



April 14, 2014

Office of Zoning
441 4th Street, NW
Suite 200-S
Washington, DC 20001

Gentlemen:

I am writing to you as the Principal Broker of Washington Fine Properties and as a concerned property owner in the District of Columbia to express my considerable concerns regarding the proposed regulations which create, among other items, Accessory Apartments.

We have all read the reports about the "gentrification" of the District and the scarcity of affordable housing for many of its citizens. The idea of Accessory Apartments, in my opinion, has not been thoroughly thought through nor properly fashioned. My concerns:

1. There has not been a dialogue between residents and city officials about the pros and cons of these proposals.
2. The impact on the residents of these neighborhoods would include, presumably, higher tax assessments on homes with accessory apartments and those that do not have this income producing source. We see a more restricted pool of potential buyers should homeowners wish to sell. The pool would only include prospects who wish to be landlords and to those who do not mind having the AA on their block. It could price first time, single family homebuyers out of certain markets. If a new owner wants to have the AA for their own use will assessments be lowered due to the fact there is no income producing unit associated with their property? We oppose temporary income-producing structures of any kind to be erected as part of this regulation. Unless such zoning restricts the number of residents in these AA's to 2 or 3, we believe noise, loitering, littering and a dynamic shift in neighborhood demographics will occur.
3. We see additional pressure on the DC Government to insure proper safety inspections, permits, enforcement of business licenses, certificates of occupancy, etc. and the timely monitoring and fully reporting of rental income. The Government would also have the burden, without increases personnel, to monitor tax and safety laws.

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District of Columbia
CASE NO.08-06A
EXHIBIT NO.003
VIRGINIA





4. The City has a long and public reputation of inadequate firefighters and law enforcement personnel who respond within mandated timeframes. With these additional AA 's the current number of neighborhood firefighters, paramedics and police are inadequate.
5. We see a "matter of right" possibly being established if existing structures are modified for residential use.
6. We see the possibility of affordable, multi-family projects being either stalled or eliminated. The renters who are looking for affordable units in their neighborhoods may have to seek units distant from work, family and recreational areas.
7. We see that there may be issues with the adequacy of neighborhood schools if populations are increased. The power grid and sewer systems, already stretched to their limits and beyond in some areas, would be further taxed.
8. We have not been shown studies of the long-term effectiveness of these projects in other locals to see if the new zoning really was successful for a majority of residents.
9. Community forums need to be held and the opinions and reservations of the homeowners need to be seriously considered before enactment of these regulations. A truly collaborative result that would be beneficial to homeowners, renters and to the idea that quality of life and diversity of residents in the District matters, should be our mutual goal.

In conclusion, I strongly oppose the proposed regulations as they are not in the best interests of the residents of the District of Columbia nor of the Real Estate industry in this city.

Sincerely,


Dana E. Landry
Principal Broker
Washington Fine Properties