

Skyland Action Team and Resident Support Petition

November 8, 2024

DC Office of Zoning

441 4th Street, NW, Suite 200S

Washington, DC 20001

Dear DC Zoning Commission:

The Skyland Action Team (SAT) represents the individuals and families living in the Skyland Apartments, owned by Enterprise Community Development (ECD) in Southeast Washington, DC. We submit this letter on behalf of Skyland residents in support of the planned redevelopment of the Skyland Apartments.

Currently, we reside in a housing complex comprising 224 units in 24 two-story garden-style and duplex apartment buildings built in 1939. We face increasing security challenges, building maintenance issues due to the age of the buildings, and accessibility problems. We cherish our community and look forward to the improvements that can be achieved through a redevelopment of the property, while protecting its affordability.

The ECD Development Team has communicated the redevelopment plans and the impact these plans have on the greater Skyland resident community by regularly hosting small and large-group meetings. We have met in person and virtually with various members of the development team to explain and engage with us on how our new community will look and feel. Also, ECD has provided an opportunity to visit similar new construction properties through a bus tour. ECD also hosted meetings with the project architect and security specialist to help residents understand the proposed design and allow us to ask questions.

We look forward to continuing to work with ECD to create solutions on key issues of concern including:

Senior Building Location – many residents have expressed concern about the original proposed location of the senior building along 25th Street, which is regularly plagued by crime and viewed as an unsafe location in the community. We appreciate that ECD is exploring an alternative location for the senior building based on feedback from residents.



Townhomes for Rent – many long-time residents in Skyland live in townhome-style apartments, so naturally, there is concern about moving from a townhome into an apartment building. We appreciate that ECD is working hard to include walk-up units that create the similar feel of the townhome-style units many of us currently enjoy.

Community Gardens – many townhome residents enjoy private garden spaces. While we understand private garden spaces may not be an amenity in the redevelopment, we are excited by the opportunity to have large community gardens available to all residents.

Affordability & Income Certification – many residents are concerned that the redevelopment will result in significantly higher rents and the push out of Skyland residents. ECD has explained however, that DHCD funds used to acquire Skyland currently guarantees that 120 units will remain affordable which requires residents to income certify. We appreciate that ECD, a non-profit developer, is working hard to get additional funding that will protect and preserve even more affordable housing at Skyland. **To ensure long term affordability for the existing community, we are committed to completing our income certifications with the support and continuous education of ECD.**

Security – many residents and employees of Skyland are concerned about the increasing violence, drug activity, theft, and vehicle break-ins, occurring near and around Skyland, making many feel unsafe. We appreciate that ECD is working hard to design a much more secure Skyland with secured buildings and parking, increased lighting, and lines of sight on the property.

Relocation Support – ECD has shared its commitments with Skyland residents as part of the Uniform Relocation Act (URA). We understand that ECD will support residents through relocation by covering the cost of packing and moving, by offering additional support to seniors and disabled residents, and, to the fullest extent possible, relocating as few residents as possible on-site in a phased approach.

Homeownership Support – some residents are interested in purchasing a home and we understand a small number of new townhome units will be available for sale at affordable prices. We appreciate that ECD is committed to engaging third party support to provide homeownership counseling for interested residents.

As Skyland residents, we look forward to the following proposed improvements that the ECD development team has shared with us **(please see chart below)**.

We, the SAT, in partnership with other residents at the Skyland Apartments, are asking for the DC Zoning Commission to approve the redevelopment plan for the Skyland Apartments.

[Sign in to Google](#) to save your progress. [Learn more](#)

* Indicates required question

Improvements Proposed at Skyland by ECD

Exiting Condition	Proposed Improvement
Scattered site poses many security problems	Midrise multi-family apartments with secured entries provide increased security
Zero (0) accessible units	All Units to be "Universally Designed" for accessibility
Insufficient power supply for needed upgrades	Increase in power capacity in every unit. This will allow washer & dryers in each unit
Broiler and electrical systems at the end of useful life	New individual heating and air conditioning systems
Majority single bedroom units prevent a variety of family sizes	2- & 3-Bedroom units with 2 bathrooms
Small units with closed floor plan	Larger units with open floor plan with open kitchens connected to living spaces
Noise between units	Improved noise insulation between walls and windows
Outdoor trash & recycling bins pose rodent and maintenance issues	Indoor access to trash & recycling chutes
No fitness space	Fitness center for multifamily and seniors
Limited access to gardens	Community Garden
Limited street parking, and only 20 garages	Additional secured, underground parking spaces
No playground space for children	Playground/outdoor play space
No meeting or community gathering area	Computer room and after school activity room
No energy efficient	Energy efficient building and energy star appliances
Only 120 units are currently protected as affordable	Preserved affordable housing for current and new incoming residents

NAME *

Your answer

ADDRESS (INCLUDING UNIT NUMBER) *

Your answer

ARE YOU A MEMBER OF THE SKYLAND ACTION TEAM? *

☐

Yes

☐

No

PREFERRED PHONE OR EMAIL

Your answer

Submit

Clear form

Never submit passwords through Google Forms.

This form was created inside of Brick & Story. [Report Abuse](#)

Google Forms

Timestamp	NAME	ADDRESS (INCLUDING UNIT NUMBER)
10/25/2024 9:59:43	Jamone Frye	2356 24th st SE 1725
10/25/2024 10:08:36	CaShay Stewart	2309 25th street se unit 306
10/25/2024 15:27:53	Julius rogers	2305 apt2102 24st se 20020
10/25/2024 16:26:39	Ruth Rogers 2	2305 24th St SE 2102 20020
10/26/2024 10:19:27	Charnita Robinson	2323 24th St SE, 2001
10/26/2024 12:18:23	Amy Prigg	2418 Wagner St SE Apt 707
10/30/2024 16:09:51	Vincent Eaglin	2334 24th street #1602
11/4/2024 16:50:12	Wayne Davis	2315 Skyland Place Southeast Apt 1005
11/4/2024 17:12:03	Rose Frye	2332 24th street southeast #1601
11/4/2024 23:40:55	Esther Nelson	2425 Marion Barry Ave.SE#1201
11/8/2024 13:27:39	Nina Toon	2359 24th Street SE #1821
11/8/2024 13:36:20	Mary Howard	2322 Skyland Place SE, No. 408