

Cochran, Patricia (DCOZ)

From: Kelley Gallagher <kelleygallagher@gmail.com>
Sent: Friday, January 21, 2022 2:45 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Testimony for Case 21-20

Some people who received this message don't often get email from kelleygallagher@gmail.com. [Learn why this is important](#)

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 for additional analysis by OCTO Security Operations Center (SOC).

To the Zoning Commission,

As a resident of SW DC and a person who is deeply concerned about the growing lack of affordable housing in our community, **I am writing in opposition to Case 21-20** regarding an application submitted by Steuart Investment Company for new construction in Buzzard Point.

Of the 434 housing units that will be created with this project, only 10% will be affordable and none of them will be 3 bedrooms. This project, like many others that you have approved through the Design Review process, will contribute to a lack of housing available for low and middle-income families. The median household income for Blacks in Washington, D.C. is \$46,201, which is almost \$100,000 less than the median household income of Whites (\$143,150) (source: <https://www.dchealthmatters.org/demographicdata?id=130951§ionId=936>). Failure to build affordable housing limits the choices Black families have on where they can live in our city and is **entirely incompatible with the Southwest Neighborhood Plan which states that SW will remain an exemplary model of equity and inclusion.**

In past cases, this Commission has fretted that they are unable to do more to increase inclusionary zoning as part of their Design Review process. Therefore, it was very encouraging to see that Attorney General Karl Racine has recently called on your Commission to take actions to expand the zones in which developers must provide inclusionary housing units and incentivize the creation of affordable housing. I hope the Commission uses this opportunity to **do more now** to increase the amount of affordable housing in projects that come to it for Design Review, including Case 21-20. Further delay in action will just result in dwindling chances to address the ongoing affordable housing crisis in our city and the SW Neighborhood.

I respectfully ask that the Zoning Commission **reject this application** until it complies with the SW Neighborhood Plan's goal of equity and inclusion by significantly increasing the amount of affordable housing units it will offer as part of this project.

Thank you,

Kelley Gallagher
1301 Delaware Ave SW
Washington, DC 20024