



September 16, 2019

Mr. Anthony Hood, Chairman  
DC Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 210  
Washington, DC 20001

RE: Support for PUD Case No. 19-01: Consolidated PUD and Related Map Amendment at 1 Hawaii Avenue, NE

Dear Chairman Hood and members of the Zoning Commission:

Please accept these comments on behalf of the Coalition for Smarter Growth (CSG). The Coalition for Smarter Growth is the leading organization working locally in the Washington, DC metropolitan region dedicated to making the case for smart growth. Our mission is to promote walkable, inclusive, and transit-oriented communities, and the land use and transportation policies and investments needed to make those communities flourish.

We are pleased to express our strong support for this PUD, Zoning Case No. 19-01, a 100% affordable redevelopment proposal to replace an aging 34-unit two-story building with a 70-unit, four-story building. We commend the applicant for working with the 1 Hawaii Tenants Association to assist them in preserving their affordable homes through a TOPA deal. The project will nearly double the number of homes on site, providing a new apartment to serve all existing tenants (occupying 19 units), and additional homes for new moderate and low income households. We also commend the applicant for committing to not increase rent beyond what is allowed under the rent control law for returning existing residents. We appreciate that the incomes of families served will range from 30% MFI to 80% MFI, with an average of 58% MFI. While all these units are a valuable contribution to our city's housing supply, we especially note the 15 new three-bedroom apartments that will be a part of this project.

The applicant also should be recognized for committing to a LEED Gold certification, and for providing an outdoor children's play area. We also commend the amount of bicycle parking offered. Give the many missing sidewalks, crossings and protected bike lanes in the area, we hope the applicant will be able to enhance walk, bike and transit access as a part of the infrastructure improvements they are providing.

We recognize that the tenants association has agreed to necessary off-site relocation during the construction period, which is always a challenging experience for families. We are confident that the benefit outweighs the inconveniences as the tenants will be able to return to new apartments and amenities, and continue to live in their same neighborhood. This project is exemplary of the kind of new housing the District's planning and zoning rules should do more to encourage, by reducing the time, cost and uncertainty that surrounds similar project approvals.

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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheryl Cort', with a stylized flourish at the end.

Cheryl Cort  
Policy Director