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**Written Comments in support of Mandatory Inclusionary Zoning-
ZC 04-33, with proposed revisions**

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To. Zoning Commissioners of the District of Columbia

My name is Zina Greene I have lived in DC for nearly 40 years I served for 5 years on the Board of the DC Housing Finance Agency and was acting chair when it became solvent and hired Milt Bailey. Prior, I was privileged to conceive of, draft the bill and organize the constituency for the very successful Moderately-Priced Dwelling Unit Legislation in Montgomery County, MD, in 1970-73 It was the first in the nation and it is still effective Many of the questions you are dealing with are ones that we grappled with in developing that legislation

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 several comments on what I believe to be necessary additions and/or changes to the proposed ZC 04-33

It should first be understood that DC is not being magnanimous by requiring the development of such housing We need this housing as much as we need the higher priced housing. We, as a City, regularly hire workers who cannot afford to live here Every new residential unit and every square foot of new office space built in this city creates a demand for additional low and moderate wage earners; whether they be janitors, street sweepers, service personnel, cops, firefighters and the list goes on.

I commend the Zoning Commission for making this a mandatory inclusionary zoning program. Moreover, I support the 99-year affordability control periods that the commission is recommending.

However, to be **fair and successful**, several changes are necessary.

- 1 To be **fair and successful**, this requirement must apply to **ALL** new housing in DC There should be no exceptions, be it homes or apartments, high-density or moderate-density, PUD or development by right, one neighborhood or another neighborhood In Montgomery County we exempted only housing in 5 acre zones The requirements were the same for multi-family high rise as for mid- and low-rise apartments, as for town houses, as for single family housing. Even developers, who may not want such a law, will tell you that it will only work if it applies universally and if necessary, exceptions come with stringent in-lieu requirements
- 2 To be **fair and successful**, the low and moderate income units should be **MINIMALLY ADEQUATE UNITS** That was our most successful

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point in Montgomery County. Everyone knows that some people can afford more and others less. Why pretend otherwise? There are small houses in DC and mansions. Habitat for Humanity does not build mansions – it builds minimally adequate housing that is widely praised. In apartment buildings some people live in efficiencies and others live in large, two-bedroom apartments. Why pretend that there is no difference in income when there is? The great equalizer is the location, the on site amenities, the nice landscaping, good maintenance and the other features necessary to attract and keep market rate tenants along with the low and moderate income tenants.

- 3 To be **fair and successful**, when the DCHA purchases units in a condominium, it should have the right to use them as it wishes, i.e. sale and/or rental. It is not like you have 20 owners renting 20 condos – rather you have the DCHA responsible for all 20 (or however many). The reason condo owners don't like rentals is that they have insufficient control over them and sometimes can't locate the owner. With the DCHA there can be a blanket agreement on behavior and the association always knows how to get to the owner.

In closing, I congratulate you in taking these steps and, at the same time, I urge you to treat everything equally. While the zoning ordinance will have to be adjusted zone by zone to accommodate the requirements, the mandatory overlay should not vary. Fair is fair, and when it is fair it is successful.

If I can be of any voluntary assistance, please call

Thank you for your consideration,


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