



14 September 2022

**SW DC Action Grade of Proposed Development at 807 Maine Ave SW: 28**



**1. Number of affordable units grade: 6 points out of 30**

Of the proposed 200 units, 34 will be “affordable.” Of the 34, 1 will be at 50% AMI, and 33 will be between 60-80% AMI. This does not reach SW Action’s goal of 33% of units being for the 0-50% AMI band, 33% for 60-90% AMI and the remaining 33% being market rate. For this reason, the project only receives 6 points out of 30.

Contrary to the applicant’s explanation of the benefit of market rate units, relying on the “market” and expensive units to filter into affordable housing is a disservice to racial justice. Evidence shows that the housing market is segmented, meaning building expensive units may reduce the price of other expensive units, but will do nothing or increase the cost of other lower and moderately priced units. Southwest bares this research out. Since 2019, Southwest belongs to the planning area that has added the largest number of units in the city (6,865), but only 5% of those units have been affordable. Over the last two decades, the White population has increased 157% while the Black population has decreased 21%. It is not in the interests of justice to continue to cater to the needs of affluent people at the expense of those who have been historically and intentionally underserved.

**2. Accepts vouchers grade: Not counted**



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:

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**

There are no 3+ bedroom units, which are desperately needed, especially for lower-income residents, throughout Southwest and the city..

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: **7 out 15**

This project will provide a \$100,000 donation to Jefferson Middle School. We think this is a great donation. This project will also provide \$100,000 to the Southwest Business Improvement District for a study and a small fleet of e-bikes. We believe this is inadequate. Southwest has a variety of options for getting around (bus, metro, Lyft, Uber, taxi, watertaxi, jitney, Bikeshare, scooters, etc.). The small fleet of e-bikes will likely be used by the residents of the building, who will mostly be affluent, and most likely,



White. This does not serve racial justice. Additionally, business improvement districts are known catalysts and contributors to gentrification and displacement (see “Panel Discussion Video” document). A monetary donation to a community based organization or far more affordable units would serve a much better purpose.

**TOTAL GRADE: 28/100** **F**