

4504 38th Street NW
Washington, DC 20016
July 26th, 2007

Zoning Commission of the District of Columbia
One Judiciary Square
441 4th Street NW, Suite 210 South
Washington, DC 20001

Re: In support of the proposed amendments regarding Z C Case No 04-33B (Inclusionary Zoning – Addition of R-2 Zones, Standards for Certain Overlays, and Clarifying Amendments)

Dear Members of the Commission

My name is Allie Hajian and I am a resident of Tenleytown, where I have lived at 4504 38th Street NW for eight years. I am testifying in support of the amendment to add R-2 zones to those where Inclusionary Zoning is applicable. I want to first thank the Zoning Commission for your efforts to address D C's housing crisis by adopting Inclusionary Zoning requirements. This is a valuable tool for providing new affordable housing options for D C. residents and workers. I fully support inclusionary zoning as a means of encouraging a variety and diversity of housing options within the District of Columbia.

Mandatory Inclusionary Zoning has many benefits. It addresses the cost of affordable housing as well as its location, and helps to create vibrant, mixed income, multiracial communities that provide opportunities for community residents. This is increasingly true in neighborhoods like Cleveland Park or the Naval Observatory, where housing prices have risen so that much of the housing is unaffordable to most, including District teachers, firefighters and rescue workers. Nurturing diversity and mixed use in all areas of the District is what will continue to make our Nation's Capital a thriving, vibrant city.

Adding R-2 zones to be covered by IZ is fair and reasonable. Most other residential zones are already required to provide inclusionary units, so it is appropriate for the R-2 zone to do so too. IZ in R-2 zones will add to the city's housing choices by providing some more affordable single family units, in areas that otherwise have few opportunities for IZ-zoned development.

IZ would only apply to a few parcels in the R-2 zone. OP identified a small number of vacant sites in the city zoned R-2 that are large enough for at least 10 or more units to be built. Including these sites strengthens and completes the IZ program, ensuring that more of the city is covered with the IZ requirement and some additional affordable units could be built with at most a negligible effect on the appearance of the neighborhoods. The wording of the proposed amendment ensures that the character of the surrounding R-2 zoning is maintained at the same time density bonuses are awarded for additional, affordable housing. Such a plan is a win-win situation for the District as a whole as well as for the individual neighborhoods.

Three areas close to my house impacted by this amendment include the overlays for Cleveland Park, Woodley Park, and the Naval Observatory. In these cases, minor adjustments to the lot occupancy requirements, height and FAR limits are proposed. These requirements serve to keep the front, side and backyards that give these residential neighborhoods their character. OP's drawings comparing the difference in appearance of development with and without the IZ density bonuses illustrate clearly that the impact would be minimal. I would welcome the addition of this housing to my own neighborhood, or neighborhoods near to mine.

Sincerely,


J. Allie Hajian

ZONING COMMISSION
CASE No. 04-33B
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EXHIBIT No. 18
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EXHIBIT NO.18