

Oppose Case 14-11

James Daniel Malouff
1337 Childress Street NE (in the R-4 zone!)
Washington, DC 20002

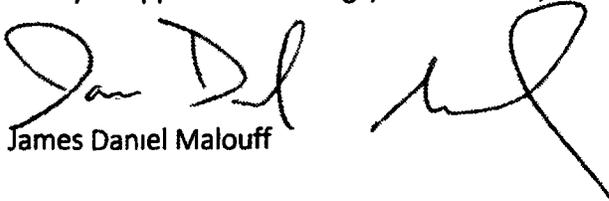
I strongly oppose the proposal to downzone R-4 zones under case 14-11, for multiple reasons

- 1 DC residents have purchased homes in the R-4 zone based on the promise of what the R-4 zone allows. By downzoning you are breaking promises to city residents. If those of us who live in R-4 had wanted to live in a lower-density zone, we would have bought homes in lower density zones. We choose R-4 specifically because we value the densities permitted there.
- 2 The downzoning proposal dramatically harms DC's already disastrous affordable housing problem, in two ways: A) By reducing the number of units that can be built, thus limiting the supply of housing, and B) By taking potential rental revenue out of homeowners' pockets, you will make it impossible for some people to afford to buy homes.
3. Yes, it's true that many pop-ups are ugly. We can solve that problem with design review, something many cities around the country have been successful with. Try that first! Lowering heights and density is unnecessary overreach. It's like using a jackhammer to try to push in a thumb tack (and just like a jackhammer would destroy the wall, this proposal destroys promises to homeowners and the future potential of our neighborhoods).

The downzoning proposal is a horrible and selfish example of NIMBYism, and you should be ashamed for even considering it. It will hurt the poor and the middle class, and it will make the city a less affordable, less interesting place to live.

If we wanted to live in the damn suburbs we would buy houses in the damn suburbs. We like the city BECAUSE IT IS DENSE. Let it be dense.

Sincerely,
A very disappointed and angry homeowner,


James Daniel Malouff

ZONING COMMISSION
District of Columbia

CASE NO. 14-11

EXHIBIT NO. 152

ZONING COMMISSION
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CASE NO. 14-11
EXHIBIT NO. 152