

Greater Washington Americans for Democratic Action

Glenn D. Miller, Chair

ZONING COMMISSION
District of Columbia

CASE NO. 04-33
EXHIBIT NO. 180

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2006 APR 24 AM 10 28

Written Comments in support of the Mandatory Inclusionary Zoning – Z.C. 04-33

My name is Glenn Miller, Chair of The Greater Washington Americans for Democratic Action (GWADA). I am a lifelong resident of DC and 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 and provide an economic and racial diversity in the housing system.

I also offer comments on necessary additions to the program as reflected in the Campaign for Mandatory Inclusionary Zoning's proposal.

An increasing number of DC residents earning low to moderate wages cannot afford the rent or own homes in the District of Columbia. New housing is being built, but mostly expensive condos, apartments and houses. The small amount of new housing for moderate and lower income working families is scarce and falls short of meeting the growing needs. By adopting this Mandatory Inclusionary Zoning policy, we can assist a larger number of families of modest means in obtaining decent, affordable housing without being relegated to a part of the District of Columbia with affordable housing only available to low income families, so as not to create a new "ghetto" in the District by offering uniquely "low-end" housing.

I commend the Zoning Commission for making this a mandatory inclusionary zoning program. Furthermore, Mandatory Inclusionary Zoning will increase the variety and supply of housing at appropriate locations, thereby improving the health of our communities and our housing market. Moreover, I support the 99-year affordability control periods that the Commission is recommending. I believe that this is an important way to maintain the long-term availability of affordable units.

In addition, I would like to see:

- a) A mixture of low and moderate income units in high-rise developments and /or,
- b) PUDs included in this program so as to increase the production of affordable units and,
- c) The same leasing rules apply on "for sale" units both inclusionary and market rate.
- d) I would also like to see incentives provided to developers so as to rehabilitate neighborhoods in the District with a reputation of being "difficult, unsafe, disadvantaged". Developers could then build both inclusionary and market rate units, both targeting low to moderate income working families but also higher income families while revitalizing these neighborhoods so as to attract a more economically diverse population.

No single solution will solve the affordable housing crisis in the District of Columbia. However, this proposal is an important new way to bring a substantial amount of good, quality, affordable housing to a variety of working families in this city.

We thank all who made this proposal possible.

Glenn D. Miller
Chair
Greater Washington Americans for Democratic Action