



RECEIVED

D.C. JOBS WITH JUSTICE

D.C. OFFICE OF ZONING

1925 K Street NW, Suite 410 * Washington, DC 20036 * tel (202) 857-1011 * fax (202) 857-3420

2006 MAR 23 PM 12: 02

Written Comments in support of Mandatory Inclusionary Zoning-ZC 04-33

My name is Mackenzie Baris. I am the Director of DC Jobs with Justice, a coalition of 32 labor unions, grassroots community groups, religious and student organizations who work together to improve wages and work conditions for working families in the District of Columbia. I am also a resident of the Near Northeast neighborhood in Ward 6 in Washington, DC.

I am providing written comments in support of the Zoning Commission's Mandatory Inclusionary Zoning program that would bring affordable housing to all parts of the District of Columbia. Nevertheless, I offer comments on necessary additions to the program as reflected in the Campaign for Mandatory Inclusionary Zoning's proposal.

An increasing number of city residents earning low to moderate wages cannot afford to rent or own homes in the District of Columbia. New housing is being built, but mostly expensive condos, apartments and houses. The small amount of new housing for moderate and lower-income families is scarce and falls short of meeting the growing need. By adopting this mandatory inclusionary zoning policy, we can assist a larger number of families of modest means in obtaining decent, affordable homes.

I commend the Zoning Commission for making this a mandatory inclusionary zoning program. Furthermore, Mandatory inclusionary zoning will increase the variety and supply of housing at appropriate locations, thereby improving the health of our communities and our housing market. Moreover, I support the 99-year affordability control periods that the commission is recommending. I believe that this is an important way to maintain the long-term availability of affordable units.

In the addition, I would like to see:

- A) A mixture of low and moderate income units in high-rise developments; and/or
- B) PUDs included in this program so as to increase the production of affordable units and
- C) The same leasing rules apply on "for sale" units for both inclusionary and market rate units.

No single solution will solve the affordable housing crisis in the District of Columbia.

Nevertheless, this proposal is an important new way to bring a substantial amount of good, quality housing to a variety of working families in this city. We thank all those that made this proposal possible.

Mackenzie Baris

ZONING COMMISSION
District of Columbia

Case 04-33

Exhibit 163

AFSCME Council 26 * ATU Local 689 * American University Solidarity Center * DC ACORN * DC Employment Justice Center * DC Coalition for Housing Justice * Empower DC * Fair Budget Coalition * Georgetown Solidarity Center * George Washington University Progressive Student Union * Gray Panthers of Metro Washington * Greater Washington Americans for Democratic Action * IFPTE Local 70 * Jews United for Justice * Metro DC Catholic Labor Network * Metropolitan Washington Council, AFL-CIO * Mobilization for Global Justice * National Writer's Union UAW 1981 * Project South DC * SEIU Local 82 * Shaw Education for Action * Teamsters Local 96 * Teamsters Local 922 * UFCW Local 400 * UNITE HERE Mid-Atlantic Regional Joint Board * UNITE HERE Local 25 * UNITE HERE Local 27 * Washington-Baltimore Newspaper Guild * Youth Action Research Group * Youth Leadership Support Network

ZONING COMMISSION

District of Columbia

CASE NO.04-33

EXHIBIT NO.163