responsible development if you can help squash this beef! When CityPartners bought out Sanford Capital, they inherited this legal dispute. And now the Tenants and CityPartners have been locked in court for the past year as the buildings sit unoccupied. The buildings are abandoned after a fire several months ago. The dispute is over TOPA rights and what comes next for this development. For their TOPA rights, CityPartners has offered the Tenants:

- \$100,000 per household
- To pay the taxes on the \$100,000 (approximately worth another 10K).
- The Tenants can return to the new complex, once built, at the same monthly rent as before
- The opportunity to invest a portion of their buyout in the new building
- Financial advisors to help manage the \$100,000
- Pay for all associated moving expenses

The new complex would have even more affordable housing units than were originally there, with hundreds of market-rate apartments as well. This new shopping and commercial center at Congress Heights would improve many residents' lives and not displace anyone, because everyone who used to live there is being offered a new apartment to move into once the new building is built, and there will be many other affordable units. We also understand that there will be retail space offered specifically to

Zoning Commission Order No. 13-08A

Ward 8 businesses at discounted rates. This is good for the Tenants, Ward 8 businesses, and the Congress Height neighborhood and community.

We are also aware of the broader concerns with gentrification in Congress Heights. But we believe that making coffee shops, restaurants, and new neighbors the enemy is not the answer. This project will create hundreds of brand new apartments for low income families, and give the neighborhood walkable businesses and dinning on this side of the river. Ward 8 is a retail desert and has limited grocery stores, this project would help change that. It will also help to increase the safety near the metro which everyone benefits from. Our fear is that due to the controversy of Sanford Capital and the many lawsuits, this opportunity will be spoiled for our neighborhood. What is the alternative, the Tenants refuse the \$100,000, the project falls apart, and we are left with abandoned buildings for another five, maybe ten years as it gets sorted out in court? No One Wins. Let's get smart, there is a middle ground that will help the community and Tenants. And everyone can win. We as homeowners in Congress Heights are invested in building up our community. We value the diversity and the potential that Congress Heights has to offer. We don't want the residents of Congress Heights to lose out on a great opportunity. Several of us have also emailed city officials about this project, but have yet to hear back from them. We are not sure why no one has responded to our concerns. We also have passed a petition around the neighborhood in support of this project and to date have received over 30 signatures. We need the City to help facilitate a conversation, enough with the courts. We believe that people of good will are on both sides of this debate and should come together to reach an agreement so we can all benefit.

Zoning Commission Order No. 13-08A

Good Day Washington DC Zoning Commission –

I am composing this letter because I would like to express my support for the continuation and extension of the PUD for the Congress Heights Metro Development Project (also known as Sq 5914 Congress Heights, Zoning Commission Order No. 13-08a). This project is led by CityPartners and has significant local support in Ward 8. I represent only one group that supports this project, but the support is far greater. Our group of resident activists is composed of 30 separate tax paying parcels who represent nearly 50 Washington DC voting residents of Ward 8.

We have emailed, mailed, called, and spoken in person with various Ward 8 Liaisons (Quenton Horton and Kornelius Anderson). We have voiced our opinions at several ANC 8C and 8D meetings and spoken directly with many of the ANC representatives, including having a meeting with ANC Commission Mike Austin, and many correspondences and conversations with Robbie Woodland—both of whom support the project and wish the tenants would take the TOPA offer provided by CityPartners.

Many of the residents here in Ward 8 sent and forwarded an email (see Appendix B below) to the following Washington DC officials: Muriel Bowser, Rashad Young, Ronald Ross, Beverly Perry, Lamont Akins, Julia Irving, Polly Donaldson, John Falcicchio, Brian Kenner, Andrew Trueblood, Kornelius Anderson, Quenton Horton, and Sarosh Olpadwala. ANC rep Mike Austin did meet with about a dozen of our residents to discuss our hopes for someone within the DC government to help provide leadership on this issue. I have written to and spoken on several occasions with Ward 8 Councilman Trayon White. Even Mr. White will privately express his hope for the project and his wish that the tenants take the generous offer provided by CityPartners. We have also written into the Washington Post and several other local newspapers editorial sections to express our point of view.

We also organized and sent out a letter mailing campaign to many of the same people mentioned above but added Attorney General Karl Racine to the mailing campaign. We had over 15 residents mail letters on this subject to the various offices. Mr. Racine did reply to my letter, but no one else's, with a short letter that mentioned he would take my opinion into consideration, see attached photo of the letter.

And this brings me to the principal reason for emailing you. Attorney General Racine added a letter to your Commission expressing his opinion that the PUD should not be extended. Mr. Racine is acting, in my view, beyond his authorities to provide his opinion on a zoning issue when his jurisdiction is principally related to the TOPA legal issues of those who formerly lived in the Sq 5914 complex. Therefore, his opinion should be considered not as the Attorney General but simply as a private DC resident. A resident, however, who does not live in Ward 8 like we do

Zoning Commission Order No. 13-08A

Although I personally believe that CityPartners has acted in good faith, I would advise the Zoning Commission to read the many correspondences in the below appendices to see our side of the story before judging on the extension of the PUD. I think if you review our emails and letters you will start to see why we feel the tenants are being treated fairly and that the development would be productive for our community, which badly needs services like grocery stores, local business, and greater security near the metro.

It is my view that CityPartners is being made an example of by the Attorney General. It was really their business partners, Stanford Capital, who were the bad actors. The tenants have a right to be angry about the conditions they endured under Stanford, but CityPartners was more like the architectural and permitting firm and had little to do with the daily conditions of this Stanford property. The legal distinction between these two companies is the essence of the legal dispute. But it is my view that this issue should be left to the courts to decide. These issues should explain to the commission why the permit needs to be extended to allow for the courts to decide.

I would also like to mention that the tenants are against these development because it has been framed as further gentrification of DC. Well the truth is this development is the exact opposite of gentrification. I think this is an important point that needs to be recognized. This project provides 1/3 of the apartments as affordable (approximately 80 of the 215). It also provides local Ward 8 businesses discounts on rental space and priority in this potentially premier location. CityPartners is also working to get a prenatal clinic added to this development. Furthermore, the tenants will be able to move back into the apartments at the same rate as before. And the development is not displacing anyone because no one currently lives there. These buildings sit abandoned after a fire last November due to a resident dispute. This is the definition of responsible development, not gentrification: No one is being forced out, and the community is getting badly needed resources.

If this PUD expires, CityPartners might loss the court case, and the 10 remaining tenants will be able to proudly declare victory. But the deal they are getting with CityPartners (which includes \$100K per household! Please read appendix A & B to see the full details about the TOPA deal), will be gone and these buildings will not be simply years away but probably a decade or more from any sort of development. In the meantime, the tenants are out all this money but satisfied by stopping what they think is gentrification, and the buildings will sit undeveloped. Local businesses will continue to flee Ward 8, there will be less affordable housing, and less security near the metro. All bad things for a community that has plenty of problems already. But perhaps worst of all is that these abandoned buildings will stand as a testament of the ineptitude of DC Government to take the lead and to help solve local problems. I have yet to meet the DC official who has the courage to stand up against these clearly politicized issues and push a pragmatic and beneficial solution.

Whether CityPartners wins the court case and develops the land, or perhaps the opposite where they sell it to the tenants, in both cases the PUD must be extended or the delays related to reapplying for the permits will be untenable. Whatever the outcome of the court case, if the PUD expires you have sentenced this neighborhood to another decade of blight. Let the courts figure out the final outcome but let us not allow the PUD to expire. Anyone acting in good faith would agree this development is

Zoning Commission Order No. 13-08A

good for the neighborhood. It doesn't matter who wins in the courts, the neighborhood loses, if this PUD expires. Please do not let this happen.

Thank you for taking the time to review this opinion, and I would also advise that you please review and read the attached documents and the appendices below to get a full picture of the issues at hand.

Thank you.

Kindest regards

David Conn

Ward 8 Resident