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From: Pamela McKinney <psdaley@gmail.com>
Sent: Wednesday, January 19, 2022 2:35 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Z.C. 21-20 - Letter of opposition

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Dear Zoning Commission,

Our community is once again presented with a housing project that will exacerbate the inequities and housing affordability crisis that our neighborhood, and the city, in general, has seen deepen over the last many years. I'm grateful to see that the developer has offered affordable units at 60% AMI; however, only allocating that 10% of those units be affordable is not sufficient for the needs in our community. We need more affordable units, including those below 60% AMI, understanding that AMI skews favorably toward white residents, since the white median household income in DC is nearly 300% higher than Black families (\$143,150 compared to \$46,201, respectively). Providing more affordable housing units at lower AMI IS racial equity. At least 30% should be affordable across all AMI affordability levels.

The lack of anything beyond two-bedroom units does not support families, especially families in need who will automatically be ineligible for any of these units due to the lack of sufficient bedrooms. There are no affordable family-sized units currently in Buzzard Point or proposed in projects before the Commission, to my knowledge. This is a project that should set aside such units for this very crucial need. In the 2019 report, "An Assessment of the Need for Large Units in the District of Columbia" commissioned by DMPED, the authors found that "opportunities to expand the supply of affordable large units exist mainly in new multifamily housing." In other words, these units are not going to materialize from our current housing stock without intervention from the Zoning Commission. Our SW Neighborhood Plan also calls for more family-sized units -- "They [residents] also want new housing developments to offer varied products, especially units sized for families. Development pressures and potential gentrification were specifically considered a threat to the most economically vulnerable residents." Please require more family-sized, affordable units so that low-income families can also benefit from the amenities this project purports to create.

I urge the Zoning Commission to follow the request of Attorney General Racine in addressing the affordable housing question in this project even though it's a design review case. Design reviews have created a significant loophole for developers to avoid any community input or pushback and continue to block low-income and Black families from living and thriving in Southwest.