

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

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.