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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Cc: [Schellin, Sharon \(DCOZ\)](#)
Subject: Case No. 23-02: Opposition
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To the Office of Zoning and Commissioners,

Please see my written comments below (for the record) in opposition to the rezoning application for 1617 U Street NW.

I acknowledge that DC is short of housing and am generally supportive of by-right development on privately owned land. Private developers have a critical role to play in addressing the city's and region's housing shortage. However, I am skeptical of any plan to give land that is owned by the city fully over to a private developer, even if there is a requirement that some of the units eventually built are "affordable." DC should take advantage of the limited land it owns by building publicly owned homes for the poorest members of our community, or at worst by turning the land over to a community land trust that is committed to long-term affordability and keeping the value of the land in the community. This is especially true in highly connected, desirable neighborhoods like U Street/Adams Morgan.

Turning 1617 U Street NW into housing is an opportunity to not just preserve what diversity such neighborhoods have left after 20+ years of rising prices, but actively increase it. And it's an opportunity to create safe, permanent homes for poor neighbors in the heart of the city. Please don't waste it.

Sincerely,
Luke Bostian-Valle
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