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CASE NO. 04-33  
EXHIBIT NO. 13

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

WHEREAS, ANC 8E 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 8E 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 8E 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 8E 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 8E 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 8E 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 8E 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 8E goals of producing affordable housing for low and moderate income residents, maintaining and creating mixed-income neighborhoods, at little economic cost to the District of Columbia

NOW THEREFOR, it is hereby

CASE NO. 04-33  
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RESOLVED, that ANC 8E urges the Zoning Commission to schedule a public hearing on Case No. 04-33 as quickly as possible.

RESOLVED, that ANC 8E urges the Zoning Commission to adopt the text amendment submitted in Case No. 04-33 as quickly as possible.

ANC 8E Chairperson Sandra "S.S." Seegar Sandra S. Seegar