



January 15, 2015

Re. Testimony in Opposition to §401.12

Dear Board of Zoning Adjustments

I am writing to urge you to oppose the amendment of §401.12, affecting minimum lot dimensions

As a real estate agent for over 14 years in the District of Columbia, I witness first-hand, every day the importance of offering current residents and those looking for the opportunity to live in the District, affordable home-ownership options. Condo conversions, which rely on the ability to maximize lot sizes, are one of the best options we have to give new home owners a chance to live in the District

As informed appointed officials, working in the best interest of DC's residents, you know it is impossible to overestimate the benefits for families, and the District itself, of homeownership. We cannot afford to consider amendments that could hinder the ability of hundreds of first-time and young professional homeowners, those who contribute to the economic well-being of this great city.

It is also important to note that for some residents, the elimination of the right to convert those properties into condominium units - with one unit per 900 square feet of lot area - will not address the concern of some regarding "pop-ups." Instead, the elimination of the right to convert R-4 lots will cause a massive reduction in property value of R-4 lots that are greater than 2,700 square feet.

The economics of 2-9 unit condominium projects are such that requiring even one inclusionary zoning unit in such a small project will render most projects not economically viable. This proposed change would, therefore, greatly reduce the demand for such properties thereby dramatically reducing the value of many properties in the R-4 zone causing significant financial harm to many property owners in the City.

Ultimately, the proposed changes to R-4 lots fail to appropriately address the issue of incongruous or unfitting new development. The amendment penalizes those not meant as the target - current R-4 owners and new home-buyers wanting to make the District of Columbia their home. I strongly urge you to oppose this amendment and continue to support the development of new home-ownership opportunities in the District.

Sincerely,

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