

I am writing in opposition to the proposed development for the new 899 Maine Ave SW for reasons explained below; however, I would first like to note that Jair Lynch is currently misleading the community having created the webpage - www.899maine.com - accessed on Tuesday, October 4 at 7:58pm.

Jair Lynch is promising things to the community that it has not guaranteed. They would like to have a bank and a grocery store, but they do not have those tenants confirmed or in the pipeline. They do not share that this is their hope, not a guarantee, on the webpage. They did not even share on their 899 Maine webpage how many units they are providing overall and that the 75 affordable units would be a measly 15% of all units.

It's completely misleading to ask people to select things like "affordable housing, grocery store, improved and safer pedestrian/biking experience, Dedicated bike lanes, and green, sustainable development" when the actual plan is not shared fully with those residents who stop by this short webpage. This is not community engagement to which they claim to value, particularly when the developer notes the comp plan framework for racial equity analysis, noting "The Framework Element states that racial equity is a process, and that as the District grows and changes, it must do so in a way that builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes."

How does this website and meetings with the ANC count as *fully and substantively* participating in the process? What outreach was done with low-income communities in Southwest? What public housing residents have been involved? What about the students at Jefferson Middle School? Where is their voice and outreach to them as individuals able to share their own vision for Southwest, particularly for a building whose dust they will have to breathe in during their middle school years?

This project does not serve families in need, who deserve to live in Southwest like all of us and have access to the community we have here. This project does not take racial equity into account, understanding that the median income for [Black households in DC is \\$49,652](#) for a family of four. Meanwhile, 60% AMI for a family of four is \$77,400. Mathematically, this project will *exclude* most Black residents and families, as offering units at 60% AMI will prevent most Black households from being eligible for the "affordable" units. To be truly affordable, the developer should offer units at 30% or 50%.

The idea that they're offering over the 8% IZ units required is also insulting. In San Francisco, the minimum required for IZ units is 20% affordable and 30% when the developer does not include the units in the proposed project. That's in San Francisco, one of the most expensive places to live. You can't tell me that developers in San Francisco are in turn struggling to make ends meet because they are required to provide at least 20% affordable units. To say that it can't be done is just not true. It's about profits, excessive profits, and ensuring that low-income residents are continued to be pushed out of Southwest and DC, in general.

Pamela McKinney, SW Resident