
Letter in Support of ZC 25-12 from a concerned washingtonian

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

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Members of the Zoning Commission,

There's no other way to hash it, D.C., how home, is in a dire housing shortage and increasingly unaffordable. As someone who has grown up in D.C., I've found myself having to move back in with my parents as I can't afford to rent on my own without paying over half of my income to rent. This is not sustainable for young locals such as myself to stay in the city, and therefore I strongly encourage D.C. to adopt changes to the zoning code that will foster more housing choice, improve housing affordability, and create walkable 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 D.C. residents more flexibility to add in-law suites to their properties by:

- Allowing in-law suites to be up to 1,200 square feet,
- Eliminating the owner-occupancy requirement,
- Eliminating the five-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. Ease parking requirements near public transit by:

- Fixing a drafting error to ensure that all major transit hubs are included in the reduced parking requirement proposals and
- Defining "high-frequency" transit as places that have buses at least every 15 minutes, so that portions of North Capitol Street, 12th Street NE, and South Dakota Ave NE are included.

3. Allow 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.

I truly hope that these ideas are taken to heart by the Zoning Commission, so that our great city can remain affordable and vibrant for those who call it home!

Thank you for your time, I hope my voice is taken into account when deliberating over these new zoning changes.

ZONING COMMISSION
District of Columbia
CASE NO. 25-12
EXHIBIT NO. 64

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