

January 22, 2015

District of Columbia Zoning Commission

Case ZC 13-08

Testimony by Lonise Meachum

Alabama Ave/13th Street Tenants Coalition

Honorable Members of the Zoning Commission,

My name is Lonise Meachum and I live at 1331 Alabama Ave. SE Apt. 203, one of the many apartments that Sanford Capital is seeking to tear down through the approval of this PUD I would like to testify today in opposition to the PUD I have lived on the property for 10 years, and since Sanford Capital has taken over I have had many issues in my building and unit.

Some of the main problems are that the front door to the building is rarely secured and the building laundry room has and has a strong smell starting about a year ago. There are also not any security lights around the back of the building, which is part of a larger security problem we are having. Since Sanford constantly and aggressively trying to get people out, many units in the buildings are vacant which poses a huge security problems and allows for squatters and other people to use our building as they please, and this makes it a less safe place for us to live Also there are large pot-holes in the driveway and parking lot, and the fence surrounding the building is broken and needs to be fixed. All of these have become problems for the property since Sanford Capital has taken ownership of the building a few years ago. The smell coming from the basement and laundry room is the worst ongoing problem in my building, and Sanford has continually refused to fix it. Since the basement floods when it rains and does not drain properly, there is standing water often for months that then becomes moldy and allows insects to breed, causing infestations at times in peoples' apartments. Sanford has never truly remedied this problem The conditions of our buildings have gone downhill since they took over.

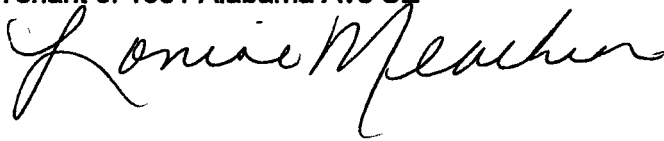
To get repairs done we're supposed to call the office for anything we need Some things are done within a week or two, but the smell and other issues have been going on for a long time. I called internally first to Sanford and tried to get them to come and look at the problems, but since they were unresponsive to my needs, I had to take other steps. I called an inspector at the Department of Consumer and Regulatory Affairs, and went to housing conditions court to try to get the basement repaired. Even with all of the conditions problems in the building, and with Sanford being as unresponsive to our needs as they are, they still charge us \$100 late fees when we are just a few days late paying our rent. This has caused many of my neighbors to be continually and unfairly behind each month.

In addition, I oppose this PUD because I don't believe that it is fair to long-term tenants of the building and the area like me. I have lived at 1331 Alabama for 10 years, and I'd like to stay in this area because its very convenient to me here to get around to the things that I do. When you've been in a place for 10 years, and then someone wants to come in and make it better for other people to reap the benefits that is unfair Why can't tenants like us be the ones to get the benefits? Why do we have to be relocated and possibly never get a chance to enjoy the benefits and enjoy that new environment? The relocation plan that Sanford proposes gives us NO guarantee that they will actually build the new development and bring us back in a timely manner with no questions ask like they say they will

Also, all of the apartments where they have managed to get people out over the past couple years will never again be affordable to tenants like me. Sanford Capital actively and intentionally tried to push people out of the building so that there would be fewer residents left to oppose this development As a result of their aggressive actions a lot of people in the buildings have moved out and will not get any benefit at all from this development. This is completely unfair and I believe they should have kept people in the building. Now the apartments where they got people out are are boarded up, and Sanford is not allowing anyone else to move in, so those units are lost.

Thank you for your consideration of my testimony.

Lonise Meachum
Tenant of 1331 Alabama Ave SE

A handwritten signature in cursive script that reads "Lonise Meachum". The signature is written in black ink and is positioned below the typed name and address.