

## Cochran, Patricia (DCOZ)

---

**From:** Mara Lee <marabarco@gmail.com>  
**Sent:** Tuesday, July 19, 2022 2:05 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Hanover Reed Street development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Some people who received this message don't often get email from marabarco@gmail.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

I would like to submit testimony on ZC Case 22-04.

I support the building of 683 new units in the development. I would support more units being built if the developer finds demand strong enough to build the second and third buildings at a greater height.

I appreciate that 15% of the units will be designated for affordable housing, but I think the mix of affordability levels should center around 50% AMI rather than 60% AMI, because at 50%, the rents are low enough that Section 8 voucher holders could rent an apartment.

According to this document

<https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/2021-6-25%20IZ%20ADU%20price%20schedule.pdf>

A two-bedroom at 50% AMI has a maximum rent of \$1,400 a month; a two-bedroom at 60% AMI has a maximum rent at \$1,680; a Section 8 voucher is limited to \$1,550 a month for a two-bedroom in our zipcode.

From my perspective, it would be worth it to lose some 60%-pegged units to get more 50% pegged units, because the value to people who are struggling to pay their rent is so much greater at that price point.

It's even more true for 1-bedrooms, where the rent at 50% is \$1,160 vs. \$1,400. There are one-bedroom apartments already available in our neighborhood around \$1,400, in buildings with fewer amenities. (One at the end of my block at the Brookland, just rented; another example: [https://www.zillow.com/homedetails/4123-13th-Pl-NE-Washington-DC-20017/498717\\_zpid/](https://www.zillow.com/homedetails/4123-13th-Pl-NE-Washington-DC-20017/498717_zpid/))

It is not important to me that there be 'maker' space in the PUD, I would rather see more housing units.

Thank you for taking the time to listen to my views.

Mara Lee  
1011 Jackson St NE