

Ms. Sharon Schelling
Office of Zoning, Government of the District of Columbia
One Judiciary Square
441 4th St, NW Suite 210S
Washington, DC 20001

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

My name is Mark Kudlowitz and I have lived in the District for almost two years. 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.

Sincerely,



Mark Kudlowitz
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