

From: [Bardin, Sara \(DCOZ\)](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Fwd: This is Testimony in Case 23-02
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From: Carole Lewis Anderson <carole.lewis.anderson@gmail.com>
Sent: Tuesday, December 19, 2023 10:55:29 AM
To: ATD DCOZ <dcoz@dc.gov>; Planning <Planning@dc.gov>
Subject: This is Testimony in Case 23-02

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DC Zoning Commission
Mr. Anthony Hood, Chair
Mr. Robert Miller, Vice Chair
Mr. Joseph Imamura, Architect of the Capitol Designee Appointee
Ms. Tammy Stidham, National Park Service Designee

To quote a colleague in "OPPOSITION TO UPZONING THE SITE TO MU-10: "I oppose upzoning the 1.88-acre public land at the site in question from MU-4 to MU-10, because it would pave the way for a private developer to build an 80-foot high, mixed-use “by right” building that would displace the existing police and fire stations, dwarf the surrounding historic row houses and other structures in the Strivers Historic District, and have major safety, infrastructure, economic, and other impacts on the community. This would be one of the biggest zoning changes in the history of the area and would be a game changer for our community. “ I am in full agreement with this position.

We in DC need a new approach to housing.

First, public land must be used for public good. This site provides perfect opportunities that would serve the public good—new or improved police and fire facilities, community meeting spaces, green space, affordable retail spaces for small business owners, a library, to name a few.

No more surplussing of public land. We residents have excellent ideas (and need) for development of DC-owned land.

Second: given DC’s dramatic affordable housing crisis, such housing is one of the most important public goods to be considered for the site. Continuing to give subsidies to developers to build primarily market-rate housing (which many long-time black DC residents

can't afford) is an approach that has exacerbated DC's housing crisis. DC now has new apartments that are affordable only to people with higher incomes — and are vacant at high rates!)

DC lacks is a large number of housing units that are affordable to low-income families and people at all income levels. If the goal truly is to produce housing at scale that is affordable to DC families and residents at a range of income levels—including teachers, emergency responders, and other workers who are vital to the functioning of our city—then we need a new approach.

Will Merrifield at the Center for Social Housing and Public Investment has proposed “social housing” as an alternative development model to build self-sustaining and deeply affordable rental housing that can be accessed by everyone (<https://www.socialhousingcenter.org/the-problem>). Social housing is publicly owned, mixed-income housing that would generate deeper affordability by reinvesting rent payments in lowering costs for tenants and establishing more social housing throughout DC. Ward 4 Councilmember Janeese Lewis George and five other DC Council members introduced the [Green New Deal for Housing Act](#) to revolutionize how the District develops and preserves affordable housing by creating sustainable, climate-neutral social housing.

I urge the city to consider designating the land at 1.88-acre public land at 1617 U Street, NW, and 1620 V Street, NW, as a pilot project for social housing

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The FITDC Fresh Start 5k run/walk is celebrating 10 years! You are invited to join Mayor Bowser on January 1, 2024 at 10:00 AM to hit the ground running in the new year!

For details and to register: fitdcfreshstart5k.com