

Cochran, Patricia (DCOZ)

From: Kelley Gallagher <kelleygallagher@gmail.com>
Sent: Wednesday, September 14, 2022 8:22 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Testimony for Case 22-11

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from kelleygallagher@gmail.com. [Learn why this is important](#)

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).

To the Zoning Commission,

As a resident of Southwest DC and a person who remains deeply concerned about the lack of affordable housing in our community, **I am writing 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.

Of the 202 housing units that will be created with this project, only 15% will be affordable. 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.mwcoq.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.

I ask that the Zoning Commission **reject this application** until it complies with the SW Neighborhood Plan's goal of equity and inclusion by significantly increasing the amount of affordable housing units it will offer as part of this project.

Respectfully,

Kelley Gallagher

1301 Delaware Ave SW
Washington, DC 20024