

Leach, Deonte (DCOZ)

From: Nicholas M Joyce <drnick@umd.edu>
Sent: Friday, March 18, 2016 6:37 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Testimony Regarding Case No 15-09

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To Whom It May Concern:

My name is Nicholas Joyce (1702 Lanier PL). I apologize that I am unable to be there in person today, but I teach during this time period. For the sake of time I will also try and keep my comments brief and non-speculative. My wife Loren and I are recent transplants to the D.C. area. I moved here for a tenure track job at the University of Maryland. Unlike many who move to D.C. my wife and I hope that this will be a permanent move. D.C. seems filled to the brim with transient people, and one of the reasons we chose to move to Lanier heights is that it represented a diverse, but stable neighborhood. However, since we have been here I have become concerned that pop-up housing represents a threat to that stability and the sense of neighborhood as a whole. Although there are numerous reasons why, I see the primary ones as follows:

1. No one I have spoken to (including friends who live in pop-ups) wants to have a pop-up built next to them. Although there are numerous subjective reasons why people don't like to live next to them, there are also two major objective ones: They block light and create parking problems. I know numerous people (including myself) who say they would want to move if one was built next to them.
2. As I have mentioned, I have made several friends who live in pop-ups in our neighborhood, and one common theme I have heard amongst the younger ones is that living in these units is temporary. None of them are large enough to comfortably raise a family in and so they plan to move on at some point. This contributes to transience in the neighborhood, by removing houses (like the one I live in) that can potentially house a family for the long term.
3. Pop-ups reduce diversity in the neighborhood while failing to address the housing shortage. There are a number of rental houses in our neighborhood (like the one next to me), occupied by young people for whom buying a 700k condo is presently not likely in the cards. Condoizing these buildings will force people out. In addition, I believe the house next to me is currently occupied by 6-7 people, the same as many of the pop-up buildings, but houses them in 3 floors instead of 5.

I hope that you move to rezone our neighborhood to R4. While it will not be a cure all, it will curb a specific practice that seems to primarily benefit developers while hurting the people who actually live and want to stay in the neighborhood.