



1. Number of affordable units grade: **5 points out of 30**

Of the proposed 434 residential units, 10% will be inclusionary zoning units, meaning 43 units would be set aside as “affordable. This project’s proposed allotment of “affordable” housing is insufficient and does not come close to SW Action’s goal of 33% of new rental units being reserved for households earning between 0%-50% AMI, and 33% reserved for households earning between 50%-80% AMI.

2. Accepts vouchers grade: **(potentially) 20 out of 20**

Rental prices for the proposed development are not yet specified, nor is rental criteria. Rent prices would need to be equal to or lower than the limits listed in the table below in order for voucher holders to rent them. Failure to have rents like will result in 0 points being awarded:

Bedroom size	With utilities included	Without utilities included
0	\$2520	\$2397
1	\$2648	\$2467
2	\$3113	\$2872
3	\$4069	\$3872
4	\$5008	\$4753
5	\$5757	\$5462

3. Number of 3+ bedrooms grade: **0 out of 20**

This project will not contribute anything toward addressing DC's shortage of three, four, and five bedroom homes.

4. ADA compliant grade: **15 out of 15**

There is no indication in the published materials that the proposed project would not comply with ADA regulations.

5. Quality of life for residents grade: **13 out 15**

This project proposes a mixed use building including residential units, retail space, and potentially a site for a grocery store. While we are happy to see the concrete plant replaced, since it has been the subject of several complaints from residents over the years based on the negative environmental impact it has had, we have some concerns about the grocery store. The surrounding area is a food desert, so a grocery store is needed, however, the grocery store should be an affordable one that residents living in Syphax Gardens and James Creek can also afford to be customers at. We urge the developers to seek a grocery store that will provide affordable and fresh produce for all residents, not the overwhelmingly affluent its project caters to.

**TOTAL GRADE: 33 or 55/100 (if vouchers are accepted) F**