



April 19, 2006

Sharon Schellin, Acting Secretary to the Zoning Commission
Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

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Re Proposed Inclusionary Zoning Program

Dear Ms Schellin

We are writing in response to the request for comments on the Notice of Proposed Rulemaking, ZC Case No 04-33 (Text Amendment — Inclusionary Zoning)

We support the comments in the letter from Charles K. Barber, President of the District of Columbia Building Industry Association

We would like to call your attention specifically to one provision, Section 2605.1. As we explain below, we respectfully submit that Section 2605.1 poses unnecessary obstacles for the financing and construction of affordable housing in the District of Columbia.

With Section 2605.1, the Commission has proposed that a development may not include both for-sale and rental units. This provision renders impossible the use of the Low Income Housing Tax Credits to finance the development of low-income, rental units in a development that also includes for-sale units.

We respectfully request that you reconsider the impetus for Sections 2605.1.

Sincerely,

Malik O. Ellis, Esq.
Chief Operating Officer

ZONING COMMISSION
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 185