

01.15.2014

Vote No to ZC No. 14-11

TQTD, LLC

547 Florida Ave NW

Washington, DC

20001

To whom it may concern,

The proposed legislation to restrict developers to create condos from single family homes with R-4 Zoning will have a negative impact on DC real estate as a whole

Due to this ability to create affordable custom condos, apart from the unsightly HUD planning projects, many young professionals are able to afford home ownership and still maintain a feeling of the old DC character that we all love. A few of my main concerns with this type of regulation is

- It will either decrease the values of undeveloped single family homes in DC due to investors moving outside of DC, or housing will remain unaffordable for incoming professionals (The main reason property values are increasing is because of the ability of developers to build multiple condos out of R-4 single family homes)
- More HUD planning communities will be introduced into DC killing the entire character of DC.
- Young professionals will seek to buy homes in the bordering States

It is hard for me to believe that DC Zoning would wish to have more high rise/New York style buildings fill DC rather than small condominiums that maintain classic DC character and provide young professionals with affordable condominiums

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
ZONING COMMISSION
EXHIBIT NO. 79
CASE NO. 14-11
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Warm regards,

Tej Trummer-Dutta

Owner

TQTD,LLC