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Apt. 715  
Washington, DC 20024  
February 12, 2007

Sharon Schellin  
Secretary to the Zoning Commission  
441 4<sup>th</sup> St. NW, Room 200 South  
Washington, DC 20001

Dear Ms. Schellin:

I am sending this letter as written testimony regarding the Fairfield Zoning Commission hearing this week pertaining to the Marina View Towers property in Southwest Washington, D.C.

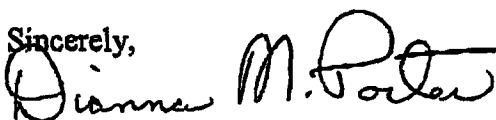
While I would prefer that all developers would refrain from tampering with our quiet quadrant of the city, I realize that it is inevitable that they will come in anyway and alter our way of living.

As a resident of Marina View Towers, I am impressed with the way in which Fairfield has consistently made efforts to inform and involve residents of its plans through periodic newsletters, evening availability for discussions, and speaking to and taking questions at the tenants' association meetings. Their attempts at transparency are to be commended.

Retaining at least one building for rentals is a critical component of Fairfield's plan. Dislocation when rental property is converted into condos is one of the reasons affordable housing is increasingly scarce throughout the country but particularly in the Washington region. While there is no guarantee that future low and middle-income renters at Fairfield's property will be charged affordable rents, at least current tenants have the option of continuing to rent at the same rate and that is a plus in Fairfield's application which I applaud. I would like to see more than one building given to rentals, however. I estimate that few of the present tenants will be able to buy a condo, either because they do not earn sufficient income for expensive condos, or that they are past retirement and are on limited income. I know that I cannot afford to buy a condo.

I am pleased that the buildings designed by I.M. Pei will be retained as they are important architectural creations. The design of the new proposed buildings appear to complement the Pei buildings and where they will be situated should not interfere with the enjoyment of property of others in the neighborhood.

Sincerely,



Dianna M. Porter

ZONING COMMISSION  
District of Columbia

CASE NO. 05-38

EXHIBIT NO. 41 ZONING COMMISSION  
District of Columbia  
CASE NO. 05-38  
EXHIBIT NO. 41