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October 8, 2019

Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street NW
Suite 210 S
Washington, DC 20001

**Re: Letter in Clarifying Record in Case No. 19-10, Valor Development, LLC
Consolidated PUD Square 1499, Lots 802, 803, 806, and 807**

Dear Chairman Hood and Members of the Commission:

Considering the discussion at the hearing in this case on October 7, 2019, I am writing to correct the record regarding affordable housing in Ward 3.

At various points during the meeting, the Applicant and ANC representatives claimed that there was insufficient affordable housing in Ward 3 and that the Ward was “not carrying its weight” in providing inclusive, affordable housing for District residents. The focus of the discussion was only on the number of new, inclusionary zoning units. This misstates the role of Ward 3 in providing affordable housing.

In fact, Ward 3 provides nearly 13,000 rent-controlled apartments to District residents. According to the attached report by the Urban Institute, Ward 3 provides 16.2 % of the rent-controlled units in the city. The only Ward that provides a higher number of units is Ward 1, with a little over 13,000 units, or 16.5% of the total number of rent-controlled apartments in the city. The report from the Urban Institute was completed in 2011; however, the District’s Office of the Tenant Advocate has advised me that few, if any, units have been lost due to condominium conversion, bankruptcy, dereliction, etc. since the report was published.

These rent-controlled apartments have been particularly crucial in sparing many seniors from large rent increases, allowing them to age in place in their apartments. The rent control statute is scheduled to sunset in 2020. It is hard to imagine that many people will not be forced out of their homes if required to pay rent at the current market rate. Legislative action will be required to address this problem. The ANCs in Ward 3 and elsewhere should be turning their attention to addressing this impending housing crisis. Adding more inclusionary zoning units in Ward 3, while a laudable goal, will not suffice to replace 13,000 rent-controlled apartments here.

Sincerely,

/s/ Sondra L. Mills