

April 20, 2006

Ms Sharon Schelling
Acting Secretary to the Zoning Commission
Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, D C 20001

#04-33

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Dear Ms Schelling,

We, the undersigned future first-time homeowners in the District of Columbia, who are in the process of receiving training on homeownership, are pleased to submit the following comments and recommendations concerning the current legislation on Inclusionary Zoning. The inclusionary zoning requirements, while only addressing a relatively small number of affordable housing units in relation to D C 's overall need, is sorely needed and long overdue. It is one of many legislative and public policy remedies needed to help adequately deal with our current affordable housing and ever growing persistent poverty crisis.

We strongly disagree with the current proposal's resale and length of affordability requirements/restrictions in regards to homeownership for lower income people. While we believe in reasonable length of affordability restrictions and resale/equity recapture requirements, we feel the current inclusionary zoning proposal goes way too far. It places extreme, unfair and discriminatory restrictions on us, the people who can least afford it. The proposal also fails to differentiate between different forms of homeownership and rental housing. This defeats the purpose of homeownership for lower income people like us, which is to provide a pathway out of low income status.

The logical end of the homeownership provisions in the current proposal is to, in effect, add to the creation of a permanent underclass of lower income people and make it even more difficult for us and generations who follow us to rise out of poverty through homeownership. As a result, it would keep us in a "second class" citizenship status.

In addition, the current proposal opts for the goal of preservation of affordable housing at the expense and to the serious detriment of affordable homeownership and wealth creation. Our city must be unalterably committed to creating a range of housing options and opportunities through homeownership, rental housing, limited equity coops, community land trusts, special needs, and transitional housing opportunities--a range of housing options along a continuum that equitably balances the need for long term and permanently affordable housing (primarily through rental) and equity creation options through homeownership with reasonable and fair restrictions.

So as to not disenfranchise ourselves and first-time lower income homebuyers--such as we are, the District of Columbia is adversely affected--the current inclusionary zoning proposal does not

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offer us the true benefits of homeownership and may even put us at a greater disadvantage.

We urge the Zoning Commission, Mayor Williams and the City Council to seriously consider our concerns

Sincerely yours

Allen Birt
718 Park Rd #2 NW
Washington D.C. 20010

Janice Jeter
1029 Perry St. NE #204
Wash. DC, 20017

Nekia Y Walker
1220 Fairmont St NW
Washington, DC 20009

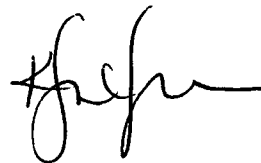
Katrina Feemster
1104 21st Street NE #106
Washington, DC 20002

Gene Neub
1631 Euclid St. N.W.^H 211
WASH D.C., 20009

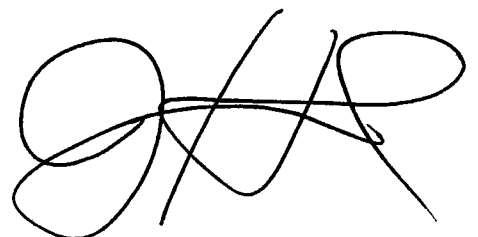
Jenna Holloway rd #
2633 Adams Mill NW 205
Washington, D.C. 20009

Albert Birt

Janice Jeter



JAMES NEALE



Waynonia Potts
1700 Q St. SE
Washington DC 20020

WAYNONIA POTTS

Maura Bonilla
3719 New Hampshire Ave NW
Washington, DC 20010



DeLisa Barrons
1200 N Str NW #401
Washington DC 20005

deLisa Barrons

Danielle Felix
1800 F St NW #3113
Washington, DC 20405

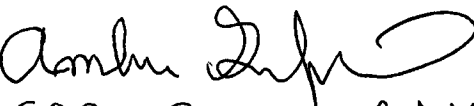
Danielle Felix

Marty Matthews
5116 Fitch St SE
Wash D.C. 20019

Marty Matthews

Miss Annette Perkins
1350 Clifton St NW #4146
Wash, DC 20009

miss Annette Per


6020 Sligo Mill Rd NE
Washington DC 20011

Amber Griffin

Anthony Harris-Bey
6020 Sligo Mill Rd NE
Washington DC 20011

 Harris-Bey