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Sent: Wednesday, October 15, 2025 10:59 AM
To: DCOZ - ZC Submissions (DCOZ)
Cc: ANC 5C Office (ANC 5C); ward5contact@dccouncil.gov
Subject: Letter in Opposition to ZC 24-11

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Dear DC Zoning Commission,

I am writing to oppose ZC 24-11, the proposal to rezone New York Avenue between Montana Avenue and Bladensburg Road from mixed-use to industrial.

Currently, and for the foreseeable future, DC faces a significant housing shortage, for both buyers and renters. There is simply not a sufficient supply of homes for those who want to live in the District. According to a report by the National Low Income Housing Commission (<https://nlihc.org/gap>), there are only 32 affordable units available for every 100 renters with incomes below 30% of the area's median income.

The District has a goal to add 320,000 housing units between 2020 and 2030. Changing the zoning from mixed-use to industrial will not help achieve those goals.

According to J.P. Morgan's report "Addressing the Washington, DC Housing Crisis" (<https://www.jpmorgan.com/insights/real-estate/community-development-banking/affordable-housing-crisis-in-washington-dc#:~:text=1/4,resources%20for%20developing%20affordable%20housing>), dated 29 Sep, 2025,

"New apartment construction activity slowed across the Washington region in 2024, with the district experiencing the sharpest decline, according to the [Washington, D.C. Economic Partnership's Development Report](#). Only 580 market-rate units started construction—the fewest since 2009. Limited housing production can drive prices higher across all income ranges." According to this same report, the District has a "severe shortage of affordable housing."

On Feb 12, 2025, Mayor Bowser introduced legislation to "Protect Affordable Housing in DC and Spur Housing Production". The Rental Act

"Ensures DC Can Build More Housing in the Future"

The District is facing investment uncertainty that risks the future production of housing, including affordable housing. The legislation includes provisions to make it clear that investing in DC is a strong bet by:

Repositioning Vacant Properties into Affordable Housing

- Restore DHCD's authority to acquire and reposition vacant properties to increase investment in communities and create more opportunities to develop and uplift affordable housing developments. "

Clearly the Mayor supports the development of affordable housing.

With such a lack of housing, especially affordable housing, in the District, why would the DC Office of Planning even consider rezoning from a mixed-use development to industrial use? I strongly oppose this change.

Sincerely,

Donna L. Hartley, Ph.D.

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