Zoning Commission members, Staff and guests,

My name is Dale Mattison. I am a native Washingtonian and 40 year practictioner in the real estate industry in our region, dealing mostly with residential real estate. I am a Past President of the DC Association of Realtors, a past president of The Greater Capital Area Association of Realtors, a past DC Real Estate Commissioner and have served actively in leadership roles in the National Association of Realtors. I am not the official spokesperson for the Realtor community but here to speak as a concerned citizen and real estate agent living and working in this community.

I am here to ask you to reconsider the proposed changes as they do more harm than good. Let me share some interesting statistics and information with you. Recent surveys show that Baby Boomers make up approximately 1.5 million of our regions residents or approximately 26%. Millennials make up 1.4 million or our regions residents or approximately 25%. DC population is growing at the rate of between 800-1300 new residents monthly with many of them coming from within our region. Urbanization is a trend that is very real in most of the MSA's around the country. (Approximately 75 markets)

The mini-sizing of property is also a prevalent trend. It creates a lower cost housing option. It embodies smart growth and it helps to supply the demand of single person households that in DC make up 40% of the population. This growth and shift in demographics and trends can only be satisfied by being creative in how we approach housing stock. Residents' today want communities where they can live, work, socialize and are willing to give up size for convenience. Smart growth dictates that we provide ample housing, retail and life necessities near our work centers and transportation hubs. Unfortunately building and zoning codes have not kept pace with the radical demographic shifts. The proposal being considered is definitely taking a step backwards and does not sufficiently address the needs of our community.

We must increase attention to efficient functionality. The proposal before us will reduce DC's already limited housing stock. It will limit the supply of affordable housing for our working class residents. The proposed changes negatively impact diversity and affordability, key components to a thriving city. Our opposition say that this change is good and will keep single family houses available. That is a myth. With this change those single family houses will be so expensive that it will totally exclude the diversity that makes all communities thrive.

In reviewing the proposal, it seems as if there is no consistency with regards to the treatment of multiple types of property but mainly changing the R-4 classification. A more broad and comprehensive review of the zoning requirements would be a better way to address changes that will conform to the ne4eds of the residents and future residents of this city. Not to mention the proposed changes take away rights of property owners that are not a detriment to adjacent property owner's as they are written currently.

Additionally, these proposed changes harm the economic viability of the city and city government. It will substantially reduce real property tax revenue, recordation and transfer tax revenue and permitting fees. If adopted these changes would reduce the value of property in this zoning class. It appears as if these proposed changes are reactionary and does not really address the concerns residents have over the issue of pop ups. It certainly is not a reasonable and responsive change to address those concerns

Therefor I implore you to consider voting against these changes. I do feel that the opponents to these proposals would be eager to have a more comprehensive approach taken to bring our zoning regulations into the 21st century and provide a platform for a progressive guideline that would best serve the future of our city and its residents. I feel that the proponents of these regulations would see much more benefit with a comprehensive approach and all would WIN.

I appreciate your attention and consideration in this matter.

Thank you