



NORTHWEST SETTLEMENT HOUSE

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WASHINGTON, DC 20001

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July 24, 2005

Dear DC Zoning Commission,

Both Northwest Settlement House, and its related senior outreach project, We Are Family, are members of the DC Campaign for Mandatory Inclusionary Zoning (CMIZ).

Northwest Settlement House works primarily with children and young families, while We Are Family serves the seniors. While these are very distinct populations, both require affordable housing to survive and thrive with dignity and health. If we fail to reach out to make place for them, we are both disrespecting our past and betraying our future. Measures like inclusionary zoning will help to ensure that the city's rising fortunes will benefit all DC residents - especially the low-income ones - not simply the more affluent. While there are many versions of "inclusionary" zoning, of those offered here, only the CMIZ proposal has the teeth that will truly help to ensure real inclusion.

Although we cannot testify in person, we wish to go on record in support of the CMIZ proposal for inclusionary zoning (Case No. 04-33). Its provisions for income-targeting, per cent of set asides, length of affordability, application to rehabbed buildings, and limited exceptions assure that thousands of affordable units will be added to DC's stock of affordable housing. *We ask the Zoning Commission to approve the amendment as submitted.*

Thanks for your attention to this letter and the urgent issues it evokes. I hope you will support our effort to build a Washington DC that honors its principles, and has a place for all people, no matter what their economic status.

Sincerely,

MARK ANDERSEN

Mark Andersen

Director of Social Services, Northwest Settlement House
Coordinator, We Are Family senior outreach project

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~~ZONING COMMISSION~~
~~District of Columbia~~

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CASE NO. 04-33
EXHIBIT NO. 103

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