

## Cochran, Patricia (DCOZ)

---

**From:** alexis <alexis@alexisgo.com>  
**Sent:** Thursday, October 1, 2020 1:01 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** 20-14

**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](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Here is my written testimony for the hearing today on (BZA/ZC) Case No.20-14

My name is Alexis Goldstein and I'm a SW resident that first moved here in 2013.

I am here to oppose this project, due to its lack of sufficient affordable housing and the danger it poses to exacerbating problems in SW.

Long before the pandemic, DC was facing an affordable housing crisis — we are the most rapidly gentrifying city in the country, and Navy Yard in particular is the most gentrified part of the district — with its Black population of decreasing from 95% in 2000 to 24% in 2018. And the White population increasing from a nearly nonexistent 3% to 68%.”

This problem is going to keep getting worse, as there is already a glut of luxury apartment buildings in SW, many of which cannot be filled. I saw this up close as I recently moved within SW, and learned in my search that commercial tenants who provided housing for employees were moving out en masse, leading to many two month free and more deals.

We need more affordable housing in SW, but the developer of this property is not up to the task. First, they said they were “proud” that [1 of these units will be affordable](#). Then on September 14, they revised to say they would include 8 affordable units out of 600; that is a paltry 1.4% of units.

Homelessness in DC is twice the national average, and the pandemic is only making this worse. 60% of adults in DC believe they are likely to be evicted in the next two months, according to Census Survey [data](#) from the end of August

Why are we taking a space that's commercial, and turning it into a residence where we know those in need of housing aren't going to be able to access?

SW doesn't need another luxury building when the market is already saturated and long-term SW residents, especially Black residents, are already being displaced. I urge you to oppose this project.