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From: Paulette Tilghman, Ward 7 Resident 2 pages
4000 AL Avenue, Southeast

Date: September 14, 2014

Subject: New Zoning Regulation Proposal

I was unable to attend the zoning hearings. Thank you for allowing me to send in this information. I wish to comment on "affordable" housing, accessory dwellings, and parking.

As a native Washingtonian, I am hurt by the way my city subsidizes the displacement and gentrification of many of the people who were born here. Please redefine "affordable" housing. Eighty-six thousand dollars (\$86,000) for a family of four and \$61,000 for an individual is a floor that forces too many of us out of our city. Remember when the Mayor rejected the ten dollar (\$10) an hour minimum wage? It would not pay \$21,000 a year. Many of our residents make less. Too many of them are working two and three jobs and still do not make enough money to afford "affordable" housing. Adding insult to injury, the city subsidizes the displacement of these hard working people.

Currently, the city has a housing waiting list of 70,000 people. The city constantly tears down housing and replaces it with "affordable" housing. Few of our citizens can afford the housing. You have to know that your formula is wrong. In my Ward (Ward 7), the median income is \$34,000. That means that half the people in my Ward make under \$34,000 and half make over that amount. No developer should receive a bonus or any other subsidy for the "affordable" housing that is being produced. Make the city work for its natives. Reward real affordable housing - housing for the lower half. Use the medians instead of averages (The average of \$120,000 + \$21,000 + \$21,000 = \$54,000. The median of these salaries is \$21,000.) Until you make that correction, let the public know, in terms of dollars and cents, what you are calling "affordable" housing.

My next concern is accessory dwellings. The owner-occupant requirement is commendable. Please stipulate that it cannot be waived. Additionally, adopt the amendment that requires non-principal dwellings to obtain a special exception in all residential zones. This will protect the integrity of our communities. Retain minimum lot sizes; reject the proposal to eliminate them. Do not allow an accessory dwelling to touch

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EXHIBIT NO.868

a side or rear lot line. We have paper alleys where lots share a rear lot line. Not only will building on the property line erase the 8 foot set-back, it will infringe on the privacy of adjoining neighbors. Where paved alleys exists, accessories on the alley are driving hazards because visibility could make it impossible to see a car or child entering an alley.

My last concern is parking. In Ward 7, the subway is not close to most of the residents. Catching the bus and subway is too costly for most. Taking either will not be feasible for many. Too many residents have two jobs - jobs that are not in a central business district. They cannot take the subway. They cannot get to the second job on time without a car. They work awkward hours. They should be able to park their cars when they get home. New developments should be required to provide parking. Do not allow them to avoid that responsibility. Please, no reductions for parking.

Thank you.