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Subject: Case No.08-06A

Good Evening:

My name is Timothy A Jones and I am the Advisory Neighborhood Commissioner for Single Member District 4C08. I am now serving my eighth term. Two were as Chair of the 4C Commission. Also I am a proud graduate of Howard University with a degree in Economics. Howard University School of Business alumnus with a concentration of Real Estate courses completed. While a student in its Real Estate and Housing Management Curriculum Development Program. I am here this evening to express my concerns about the Office of Planning's ZRR. . The position of Advisory Neighborhood Commissioner is voluntary and unpaid. Like others ANC's must pay bills. Yet ANC's have been charged with reviewing and understanding a one thousand page document and make Public comment. A document few have read in depth or understand. The ZRR is a document will impact upon the District of Columbia and future generations for years. Though ANC's have their fingers on the pulse of the Communities that they serve, They will be denied review of certain zoning action under the proposed ZRR. The Great Weight of ANC's shouldn't be compromised or denied in any form. Some Neighborhoods are given the privilege of creating custom zoning to deny Pop-Ups and other forms of development they deem undesirable. Such actions should be available to all neighborhoods. Or precluded in the new Zoning Regulations. I like most ANC's. f I feel that my Neighborhood and Single Member Districts. Shouldn't play second fiddle to others. The threat of commercialization in residential neighborhood with corner stores. Is something that shouldn't be considered unless a neighborhood has empirical evidence and support demonstrating a demand for such an entity. Commercial use in residential areas tend to place upward pressure on land prices in residential neighborhoods. Further worsening the Districts affordable housing crisis, Although ADU's or (Accessory Dwelling Units) will increase the supply of rental units without provisions for technical assistance for conversions and existing Accessory Dwelling Units lowering costs a probability exist for prohibitive rents and unsanitary and unsafe ADU's The best Zoning Regulation Rewrite is one that is undertaken with the office of planning and other respective Government agencies walking hand in hand with the Community and its representatives during the Zoning Rewrite process. Since previous Zoning rewrites. Led to displacements in Georgetown and SW. I feel that a better ZRR product can be crafted through continuing discourse with community stakeholders. I Pray, that The office of planning. Will extend and delay the ZRR process. Allowing for continual briefing and updating of the proposed ZRR so that ANC's and other Community Stakeholders can better grasp and understand the final ZRR and are Cognizant of the lasting effect of the ZRR process and product.

Respectfully Submitted
Timothy A Jones ANC4C08