

Testimony for 76 M St NW
Office of Zoning Hearing CA 15-20
February 11, 2016

Bernice Ivery, 76 M St NW #301

Good evening. My name is Bernice Ivery, and I live in apartment #301 at 76 M St NW. I am here to let you know that the tenants of 76 M St have not been dealt with fairly in this process of the redevelopment of Sursum Corda.

I am not against growth, and I am not opposed to the redevelopment. I don't need all these old buildings in DC. But if there is development of my community, I want to be included in it. Right now, the plans to redevelop the land that I live on do not include any feasible plan for me or my neighbors at 76 M St NW.

The conditions at my building are terrible. Mr. Peter, our landlord, has not made any repairs in my unit for the past two years. We tell him about issues and he does not respond. It's not that Peter does anything wrong, he just doesn't do anything. And right now he will be the one to profit from the sale and demolition of 76 M St NW. He is hoping that if he does not make repairs, we will move out and leave the building vacant so that he can sell it to Winn Development. We have been tolerating the poor living conditions in this building for years, and if the area is going to be redeveloped, we deserve to benefit from the growth and development in the community, just like Peter is profiting from the sale of the building.

I don't want to be forced out of Washington DC. I've been living here for 40 years. I don't think that what is happening here is fair. Every time we have these kinds of developments there are lots of homeless people left behind and I don't want to be one of them. If you're going to build, include us in the plan. Don't push us out like we're dust in the wind. We deserve dignity and fair treatment, just like the tenants at Sursum Corda.

Thank you.

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Barbara Wood, 76 M St NW #201

Good Evening, My name is Barbara Wood and I live in apartment 201 at 76 M Street NW. I have been at 76 M Street NW a long time. Over 40 years. I was born and raised in that neighborhood. Now, I am being told that I cannot remain in a community that I have been in for years. It is really unfair what is happening throughout the city. The black residents are being pushed out of the city. Developers are making promises that are not being honored and giving them what is equal to pennies to move. I've heard of this happening all throughout the city and now it is happening to me.

We are being treated like we are the ones holding up this process but we just want a fair deal. Let us come back, provide us with vouchers, help us. The Winn Development is paying out over 400,000 dollars in community benefits to organizations that are not directly affected by the proposed redevelopment of the neighborhood. I am directly affected and I am being offered next to nothing. I just want to be able to be a part of the neighborhood where I grew up.

Winn has now submitted drawings of a second plan that would develop around our building. Because we are asking for a fair deal, we are being told that we may have to stay in a building that suffers from extreme housing conditions. The ceilings are falling down, we have mice, roaches, and there are constantly people doing drugs and sleeping in our hallways because our front door is not secure. It is not right that we are being left out of all of the new development. We want to be able to take advantages of the things that are coming to our neighborhood. We want a fair chance.

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Rep, Housing Counseling Services

Good evening. My name is ^{Amber} Gunner and I work in the Tenant Services Department at Housing Counseling Services. My coworkers and I have been working with the tenants at 76 M St NW, a 14 unit building that neighbors the Sursum Corda Cooperative, for the past nine months, and I am here tonight to support them. 76 M St NW is situated in the middle of the applicant's original PUD application, and yet there has been no plan proposed to relocate or otherwise deal fairly with the tenants of 76 M St NW. While the tenants do not oppose the redevelopment of Sursum Corda Cooperative, if the current plans are allowed to move forward as proposed (with or without their building), there is a great risk that these tenants will be permanently displaced from their homes.

While you've heard from many Sursum Corda residents tonight in support of the redevelopment plan, we'd like to remind you that there are 8 other families who are being directly impacted by this plan. Unlike the residents of Sursum Corda, the tenants of 76 M St NW have not been offered a seat at the table. Tenants have been pressured for months to take \$25,000 to leave, while conditions and safety in the building worsens by the day. Tenants are growing tired of being pressured to leave their homes, but also find their living conditions to be increasingly deplorable. Even if the plan proceeds by excluding the 76 M building itself, tenants know that they will likely continue to feel the pressure to move. Tenants understand that given their current rents, and the increasing cost of living in their own neighborhood, they would be priced out of their own neighborhood, even if they took the \$25,000 to leave.