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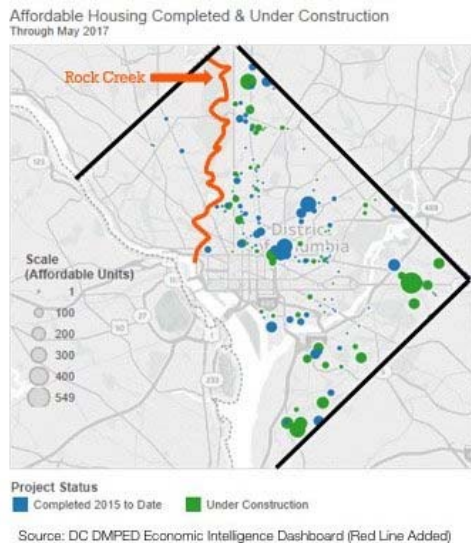
### Testimony re: Zoning Commission Case #18-06

My name is Patrick McAnaney and I am a DC resident (Ward 1) testifying in opposition to the plan to create and implement the new MU-4A zone across the District. The purpose of this new zone is clear. Outside the specifics of this case for the Penn Branch Shopping Center, anti-development activists in other areas of the city want to use this opportunity to downzone sites near them and further squeeze the creation of new housing in this city. At a time when we are facing a crisis of rising housing costs and displacement of low-income residents, this is fundamentally wrong and immoral. Our city needs more, not less housing. Downzoning at such a time of need would be a critical error.

I am particularly concerned to see that the strongest advocates for the new MU-4A district come from Ward 3, the most affluent and whitest part of our city that tends to fight new development most vehemently in order to keep neighborhoods exclusive in the name of “preserving neighborhood character”. As a body tasked with looking out for the public good and all residents of this city, I hope the Zoning Commission will not support such a proposal that obviously benefits a few at the expense of many.

The neighborhoods west of Rock Creek continue to not build their fair share of housing. Since 2015, less than 1% of new affordable units created in this city have been west of Rock Creek:

**Figure 1: Affordable Housing Pipeline, 2015 - 2017**



How will we ever overcome entrenched patterns of inequality and segregation in this city if we continue to allow these areas to block new development and push it on to lower-income

minority neighborhoods where people do not have the political power (or the spare time) to block development? There is no doubt that downzoning areas like Spring Valley will harm, not help our city's housing crisis.

We should be fighting to promote more affordable housing in our neighborhood's most affluent enclaves in order to improve integration and access to opportunity. I hope the Zoning Commission will do the right thing in this case and not allow this new MU-4A zone to be abused as a new tool of exclusionary zoning. It would make far more sense for this case to be resolved as a PUD rather than spot zoning or (if this indeed is not spot zoning) creating a new zone that, if applied across the city, will further squeeze our potential to build the housing our city needs.