

**Tad Baldwin
3507 Morrison St., N.W.
Washington, D.C. 20015-1743**

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April 17, 2006

Ms. Sharon Schelling
Office of Zoning, Gov't of the District of Columbia
One Judiciary Square
441 4th St., N.W., Suite 210S
Washington, D C. 20001

Re Comments on Inclusionary Zoning ZC 04-33

Dear Chairperson Mitten and Commissioners Hildebrand, Hood, Jeffries,
and Parsons:

My name is Tad Baldwin and I am a 35 year resident of Ward 3. I am providing written support for the Zoning Commission's Mandatory Inclusionary Zoning program and also urging several changes to make it even more effective.

On the positive side, the requirements that it is mandatory and that the price control periods are 99 years are very important elements and you are to be congratulated upon these decisions

I would urge that four elements in your proposal be reconsidered.

1. Please require that the legislation apply to PUDs, and at the full requirement level. The Commission can still require other important public benefits in addition to an affordable housing requirement that is not a financial burden to developers.
2. High rises should be required to have half their affordable units serving households at 60% of the median, while the others serve those at 80%. The need is far greater at lower income levels and again there is not an economic burden on developers.
3. The Housing Authority and non-profits should be allowed to rent the units they purchase in sale buildings or this purchase option is of very little value to them. The normal use of these units is for these entities to add additional subsidies for renters, often for specific markets such as special needs populations. Market rate unit purchasers are permitted to rent their units; why is this bias against providers of social housing appropriate?
4. The requirements of the bill should be in housing units, not square feet. Using square feet is a much more complex process, especially in mixed use buildings that require attribution of areas to three or

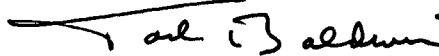
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more uses. Also, using unit counts permit developers to build smaller, but adequate, units, an economic advantage to them. It also allows condo fees to be lower in those buildings that tie such fees to unit sizes, helping affordability to the targeted income levels.

I know that this program will be a positive influence in both creating affordable housing and in reducing the growing economic and racial segregation of our city. Thank you for taking positive steps to make the bill as effective as it can be in this unique setting.

Sincerely,

A handwritten signature in black ink, appearing to read "Tad Baldwin", with a stylized flourish at the end.

Tad Baldwin