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## Letter in Support of ZC 25-12

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**From** Greg Jordan-Detamore <greg@gregjd.com>

**Date** Thu 10/23/2025 12:36 PM

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

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Members of the Zoning Commission,

Hello!

I live in DC and am very concerned about housing affordability. I am a renter, and rent is one of the largest expenses in my monthly budget. We know from extensive economic research around the country and globe that expanding the housing supply is one of the single largest things we can do lower rents and home prices, in order to get supply in line with demand.

DC is in a housing shortage, and we have an urgent need for more housing. It's time to "build baby build"!

I strongly encourage DC to adopt changes to the zoning code that will foster more housing choice, improve housing affordability, and create vibrant communities. The proposal the Zoning Commission is considering is a good first step, but it should also include three additional proposals that will help the reform meet the scale of the crisis.

1. Offer DC residents more flexibility to add "in-law suites" to their properties by:

- Allowing "in-law suites" to be up to 2,000 square feet,
- Eliminating the owner-occupancy requirement,
- Eliminating the 5-year waiting period in rowhome zones,
- Dropping the proposed ban in apartment zones, and
- Amending the arbitrary 3-foot side setback to only apply when necessary.

2. Eliminate all parking requirements — or at the very least eliminate them near all high-frequency transit hubs and corridors (and reduce parking requirements elsewhere). Mandatory parking minimums hurt affordability by forcing people to buy or rent parking spaces even if they don't have cars. I don't have a car, and have no interest in seeing the rents of potential apartments be higher than they need to be. (Excessive parking requirements can also cause some potential building projects to economically not pencil out at all, further restricting supply and rising prices.)

3. Empower local entrepreneurs via allowing more community-focused businesses in neighborhoods by broadening the narrow list of covered businesses that are allowed to operate on the ground-floor of certain buildings.

Together, these changes will make a real impact on helping make our city more inclusive, vibrant, and affordable. Thank you for considering them and I look forward to hearing from you!

Cheers,

Greg

Greg Jordan-Detamore

greg@gregjd.com

1700 Harvard St NW, Apt 705

Washington, District of Columbia 20009