



Written Testimony

Support of the District of Columbia's Mandatory Inclusionary Zoning
Metropolitan Council of Governments

District of Columbia

Bowie

College Park

Frederick County

Gaithersburg

Greenbelt

Montgomery County

Prince George's County

Rockville

Takoma Park

Alexandria

Arlington County

Fairfax

Fairfax County

Falls Church

Loudoun County

Manassas

Manassas Park

Prince William County

The Metropolitan Washington Council of Governments (COG) would like to provide written comments in support of the District of Columbia's Zoning Commission's consideration of a Mandatory Inclusionary Zoning policy that may assist in bringing affordable housing to all neighborhoods within the District of Columbia

Founded in 1957, the Metropolitan Washington Council of Governments (COG) is an independent, nonprofit association comprised of 19 local governments surrounding our nation's capital, plus area members of the Maryland and Virginia legislatures and the U S House of Representatives. COG provides a focus for action and develops sound regional responses to such issues as the environment, affordable housing, economic development, health and family concerns, human services, population growth, public safety, and transportation

As home and rental prices increase throughout the region, many low-and moderate-income families cannot afford to live in the District of Columbia. Although new homes are being built, almost all of these are expensive condos, apartments and houses. The number of new housing units for low and moderate-income families is very small and nowhere meets the need of many families in the workforce. By adopting Mandatory Inclusionary Zoning policy, more families will be able to live in decent, affordable homes

COG fully supports the District's consideration of a Mandatory Inclusionary Zoning policy, we hope that every residential development in the District of Columbia provides some units of affordable housing for low-and moderate-income families. We are encouraged that the regional Area Median Income (AMI) as applied in this policy includes targeted incomes of up to 50% of Area Median Income (currently \$44,650 for a family of four) and up to 80% of Area Median Income (currently \$71,450 for a family of four). As a result, we hope that the District of Columbia will make the next leap forward by integrating such a policy immediately

Mandatory Inclusionary Zoning can greatly assist in increasing the supply of the affordable housing stock in the District of Columbia. We fully support the idea of creating a stock of long-term affordable housing over a 99-year control period. We believe that this is an important way to maintain the long-term availability of affordable units

Finally, COG would like to thank the Zoning Commission for giving consideration to a Mandatory Inclusionary Zoning policy. It is an important step in solving the housing crisis and increasing the number of good, quality housing units within the Metropolitan Washington region

ZONING COMMISSION
District of Columbia

CASE NO. 04-33
EXHIBIT NO. 176

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