

Cochran, Patricia (DCOZ)

From: Adom Cooper <cooperadom@gmail.com>
Sent: Monday, September 19, 2022 12:56 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Case 22-11_Testimony from Adom M. Cooper

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Commissioners,

My name is Adom M. Cooper and I am a SWDC Ward 6 resident. I have lived in the community since 2014 and have watched the purposeful erosion of the community's soul [at the hands of development and gentrification](#). This letter is in opposition to **Case 22-11: Consolidated PUD & Related MA from MU-12 MU-10, 807 Maine Ave. SW (Sq. 439S, Lot 15) - Ward 6**. My demand is simple: **reject this development, unless/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.**

This development is more of the same: building without impacts on the area identified and considered.

Of the 202 housing units that will be created with this project, only 15% will be affordable. The development should be required to annotated the AMI for the percentage of affordability. Saying "15%" affordable provides no context for who in the population will benefit based on their income level. The Metropolitan Washington Council of Governments says that "at least 75% of new housing should be affordable to low- and middle-income households." (source: <https://www.mwcog.org/newsroom/2019/10/23/how-cogs-housing-initiative-links-to-transportation/>). This is unfortunately not happening at all in Southwest, which is situated in the planning area that has produced the largest number of units in the city (6,865 units as of 9/8/22), but only 5% of those units have been affordable (source: <https://open.dc.gov/36000by2025/>).

Furthermore, the median household income for Blacks in Washington, D.C. is \$46,201, which is almost \$100,000 less than the median household income of Whites (\$143,150) (source: <https://www.dchealthmatters.org/demographicdata?id=130951§ionId=936>). Failure to build affordable housing limits the choices Black families have on where they can live in our city and is **entirely incompatible with the Southwest Neighborhood Plan which states that SW will remain an exemplary model of equity and inclusion.**

This developer is seeking a zoning change from this Commission to allow the building at 807 Maine Ave to have a maximum height of 110ft. The area where this building will be located is currently zoned MU-12, which only allows a maximum construction height of 45ft. The developer in this case is seeking approval to more than double the height at which they can build. Building at this height will certainly allow the developer to greatly increase their profit on this project; however, it does not align with the Southwest Neighborhood Plan. The developer should not be allowed to violate the Southwest Neighborhood Plan, which was thoughtfully designed through a collaborative and inclusive process involving the community, without providing significantly greater benefits to that community. 15% affordable housing is an insufficient benefit and does not provide an appropriate trade-off for the zoning change that this developer seeks.

Send this plan back and have the development start over. The cons greatly outweigh the pros here. This project will only exacerbate the existing housing crisis. A building with majority unaffordable studio and one bedroom apartments will only move Southwest further from this goal and further the displacement of Black residents and gentrification of Southwest.

--

Cordially,

Adom Malcolm Cooper

m: 440.382.5509 | email: cooperadom@gmail.com

Confidentiality Statement:

This e-mail message, including any attachments, is for the sole use of the intended recipient(s), and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and delete the original and all copies of this e-mail.