

John Krzyzaniak
350 G. St. SW, N413
Washington, DC 20024

September 27, 2020

Dear members of the District of Columbia Zoning Commission,

I am writing in regard to case number 20-14, the proposed development at 5 M St. SW. As a resident of Southwest, I urge you to reject this development unless or until the project design is an example of equity and inclusion per the SW neighborhood plan, with 1/3 market, 1/3 workforce, and 1/3 deeply affordable units. I would also like to see a greater proportion of the affordable units be family-sized.

There is already too much luxury housing in Southwest that few can afford. The vast majority of it is studios and one-bedroom apartments. Meanwhile, there is a lack of affordable and family-sized units. This imbalance is driving up rent prices and forcing longtime residents out of the neighborhood. In particular, Black residents, residents of color, and families have been pushed out, replaced by younger, single, white, transient residents.

The current proposal to include just 8 affordable units out of more than 600 will exacerbate those trends.

Additionally, the Southwest Neighborhood Plan states that “Southwest will remain an exemplary model of equity and inclusion.” And the Mayor has a goal of building 12,000 more affordable units across the city over the next six years. The proposed development does not align with either of these objectives.

I welcome development and growth in Southwest, but that growth should be responsive to the needs of my community.

Thank you,
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