

Letter in Support of ZC Case No. 25-06

From Jenine Carmichael <noreply@adv.actionnetwork.org>

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To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Members of the Zoning Commission,

I have been a renter in DC for over 15 years, with no great hope of becoming a homeowner due to the cost of real estate, and very real concerns about my ability to continue to live in DC due to the increasing cost of rentals.

I moved from an area in NW with few alley homes to a neighborhood in NE with quite a few of them, and I think alley homes are great for a neighborhood. I feel much safer around alleys that I know are occupied and regularly used by neighbors. And an increase in smaller homes in the city might make it more realistic for me, and other residents interested in starter homes, to become DC homeowners.

I strongly support the proposed text amendment in ZC-25-06. Alley housing can help address affordability and increase neighborhood safety through active usage. And there is also an element of strengthening community character that comes from having lively off-street spaces, and spaces that allow for more architectural experimentation without altering the established streetscape.

Since DC is in a housing crisis, and we urgently need to build more homes, the Zoning Commission should consider:

1. Eliminating expensive parking mandates for alley homes.
2. Aligning unit limits with the limits of their zones.
3. Aligning the height limits of alley homes with their zones.

These changes will help us build a more inclusive, vibrant, and affordable DC.

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