

**MI CASA, INC.**

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2006 APR 24 PM 4:04**MEMO****TO:****FROM:**

Sharon Shelling, Acting Secretary to the Zoning Commission

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RE:**YOUR REFERENCE NUMBER:**

CASE NO. 04-33 Inclusionary Zoning (202) 722-7423

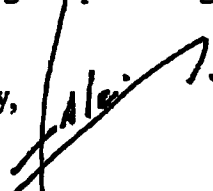
☐ URGENT☒ FOR REVIEW☐ PLEASE COMMENT☒ PLEASE REPLY☐ PLEASE RECYCLE**NOTES/COMMENTS:**ZONING COMMISSION
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 201ZONING COMMISSION
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 201

Limiting Off-Site Development of Inclusionary Units

Finally, we support permitting the placement of affordable units to off-site locations *only* in situations where it can be demonstrated that the development of on-site units would present hardship to the developer. These units should be in the form of one-to-one replacement or at equal cost. Community support for Inclusionary Zoning comes in large part from the desire to further diverse and mixed-income buildings and neighborhoods. Only a MIZ program which requires on-site development will further this goal and enable low and moderate income residents to live throughout the city.

Again, we appreciate the Zoning Commission's consideration of the important matter of producing and preserving affordable housing to the District's diverse populations.

Sincerely,


Fernando Lemos
Executive Director
Mi Casa, Inc.



Manuel Hidalgo
Executive Director
Latino Economic
Development Corporation

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