

Hi my name Stefan Rahimian. I am a DC resident. I live in a property that is affected by this proposed amendment, I own a business that will be affected, and I have employees and friends that will be affected. I believe that you would be hard pressed to find people who are not going to be affected. Most of us will be affected in a disastrous way and not just the current residents but the 1000's of people that are moving here each year. We need more housing not less. We need higher density housing not less. I had the pleasure of hearing the Tony Hsieh, one of the owners of Zappos, speak last year about his latest project, the revitalization of downtown Los Angeles. The number one factor that they are focusing on to help create this revitalization is the collisions, the sharing of ideas between people and the best way to do that, according to Tony is population density. We need more money invested in our aging vacant buildings not less. Changing the rules on homeowners and investors will dramatically affect the prices of many properties located in the R4 district. Speaking from personal experience I am concerned about investing in DC. I have a property under contract right now that I am seriously considering cancelling due to this proposed regulation. Many of the properties I invest in are properties that the equity in those properties represents the sellers majority of their life savings/ retirement saving. I purchased a property from a very sweet lady a couple of years ago named Viola Peterson. Ms. Peterson's entire savings was in her paid off house. At the time Ms. Peterson was 90 years old and struggling to maintain her lifestyle. Due to the equity in the property Ms. Peterson was able to fund her retirement. The changes proposed in the zoning laws will crush people like Ms. Petersons who have lived their entire life in DC. If the zoning laws that are being proposed were in effect back then I would not have been able to buy Ms. Peterson's property for the price I did and she would be left without any options. The changes proposed in the zoning laws will crush people like Ms. Petersons who have lived their entire life in DC. Complaints from a small but vocal minority of DC residents should not be able to so dramatically effect the lives of so many. Our savings, our businesses and peoples jobs will suffer as a result. DC owes our residents more. There has to be a better solution.

Best,



Stefan Rahimian

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 123  
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Jobs

Extra Savings for those that need it most

Valid concerns - ~~not the~~ Even close to a sample of the people who will be affected,

there are better solutions

affordable housing - increase supply

rights - those who ~~are~~ currently own and will sell,

bad contractors / design capitalism - / sue them

Linda Petersen - life savings, jobs, owning a home <sup>and</sup> renting, US. aesthetics

1)

Contractors

affects too many places.

1. tax revenues

Who is saying that these units aren't suitable for families? the market seems to say otherwise.