



CIH PROPERTIES, INC.

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REAL ESTATE - MANAGER, BUILDER & DEVELOPER

April 21, 2006

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

RE Inclusionary Zoning Case No 04-33

Dear Members of the Zoning Commission for the District of Columbia

I am a member of the DC Building Industry Association (DCBIA) As you know, DCBIA represents residential and commercial builders and developers operating within the District of Columbia It is my experience that DCBIA fully understands the importance of developing and maintaining high-quality affordable housing, and its members create the overwhelming majority of the affordable homes developed within the city

I have heard members of the Council and Office of Planning state that they have contacted many of the stakeholders within the District of Columbia concerning the proposed Inclusionary Zoning regulations, and that there is a basic consensus within the development community that the Inclusionary Zoning regulations, although perhaps not perfect, are acceptable as drafted

I strongly disagree with that statement It is my judgment that the only clear consensus of DCBIA members is that the Inclusionary Zoning program will not reach its goal as presently drafted

I am a part of that consensus The program penalizes residential development Market forces are the incentives that should be used to achieve the objectives of advancing mixed-income affordable housing The disincentives in the rule changes can cause severe unintended consequences, retarding affordable housing production and threatening the health of the DC housing market

Sincerely,

Michael D Huke
Chairman and CEO

Cc All Members of the District of Columbia Council
DC Office of Planning
Mayor's Office

ZONING COMMISSION
District of Columbia

CASE NO. 04-33

EXHIBIT NO. 219

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