

## Appendix B

**From:** David conn <daconn622@hotmail.com>

**Sent:** Friday, February 15, 2019 9:16 PM

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**Subject:** Congress Heights Development Project - DC meeting Please

To whom in may concern in the Mayors Office of the District of Columbia

I am a Congress Heights (ward 8), District of Columbia resident who would like to express my support for the Congress Heights Metro Development project planned to take place at Alabama and 13<sup>th</sup> St. SE. I support City Partner, the developer of this project, moving forward. There has been a legal dispute about this parcel for several years and i think its time that the city help to advise and work through this project.

I think District officials like you should advocate on behalf of the tenants at the Congress Heights Metro site, and make sure they know the deal that is being offered for their TOPA rights. This deal provides the tenants with \$100,000 per household and to pay their taxes on this money and allow them to move back into the new project at the same rent they are currently paying and offers them a stake in the development once its complete and provides for a financial advise for them moving forward. I do not know much about TOPA rights or the value of them on the open market, but others have told me this is an incredible deal. I cannot understand why anyone would not take this deal, furthermore, why anyone would want to stop this project from going forward. To make matters more confusing this project has over 100 units of affordable housing. Currently no one lives there, no market rate housing, and NO Affordable.

I as well as many of my neighbors want this development to happen, and happen soon, instead of waiting another decade. It will provide the things we want in our neighborhood, including restaurants, jobs, and a sense of community and safety at the Metro, in our backyard. Why would the city redevelop St. Elizabeth's East but leave this undeveloped and also unoccupied. No one lives there after the fires from several weeks ago. And the buildings need to be torn down and rebuilt one way or the other. City Partner, at least, has a plan to do this. The only thing standing in the way of this progress are lawyers with ulterior motives and their poorly represented clients, the tenants. I do not blame the tenants but i fear that they are being manipulated by those who represent them. In the end, the lawyers will leave their clients with nothing if this deal falls apart, which is bad for the tenants and the entire neighborhood, St. Elizabeth's, and DC.

The alternative is what? More waiting, and lawsuits and inaction. How is that helpful for the tenants or for us, our neighbors, or the District? We need leadership who can help make this happen, or at the very least facility a conversation. Dialogue has broken down.

**Would you be willing to convene a meeting so we can make our voices heard?**

Help tenants understand the settlement, and facilitate a meeting with the tenants, maybe with 3rd party independent entity like the DC Tenant Advocate. Meet with us (neighbors) and tenants and the developer to explain the city's position and facilitate communication. The lawyers are the only one winning right now, and my hope is that the neighborhood, tenants, and even the developers can come to a conclusion that everything is happy with and excited about.

Please feel free to contact me by phone or email so we can set up a meeting or discuss this matter more. thank you for you time and appropriate your help in this matter.

kindest regards,

**David A. Conn**

Congress Height Resident

(do not want to give exact address, but will upon request)

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