

March 16, 2022

Mr. Anthony Hood  
Chairman, DC Zoning Commission of the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

RE: **Support** for Zoning Case No. 21-11 (Abraham & Laura Lisner Home for Aged Women – Map Amendment @ Square 1663, Lot 9)

Dear Chairman Hood and Commissioners:

Please accept these comments on behalf of the Coalition for Smarter Growth, the leading non-profit organization in the D.C. region advocating for walkable, bikeable, inclusive, transit-oriented communities as the most sustainable and equitable way for the DC region to grow and provide opportunities for all.

We wish to express our support for this rezoning application, which will support construction of affordable housing in the high cost Rock Creek West Planning Area close to the Friendship Heights Metro station. The proposal will rezone 1.1 acres, a portion of the 5.431 acre property, from R-2 to RA-2, consistent with the Future Land Use Map (FLUM) designation of Moderate Density Residential and Institutional. The remainder of the property will retain the R-2 zone. The rezoning will support plans to provide 93 new apartment homes for seniors with low incomes.

This rezoning facilitates greater social and racial equity by allowing a large number of new affordable homes to be constructed in the high cost Rock Creek West Planning Area. This planning area is cited by the Comprehensive Plan as having only 1% of the District's affordable housing stock. The Comp Plan set a goal of 15% affordable housing for each planning area. As noted in the OP hearing report, the District's Housing Equity Report identified the Rock Creek West Planning Area as having an affordable housing production goal of 1,990 units by 2025. It also noted that at the time of the application, the planning area only had 80 units in the affordable housing pipeline, 1,910 short of the affordable housing goal.

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Coalition for Smarter Growth

By creating new affordable housing opportunities, this proposed rezoning supports the Comp Plan's racial equity goals, as Black households on average earn lower incomes, making much of the housing stock in Rock Creek West Planning Area unaffordable. The rezoning supports the Comp Plan affordable housing and racial equity goals in a sensitive way by only rezoning 1.1 acres of the site, and retaining the R-2 zone on the majority of the site.

We ask the Commission to approve ZC Case No. 21-11.

Thank you for your consideration.

Sincerely,



Cheryl Cort  
Policy Director