

**DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 4D
143 KENNEDY ST., NW, STE. #1 WASHINGTON, DC 20011
(202) 722-6830**

March 15, 2005

Ms Carol J Mitten, Chair
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210 South
Washington DC 20001

Ms Ellen McCarthy, Interim Director
District of Columbia Office of Planning
801 North Capitol Street, NE
Suite 4000
Washington DC 20002

**RE ANC 4D Supports Mandatory Inclusionary Zoning
Case No. 04-33, Inclusionary Zoning Overlay**

Dear Madames

On February 15, 2005, at its regularly scheduled meeting, Advisory Neighborhood Commission 4D passed the enclosed resolution in support of mandatory inclusionary zoning for the District of Columbia. Following a presentation and review of key components of the inclusionary zoning text amendment for the District, ANC 4D unanimously voted the resolution with one member absent.

ANC 4D is located in the heart of working class Petworth. Over the past year, housing costs in Petworth have increased more than any other area of the city. ANC 4D Commissioners have first-hand knowledge of low and moderate income residents being forced to give up living in the city. We consider the proposed mandatory inclusionary zoning to be an important tool to help maintain an economically diverse community.

Accordingly, ANC 4D urges the Office of Planning to release the text amendment for return to the Zoning Commission for favorable action.

**ZONING COMMISSION
District of Columbia**

**CASE NO. 04-33
EXHIBIT NO. 11**

Very truly yours,


Renee L. Bowser
Secretary, ANC 4D

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Enclosure

cc Hon A. Fenty, Hon P Jones, Steingasser, DC Campaign, Mandatory Inclusionary Zoning

ADVISORY NEIGHBORHOOD COMMISSION 4D

RESOLUTION: Zoning Case No. 04-33 Text Amendment – Inclusionary Zoning Overlay

WHEREAS, ANC 4D finds that the District has become one of the strongest real estate markets in the United States. The escalating housing market is imposing significant housing cost burdens on low and moderate income residents and threatening to displace residents from their communities

WHEREAS, ANC 4D finds that the strength of the District derives from its diversity and that mixed-income neighborhoods are thriving neighborhoods. In order to ensure that the District does not become a city of very rich and very poor communities, housing opportunities for low and moderate income households must exist throughout the city

WHEREAS, ANC 4D supports the production of new units of affordable housing for low and moderate income residents that will help prevent displacement and provide new opportunities for District workers to reside in the city

WHEREAS, ANC 4D supports creating homeownership opportunities for low and moderate income tenants and accepts that homeownership promotes residential stability and long-term affordability, and helps residents build wealth

WHEREAS, ANC 4D contends that the development of affordable housing for low and moderate income workers is vital to attracting and retaining businesses to sustain the District's continued economic development

WHEREAS, ANC 4D finds that for almost 30 years, hundreds of cities and counties throughout the United States, including areas neighboring the District, have been using inclusionary zoning to help meet their affordable housing needs and build vibrant, mixed-income communities.

WHEREAS, ANC 4D believes that mandatory inclusionary zoning is a critical tool for achieving the goals of producing affordable housing, discouraging displacement, creating opportunities for homeownership, and maintaining and creating mixed-income communities in the District by leveraging the expertise and capacity of the private market

WHEREAS, the text amendment filed with the Zoning Commission in Case No. 04-33 would establish an Inclusionary Zoning Overlay in the District of Columbia that would meet ANC 4D's goals of producing affordable housing for low and moderate income residents and maintaining and creating mixed-income neighborhoods, at little economic cost to the District.

NOW THEREFORE, it is hereby

RESOLVED, that ANC 4D urges the Zoning Commission to schedule a public hearing on Case No. 04-33 as quickly as possible.

RESOLVED, that ANC 4D urges the Zoning Commission to adopt the text amendment submitted in Case No. 04-33 as quickly as possible.