



June 22, 2005

Carol Mitten
Chairperson DC Zoning Commission
1 Judiciary Square
441 4th Street, NW
Washington, DC 20001

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D.C. OFFICE OF ZONING
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RE: Mandatory Inclusionary Zoning Case # 04-33

Dear Stephen:

As an Architect and Developer of multi-family housing with thirty years of experience, I am writing in support of the DC Campaign for Mandatory Inclusionary Zoning. The current and projected future strength of the DC real estate market not only allows but dictates the need for Mandatory Inclusionary Zoning if we are to provide needed housing for our workforce.

The proposed use of a compensating density bonus makes the proposed legislation economically feasible with little cost to the development community. My analysis of the "industry" economic models indicates that the affordable set-asides proposed by CMIZ can easily be absorbed by the market potential of the added density. The industry models, which have been used to argue for lower set-asides (reflected in the OP proposal), are in my opinion fraught with overstated costs for land, construction and the return on equity.

Similar requirements for inclusionary zoning with significantly less density incentive have been successfully implemented in Montgomery, Fairfax and Loudoun Counties. The target set-asides recommended by CMIZ will rapidly be absorbed into the way we do business in the District of Columbia. As a developer/stakeholder, I am more concerned about the process of implementation than the cost of the target set-asides. I strongly urge you to keep it simple.

Sincerely,

Donald E. Tucker, AIA
Executive Vice President
AHD, Inc.

Cc: Stephen Wade

