

DC 4 Reasonable Development Ward 8 Study Group Comments Case 18-14DC4RD:W8SG contests the following in this case: 1. The preferred affordable housing benefit expires overtime. This is not a benefit this is an injury. Dhcd does not weigh in about this impermanence of this so-called benefit. Further dhcd does not comment about the 60% Ami rentals and what that means in reality. We believe this is an injury because the so-called affordable housing will be renting at higher rates than the market Bears currently in this census tract. The injury is the so-called proffered benefit will actually push up housing costs in the area and effect adversely those who are vulnerable to displacement now. 2. There is no guarantee of return for the existing Neighbors that live in the building now this is unacceptable in light of the displacement. We want this in writing a guarantee of return for each resident within a timely duration. 3. The office of planning does not weigh in as to the developer taking on the fair share of infrastructure cost upgrades and Community facility cost upgrades that are to coincide with new housing. This means those in the area now will bear the financial burden of this new project a clear injury to those in the area and members of DC for reasonable development. 3. There is no guaranteed jobs for local residents in Ward 8 especially in the affected area to build this project there's no guarantee even for training of folks to build this project. This is an injury. We want projects built by and for Ward 8 residents to build equity and economic growth by and for Ward 8 residents. All of the contested issues above are supported by the comprehensive plan and policies there in. the commission is fully aware of these policies and must understand these injuries Visa vie the relevant District agencies that are supposed to weigh in on the record and have not against the rules. Toni lawson is a neighbor and member and is directly affected by this project in terms of impacts aesthetic character an effect on her community. We reserve the right to weigh in once the relevant agencies have properly put written reports on the record.

Submitted on 3/7/2019 by:  
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