

April 19, 2006

Sharon Schellin
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DC OFFICE OF ZONING

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Hello Ms Schellin

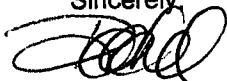
My name is Rachel Dickerson and I am a DC resident of 29 years. I am writing in support of the Zoning Commission's Mandatory Inclusionary Zoning Program, which seeks to increase affordable housing options throughout the District of Columbia.

I want to thank the Zoning Commission for their hard work and support of Inclusionary Zoning, that IZ will be a great tool to meet the housing needs of DC residents. I oppose the current proposal's resale and length of affordability requirements and restrictions in regards to homeownership for lower income people. As is, it will perpetuate a second-class citizenship among lower income residents and put the responsibility on them, rather than on the city or the wealthy, to house low income residents in the future. I am demanding that the goals of "affordable housing preservation" and "wealth creation among low income residents" not stand in opposition to each other.

I would like to suggest that the Zoning Commission opt for a model based on what DC nonprofit housing producers have been using for many years, one that places more reasonable requirements and restrictions and allows lower income homebuyers to share in their neighborhood's economic growth. Homeowners generally work toward a better community and create a cleaner, safer and better environment around the city, we do not want to limit that community power. I would also like to suggest that our city be unalterably committed to creating 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.

Thank you for your commitment to ending the housing crisis in DC.

Sincerely,



Rachel Dickerson

ZONING COMMISSION
District of Columbia

CASE NO. 04-33

EXHIBIT NO. 178

ZONING COMMISSION
District of Columbia
CASE NO.04-33
EXHIBIT NO.178