

**Congress Heights Metro Development**  
**Response to Alabama Avenue/13<sup>th</sup> Street Tenants Coalition Questions**

The owner of the residential buildings on the property (“Residential Property Owner”) has been attempting to engage in substantive dialogue regarding plans for the redevelopment of the property with existing residents for more than a year. In July of 2014, a complete tenant relocation plan and redevelopment agreement was presented to the attorneys for the Alabama Avenue/13<sup>th</sup> Street Tenants Coalition (“Coalition”). It was the Residential Property Owner’s understanding that Ms. Barnwell, as President of the Coalition, was made aware of this relocation plan and redevelopment agreement. The information provided below responds to the questions raised by Ms. Barnwell at the Zoning Commission’s January 22, 2015 Public Hearing.

1. **Is there a relocation plan in place for residents?** The relocation plan presented to the Coalition in July 2014, described in greater detail below and highlighted at the January 22, 2015 Zoning Commission Public Hearing, is being offered to all existing tenants.
2. **Will we get assistance for relocation and moving-related expenses?** The Residential Property Owner will arrange and pay for all moves associated with tenants’ temporary relocation from, and return to, the property. The Residential Property Owner will also provide packing/ unpacking services for seniors and the disabled.
3. **What other specific services will be available to me prior to and during the relocation process?** The Residential Property Owner will identify a unit in a building that it owns within two miles of the Congress Heights Metro Station, of comparable size or larger than the tenant’s current unit, to serve as a resident’s temporary relocation unit. While the tenants have requested no additional services, the property owner is open to hearing about additional services that the residents have in mind.
4. **When I move into the temporary relocation unit, will my rent change?** The Residential Property Owner has proposed that residents will continue to pay the amount of rent they pay in their current units, subject to annual rent increases equal to the amount of the “automatic” rent increase allowed by DC’s rent control law (CPI or CPI +2% depending on whether a tenant is senior or disabled), in both the temporary relocation unit and upon return to the new building. The Residential Property Owner’s proposal means that tenants are paying no more than what they would pay if they continued living in their current buildings and they are protected from other forms of rent increases allowed under rent control, such as hardship petitions or capital improvement petitions.
5. **Where will I live while the property is under construction?** Each resident household has the right to return to the new property, in which case the Residential Property Owner will identify a unit of comparable size or larger, within a two mile radius, that the tenants can move into during temporary relocation. The tenants would have the right to decide whether they want to move back to the new building after completion of construction or remain in the temporary relocation unit permanently. In the Fall of 2014, the Residential

Property Owner held two open houses at three properties it owns within a two mile to provide residents an opportunity to tour the proposed relocation buildings and individual units.

6. **Will the developer and the District ensure that my temporary relocation unit will be in a safe environment?** Yes. In addition, the residents have an opportunity to evaluate for themselves whether they want to take a suggested temporary relocation unit.
7. **Will the temporary residence be inspected to insure that it meets the housing code?** Yes.
8. **How long will I be living in my temporary residence?** The Residential Property Owner estimates that temporary relocation will last three to five years. Residents who want to return to the property have the right to do so promptly following the new building's receipt of a certificate of occupancy.
9. **Will there be restrictions regarding the residents' return to the property?** There are no restrictions on a resident's right to return to the property if the resident chooses to return.
10. **How can I get involved in the relocation planning process?** The property owner has been led to believe by the Coalition's lawyers that all residents have been made aware of the Residential Property Owner's July 2014 relocation plan and redevelopment agreement. The property owner would be delighted if Ms. Barnwell, and other existing residents, would take an active role in planning the relocation with the property owners.