



February 11, 2014

Testimony for Zoning Regulations Review, Ward 4

My name is Ethan Landis and I live in the Crestwood neighborhood of Washington D.C. But more importantly, I and my brother Chris have owned and operated Landis Construction Corporation, a residential design/build remodeling firm since 1990, located in the Takoma, D.C. neighborhood-- also in Ward 4.

We are life-long advocates for Washington D.C. and smart growth. Here are 8 reasons for supporting the proposed zoning changes to make ADUs a matter of right for qualifying properties.

- 1 Having a rental income unit in a home or on the property could make these homes more affordable, especially for owners in existing properties.
2. It increases the supply of reasonably-priced housing available for students and local employees.
3. Having other persons living on the property could provide more security for owners. This is especially helpful in our increasingly international city where many homeowners travel regularly for work, family, or when in retirement.
- 4 ADUs also allow owners more flexibility to age-in-place by providing an apartment for caretakers or family.
5. Some homeowners are finding it financially and socially preferable to have an older generation or returning younger generation move in, yet have the privacy an ADU can afford.
6. Creating an apartment in an unfinished basement allows the building to be more energy-efficient from a building science and an occupancy load perspective.
- 7 Approving this zoning change would likely create hundreds of new well-paying architecture and construction jobs for design/build firms and other professional service companies that support the remodeling industry.

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ZONING COMMISSION
District of Columbia
CASE NO.08-06A
EXHIBIT NO.538

- 8 Lastly, it should be noted these new jobs, along with more valuable real estate, would create greater employment and real property tax revenue for the District.

We realize that some homeowners might be concerned that more ADUs may impact their neighborhoods negatively due to additional traffic and demand for parking. An increasing number of renters are choosing not to own a car. More city dwellers are commuting by bike, using public transportation, and are members of car-sharing services. We feel the city is making great strides by supporting alternatives such as ZipCar, Car2Go, Uber, and City Bikes. Our city's leadership is working hard to make D.C. a more pedestrian friendly capital.

In closing, I would like to note that Montgomery County, after much public comment and review, recently passed an update to their zoning guidelines to make it easier for homeowners to incorporate ADUs.

Thank you for the opportunity to express my opinion. I have also attached a letter from the Metro DC Chapter of the National Association of the Remodeling Industry (NARI) supporting this zoning change.

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To whom it may concern,

With regards to the zoning changes under discussion specifically related to allowing the construction of Accessory Dwelling Units, we would like to voice our support of the change. Changing the zoning regulations to allow for the remodeling of an existing home that would include an Accessory Dwelling Unit, would require these types of project be completed by contractors whom are licensed by the District of Columbia. Many of our members have dedicated themselves to being professional and following the rules and regulations established by the District. Any increase in additional remodeling projects will require additional hiring, meaning more jobs in the District. Further, we are in support of allowing homeowners in the District to maximize their living spaces to accommodate the way they live and to do so within the zoning regulations.

NARI appreciates the opportunity to provide comment on this issue and would be happy to answer any further questions should there be any follow up required.

Sincerely,

Cindy McClure
NARI President 2014
ASID, CKD, GCP, MCR