

Cochran, Patricia (DCOZ)

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Sent: Wednesday, September 14, 2022 2:35 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case number 22-11

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Dear Zoning Commissioners,

This letter is in opposition to the proposed development at 807 Maine Avenue. The development continues the harmful trend of overwhelmingly majority market rate buildings being added to the Southwest community that cater to affluent White people at the expense of serving justice for lower-income Black residents. As "champions of affordable housing" as Commissioner May once said, I hope that you will push the developers to include far more affordable housing in this project and to provide a much better community benefit agreement.

Over the last 20 years, the White population of Southwest has increased 157%, while the Black population has decreased 21%. The Southwest planning area has led the city in the number of units added (6,000+), but has added the second least number of affordable units (5%). While 15% is beyond the minimum, it still is not enough to address the need. While I don't expect one project to remedy the situation, Mill Creek, a developer that already has buildings in the neighborhood that also do not have an adequate amount of affordable housing, should be required to do much better. Finally, the affordable unit make-up. 15% is not nearly enough. Moreover, the Metropolitan Washington Council of Government says that [75%](#) of new housing needs to be for low and moderate income individuals.

The community benefit for the added density in this project is also an issue. A \$100,000 to Jefferson is ok, but the \$100,000 that is supposed to go to the SWBID for a study and a small fleet of e-tricycles is inadequate. As a resident of Southwest since 2010, I have never thought of the area as "limited" when it comes to transportation options. After all, we we have the metro, buses, scooters, bikeshare, jitneys, water taxis, taxis, Ubers, Lyfts. To me, this seems like a lot of different ways to get around, which makes me wonder if the "neighborhood concern" is really just a SWBID concern given their "mobility innovation district" plans. Given the level of need in the Southwest neighborhood, there are several better uses for \$100,000 than for a study and a small fleet of e-bikes that will most likely be used by affluent people who live in the residence.

The new Comprehensive Plan requires the zoning commission to look at racial equity. Given the insufficient number of units that will be affordable to Black residents, and therefore, the low number of Black residents that will likely benefit from the e-bikes, the zoning commission should reject this proposed development and require more from the developer.

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teacher | community gardener | collective liberation

More about me: <https://linktr.ee/ecoylogy>

"In order to be truly antiracist, you have to be truly anticapitalist."

- Dr. Ibram Kendi, author of, *How To Be An Antiracist* - [\(link\)](#)