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## Letter in Support of ZC Case No. 25-06

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**From** Payton Chung <hello@westnorth.com>

**Date** Tue 10/14/2025 2:41 PM

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

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Members of the Zoning Commission,

As I wrote recently in Greater Greater Washington [<https://ggwash.org/view/99926/how-re-legalizing-starter-homes-cuts-new-house-prices>], cities across America that have adapted their zoning codes to allow houses on smaller lots have immediately seen prices for new houses fall.

Through the 19th century (as documented in Kim Prothro Williams' recent book), DC allowed small-lot, lower-cost houses as alley lots; today, the remaining alley houses are treasured historic sites. DC should allow more of them in the 21st century -- the subject of proposed text amendment ZC-25-06. The small-lot housing that this amendment would make possible would help address affordability, increase neighborhood safety through active usage, and enhance community character. To further encourage new housing on these currently unused sites, the Zoning Commission should further:

1. Eliminate expensive parking mandates for alley homes.
2. Align unit limits with the limits of their zones.
3. Align 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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