

Cochran, Patricia (DCOZ)

From: Pamela McKinney <psdaley@gmail.com>
Sent: Friday, October 23, 2020 2:33 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: ZC 20-18 - Letter in opposition

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Dear Commissioners,

My name is Pamela McKinney, and I reside in SW with my husband and 3-month-old daughter. I am writing to request that the 1319 South Capitol Project (ZC 20-18) incorporate more affordable housing. As you likely know, our community has been pushing for more family-sized units (3 bedrooms or more) for a while, and I'm happy to see that this project includes 12 such units. However, 8% total affordable units of the new construction is ridiculous. The explicit goals of the SW Neighborhood Plan include maintaining the social and racial diversity of SW (of which 30% is low-income residents), and if anything, the current pandemic and its long-term economic impact on residents has demonstrated the significant need for more affordable housing.

We need more affordable housing, not luxury housing that tailors to a specific demographic, to maintain what remains of our vibrant and diverse community. As a [recent BisNow article](#) pointed out, "The submarket including Capitol Hill, Capitol Riverfront and Southwest D.C. had the highest stabilized vacancy rate [in DC] of 9.8% as of Sept. 30, up from 5% at the same time last year." This is attributed to the high costs of rent, even as more developments (13 to be exact) have come online in our quadrant since 2017. The problem is that these projects have continued to be almost identical in their rent costs, unit sizing, and "luxury" ideology. Clearly, that narrow of a targeted demographic plan can only go so far (ignoring their contribution to gentrification). We need more affordable units in order for current and future residents to be able to make SW home.

It would be great to also see a clarification on the level of AFI/MFI that this project will include, as we know that figure is greatly skewed toward White families given their higher incomes (as of January 2020, the median family income for Whites was \$115,534 compared to \$37,766 for Black families. Data from [DC Health Matters](#)).

I kindly ask the commission to push the applicant to include more affordable housing in the new construction of this project. The community has long requested more affordable housing in its neighborhood plan and before the commission. This is the ethical and moral thing to do in the midst of addressing historic inequities and the current pandemic's economic impact, both of which disproportionately impact Black residents.

Sincerely,

Pamela McKinney