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My name is Sarah Jane Shoenfeld and I've lived in Ward 4 for the past 25 years. I'm a native Washingtonian and a local historian who in 2014 cofounded a project called Mapping Segregation in Washington DC. The project received Mayor Muriel Bowser's 2019 Award for Excellence in Historic Preservation and has been cited in multiple reports produced by the Mayor and by the DC Office of Planning. Most recently, it has informed a new exhibit produced by the Mayor's Office of Racial Equity on DC's history of racial disparities in education and housing. Housing development advocates such as Greater Greater Washington and the DC Policy Center have also embraced the project for the evidence it provides of the intentionality behind racial segregation and the role of both the real estate industry and public policy in controlling fair access to housing. However, I do not agree with the solutions proposed by these entities, specifically that upzoning parts of the city that have been historically restricted for single-family detached homes, is a primary tool for making housing access more racially equitable. As others who are testifying today make clear, simply building more housing does little to make it accessible to those who most need it. It is disingenuous to claim a desire for making Ward 3 more racially equitable in its provision of housing while supporting a tool that will provide so little housing that is affordable to the vast majority of Black Washingtonians. It is imperative, therefore, that whenever such projects are considered, applicants to the zoning commission are required to incorporate specific measures that further racial and economic equity such as larger units, deeper affordability, and outreach to voucher holders.

I am currently working on another project that highights the racially inequitable impact of zoning in DC's Ward 5. The project centers on Ivy City, which was developed as a residential subdivision in the early 1870s. As Ivy City grew into a stable, working class Black community in the early decades of the 20th century, rather than attracting muncipal investment in amenities that the community required, it became a hub for industrial development. In 1936, new zoning regulations redesignated the blocks that surrounded this quiet neighborhood from residential to commercial and light manufacturing. Subsequent industrial development created large sections of Ivy City

ZONING COMMISSION
District of Columbia
CASE NO. 26-RE
EXHIBIT NO. 16

where no one lived, contributing to muncipal neglect, while spewing dangerous pollutants into a neighborhood that was already filled with smoke from a nearby streetcar yard and was next door to a city trash incinerator. Residents' complaints also attested to oil leaking from trucks parked in the neighborhood, and, to this day, a company that has been documented as emitting noxious chemicals remains located next door to people's homes. This points to a need for repair. While reparations to Black homeowners whose property was devalued by industrial zoning is obviously beyond the purview of DCOZ, the recognition of historical racial inequities is fundamental to advancing racial justice via zoning decisions today. The harms done to neighborhoods such as Ivy City must be accounted for in considering the impacts of zoning on Black Washingtonians who have historically been denied or stripped of wealth, especially through unjust housing policies. The Office of Planning should be required to provide this information along with a housing gap analysis that identifies the shortage of housing available in DC for low income groups.

Thank you for considering this testimony, and I look forward to hearing what the commission's next steps will be toward increasing racial equity in zoning.