



Government of the District of Columbia

Office of the Deputy Mayor
for Planning and Economic Development

July 21, 2005

Ms. Carol J. Mitten, Chairman
District of Columbia Zoning Commission
One Judiciary Square
441 4th Street, NW
Washington, DC 20001

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RE: Zoning Commission Case No. 04-33

Dear Chairman Mitten:

The Office of the Deputy Mayor for Planning and Economic Development is pleased to support the mandatory Inclusionary Zoning proposal submitted by the Office of Planning. We believe this proposal articulates a new way to serve the working families who want to live in the District, while providing enough flexibility to continue to support our economic growth. In order to attract and retain our residents, we must balance these two interests.

The Williams Administration has been very successful in responding to market pressures on working families by preserving and developing over 17,000 units of affordable housing. However, as land prices increase throughout the District it is becoming increasingly more expensive to add to the stock of affordable units. Inclusionary Zoning presents a unique tool for developing affordable housing because it is directly linked to the strength of the housing market. The increased development of market rate housing will translate into the increased development of affordable units purely by this inclusion.

Inclusionary Zoning, while not new to our region, requires a very complex change to our Zoning Regulations. We hope that the Zoning Commission will take the first step towards creating a comprehensive program that not only provides affordable housing, but maintains the District's revitalization as well. Our office is committed to working with the Council and our cluster agencies to develop the enabling legislation required to provide effective and efficient administration of the program.

Sincerely,

Stanley Jackson
Deputy Mayor

Zoning Commission
District of Columbia

CASE NO. 04-33
EXHIBIT NO. 104

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for Planning and Economic Development
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To: CAROL MITTEN Fax: 202. 727. 6072
From: LISA R. HOGES Date: 7/29/05
Re: INCLUSIONARY ZONING Pages: 2

CC:

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