

## Cochran, Patricia (DCOZ)

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**From:** Anthony Holten <anthony.holten1@gmail.com>  
**Sent:** Friday, September 23, 2022 5:48 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Ward 6 resident concerned about new zoning laws

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Hello,

I am emailing to express the need for zoning reform that enables dense, multifamily housing across the District. It is an important effort to promote equitable development, but adding regulatory procedures to zoning as proposed is the wrong approach and will make housing more expensive. Instead, the District should up zone single-family zoned areas.

For example, if apartments duplexes and etc. dense housing could be built in Upper Northwest , there would be price relief on housing in Black neighborhoods that do not have single family zoning or the political capital to resist development in the same way as Chevy Chase.

Gentrification occurs in Black and POC neighborhoods because developers can't build profitably in otherwise-desirable low density zoned areas. San Francisco has some of the strictest oversight and permit approval procedures in the name of equity, and the results are clear- it prevents the supply of housing, increases gentrification and displacement, and makes housing more expensive.

I hope the zoning commission considers enacting zoning reform that upzones the District so that the burden of new development is distributed in a racially equitable way.

Thank you,

Anthony Holten