



February 13, 2017

Board of Zoning Adjustment
441 4th Street, NW
Suite 200S
Washington DC 20001

Re: BZA Appeal 19374

Dear Board Members:

We are writing to register our opposition to this appeal. If granted, this appeal will have a detrimental impact on the delivery of affordable housing in the District, not only by WC Smith, but also by many other housing providers across the city. There is broad agreement that the city needs thousands of additional affordable units to meet the current need of low-income District households. All parties – the city, developers, community associations – should be looking for creative ways to provide housing for residents with less earning power. Mayor Bowser said it is one of the most urgent needs of the District.

Over the last almost 50 years, WC Smith has worked collaboratively with the District of Columbia government, District agencies, ANC's, community organizations and other stakeholders to create affordable communities. Our company has built thousands of dwelling units of all types in the city. We are proud to be a contributing member of the housing industry for current and future residents of the District.

We believe that the policy proposed by the Appellants in this case, if adopted by the BZA, will have negative consequences on the delivery of housing, and especially affordable housing, throughout the city. Many of our housing developments include dwelling units and other living spaces in portions of the building that are classified as “cellars” for zoning purposes. There is no law or regulation that prevents this. To change the current laws and policies to prevent otherwise-usable space in a dwelling from being devoted to living space runs counter to the District's current efforts to promote the creation and retention of adequate affordable housing.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bradley J. Fennell', is written over a light blue horizontal line.

Bradley J. Fennell
Senior Vice President