

Zoning case: 20-18  
Jessica Lai  
1100 6th St SW #608  
Washington DC, 20024

October 23, 2020

Dear DC Zoning Commission,

I am writing as a current resident of Southwest in regards to case number 20-18, the proposed development at 1319 South Capitol SW. **I urge you to reject the current project proposal of less than 8% (24/310) NEW affordable units (not including townhouse units), and push it to meet the criteria of equity and inclusion per the Southwest Neighborhood Plan: one-third at market rate, one-third at workforce, and one-third deeply affordable units.**

While I applaud the efforts of the developers in that the design incorporates existing rowhomes, it is not enough. The SW Neighborhood Plan states “Southwest will remain an **exemplary** model of equity and inclusion - a welcoming and engaged community that celebrates and retains a diversity of races, ages and income levels and enhances wellbeing for all amidst neighborhood growth and change.”

A current overabundance and oversupply of luxury studio and one bedroom apartments in our neighborhood does little to keep current residents in our neighborhood, accelerating the gentrification and eviction of our most economically vulnerable residents. Southwest has increasingly become less affordable. To keep the vibrant racial, economic, and age diversity of Southwest, we must keep developers in line with current needs for more affordable housing rates. Especially in light of the mayor’s plan for 12,000 affordable units in the next six years, we must demand that developers create housing for our current community members and not to displace.

Regards,

Jessica Lai