

RECEIVED
D.C. OFFICE OF ZONING
2015 MAY 29 PM 2:46

RE: Zoning Commission Case 14-11 R-4 Text Amendment

Dear Commissioners,

I am writing to voice my opposition to the proposed zoning rewrite for R-4 zoned lots that is before the Zoning Commission in case number 14-11. In a previous letter sent to all members of the Zoning Commission, I expressed my opposition to the proposed text amendments to the R-4 Zoning Regulations. *As the commission prepares another vote, I would like you to consider a grace period for the implementation of the changes*

Although it is in the commissioners rights to review and address zoning code, it is important to understand that implementing such changes immediately after the rule change occurs causes incredible destruction of investment dollars and job loss. I have invested a significant portion of my investment savings into a project that is proposed to by 7 units. When the property was acquired, the zoning rules allowed by right what the project is proposed to be. There are no variances, waivers, special exceptions. The project is not speculative and the risk of the investment should not be regulatory. I took on the risk that the project could be built on time, on budget and the units would sell at our assumed price points. Those are common risks taken by investors. Now, my entire investment will be lost if these rule changes are enacted with no grace period. Not lost because of a bad investment decision, but lost because somebody changed the rules halfway through the game.

Please imagine yourself investing your hard earned money. Imagine investing in Ford Motor Company. One day they make cars, and the next day the government says they are no longer allowed to make cars. Your investment is lost. Not because Ford Motor Company was a bad company or business, but because someone came in and changed the rules of the game.

I don't agree with the decision to change zoning code. But if that is the decision of the commission, it should be done in consideration and fairness for all the hard working individuals that either make their living working on these projects and those that have properly invested in them. I think every rational human being would agree that a grace period is required in a situation like this. I am asking for a 1 year grace period for this rule to be enacted.

Please reach out to me if you have any questions.

Thank You,


Christian P. Cronin

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
ZONING COMMISSION
EXHIBIT NO. 248
CASE NO. 14-11
EXHIBIT NO. 248

Quickly, I would like to recap my previous argument in opposition to the rule changes. You will find that below.

Affordability

Bottom Line - By eliminating the ability to create smaller and more housing units, you do not help affordability, you hurt it.

Demand

Bottom Line - What happens when supply is limited? Demand goes up. When demand goes up, prices go up and things become even less affordable.

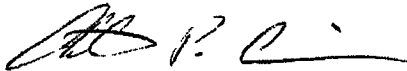
Pop-Ups

Bottom Line - If height is the real concern than address height. Height and ability to convert to multiple units are two separate issues. Don't throw the baby out with the bathwater.

Conclusions

In closing, let's not rush to judgement here. Many thousands of people have been the beneficiary of these housing conversions because they now can afford to live in the city whereas before they could never afford a single family row house costing upwards of \$800,000 or more. By rewriting the rules without a comprehensive review of the city zoning regulations, you are choking off supply of needed housing units, increasing demand, and ultimately decreasing affordability. Let's figure out the real issue. If it is ugly pop-ups, than address that. But don't take away property rights and limit many more hard working individuals from being able to live in this city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cronin' with a stylized flourish at the end.

Christian P Cronin