

Cochran, Patricia (DCOZ)

From: Miranda Chien-Hale <mchienhale@gmail.com>
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To: DCOZ - ZC Submissions (DCOZ)
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Dear Commissioners,

My name is Miranda Chien-Hale and I live in Southwest Washington, DC. I have been a resident in SW for three years and have lived in DC for more than 6 years. As an active member in my community, I am deeply concerned by the rate of gentrification and displacement of long-term residents in SW DC, and beyond. I urge the Zoning Commission to help the SW community ensure that all projects, especially 300 12th St SW, **are designed in line with the goals of the SW Neighborhood Plan (SWNP)**. I also urge the Zoning Commission to help the SW community ensure **that decisions made by our local representatives about new developments (and otherwise) adhere to basic ethical guidelines.**

Of the proposed "approximately 600 rental units" slated for Jemals Cotton Annex, **only 8% will be "affordable," and reserved for households earning 50-80% Area Median Income (AMI)** as required by inclusionary zoning regulations. The number of affordable units and proposed AMI are profoundly insufficient for the community most in need of affordable housing, and is not close to neighborhood SW Action group's goal of 33% of new rental units being reserved for households earning between 0%-50% AMI, and 33% reserved for households earning between 50%-80% AMI. **We must acknowledge and actively resist the development and gentrification pressures that threaten our most economically vulnerable residents.**

Moreover, ANC Commissioner Andy Litsky presents a severe conflict of interest with his negotiated community benefits agreement with the developer of Jemals Cotton Annex. During the last ANC meeting, the developer agreed to donate \$100,000 to the Southwest Community Foundation where Litsky sits on the Board. Commissioner Litsky used his official position to benefit from funding that should be put towards community-driven decisions and initiatives.

According to the SWNP, "Southwest will remain an exemplary model of equity and inclusion - a welcoming and engaged community that celebrates and retains a mix of races, ages and income levels and enhances well-being for all amidst neighborhood growth and change." Please help us in SW continue to thrive as a community that retains a mix of races, ages, family-sizes, and income levels **by opposing developments like 300 12th St SW, without an even breakdown between market-rate units, workforce units, and deeply affordable units.**

Thank you,

Miranda Chien-Hale
SWDC Resident