

Cochran, Patricia (DCOZ)

From: Leysha Caraballo <leyshacaraballo22@gmail.com>
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Hello Zoning Commission,

My name is Leysha Caraballo and I've lived in Southwest for three years. After learning about this case, I've come to the conclusion that it would not be beneficial for our community. I live very close to this proposed development and do not believe it would help the ongoing housing crisis at their current proposed rental rates or meet the standards for racial equity.

Reject this development, unless the project design is an example of equity and inclusion per the SW neighborhood plan with 1/3 market, 1/3 workforce, and 1/3 deeply affordable units.

The fact that the developer only plans to build eight 3-bedroom apartments out of 498 units is a clear sign that families in Southwest are not a priority for this property.

15% affordable housing at 60% AMI is also not enough for our community. We do not need any more luxury apartments at market rate that people in Southwest can't afford. It begs the question, who is this being built for?

The Metropolitan Washington Council of Governments says that "at least [75% of new housing](#) should be affordable to low- and middle-income households." I do not believe that this project helps to meet that goal.

The proposed benefits of this project pale in comparison to the issues that it would raise. An art walk unfortunately doesn't trump the removal of a heritage tree, increased shadow over homes, increased gentrification, and increased congestion.

I hope you consider rejecting this development as it stands.

Thank you,
Leysha Caraballo