Cochran, Patricia (DCOZ)

From: Andrew Hall <noreply@adv.actionnetwork.org>
Sent: Tuesday, September 16, 2025 7:07 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter in Support of ZC 25-13 and ZC 25-09

Follow Up Flag: Follow up
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Members of the Zoning Commission,

Hello,
My name is Andrew Hall and i am a long time resident of Ward 1. As a researcher of housing and homelessness, I can confirm that there is lots of academic evidence that proves the need for more deeply affordable housing for the most vulnerable of neighbors, how affordable housing positively affects personal and societal health and economic outcomes, and how investments in affordable housing are less expensive to taxpayers than institutionalizing people in hospitals and the carceral system. As a resident of DC, the dearth of affordable housing affects me personally. I earn a decent living but cannot afford to live here and support the community I love and call home. More and more developers are putting up buildings around my neighborhood that are luxury condos and financially inaccessible to middle income people like me and of course to people with greater housing precarity and on the brink of experiencing homelessness. Things here need to change.

I'm writing to urge the Zoning Commission to approve the Office of Planning's proposed upzoning on Wisconsin Avenue (ZC 25-13) and Connecticut Avenue (ZC 25-09). I'm also asking my Council members to support a broader upzoning in the next Comprehensive Plan.

These targeted rezonings will put more homes—including affordable homes—within easy reach of Metro and neighborhood retail. That means more opportunities for families and seniors, stronger small businesses, safer and more walkable main streets, and progress on DC's climate and equity goals.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 41

This is an important first step, but it doesn't go far enough. I'm asking my Councilmembers to commit to a more vibrant, affordable DC in the Comprehensive Plan. Tell the Office of Planning to:

1. Legalize up to Six Homes on All Residential Lots: Take steps to end exclusionary zoning by allowing up to six homes on every residential lot.

2. Allow Parking Flexibility Citywide: Give homebuilders and local businesses the flexibility to determine parking based on their specific site and neighborhood needs, rather than forcing arbitrary mandates that waste space and increase costs for renters.

3. Promote Transit Oriented Development: Allow buildings to reach 90 feet within ½ mile of Metro stations and ¼ mile of high-frequency bus lines (with automatic expansion when new bus lines/metro stops are added).

Ward 3 has long under-produced housing relative to its access to opportunity. These rezonings—and a broader upzoning in the Comp Plan—will help keep long-time residents, welcome new neighbors, and ensure our local shops and schools thrive.

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