
Letter in Support of ZC Case No. 25-06

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

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Members of the Zoning Commission,

I strongly support the proposed text amendment in ZC-25-06. The proposed changes would help address DC's housing shortage and align with the city's goals to support equitable and inclusive growth. To help support housing creation, 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.

There are many alley lots across DC, many in high-opportunity neighborhoods near jobs, transit, and amenities. Unlocking these lots means more neighbors, more attainable homes, and stronger, safer alleys. As the economic evidence and research tells us, one of the only proven ways to bring down the cost of housing is to build more housing, especially in vibrant neighborhoods--this proposal would help do so. Alley lots in particular are well-suited for starter homes and small apartments to help alleviate DC's housing shortage. Living in the U Street area, I see many alley lots that would be perfect for housing in a dense neighborhood with great transit options, an area where owning a car is unnecessary (as I personally am car-less as well). I would love to have more neighbors in my area where they can live a more environmentally-friendly, less expensive, and more vibrant life as well, especially one that doesn't require the usage of a vehicle.

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