

Washington, D.C April 20, 2006

To: Sharon Schellin
Office of Zoning, Government of the District of Columbia
441 4th Street, NW Suite 200-S
Washington, DC 20001

#04-33

My name is Jose I Guevara and I am a DC resident of 23 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 also would like to comment on the proposal and suggest some changes in regards to affordable homeownership that accounts for and balances the two goals of long-term affordability and building equity through homeownership for lower income people.

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- * 1 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
- * 2 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
- * 3 Demand that the goals of "affordable housing preservation" and "wealth creation among low income residents" not stand in opposition to each other
- * 4. 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.
- * 5 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

Respectfully yours,

Jose I Guevara
Washington DC and USA citizen
Jubilee Housing Resident

ZONING COMMISSION
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 181

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