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John H. McKoy
1306 Holly ST. NW
Washington, DC 20012

July 18, 2005

Ms. Carol Mitten, Chair
DC Zoning Commission
441 4th ST. NW
Washington, D.C.

Dear Ms. Mitten:

I am writing this letter of support for the 'inclusionary zoning' text amendment, #04-33, to be considered later this month. I write as a private citizen, who has been Director of the Office of Planning and President of DC Agenda. During the last year of DC Agenda's operation, we spent considerable time addressing the issue of "equitable development." We felt that part of resolution to the problem of inequitable residential dislocation and insufficient housing opportunity for lower middle and low income residents lay in encouraging the private market to contribute more substantially to affordable housing. Towards this end, we felt that mandatory inclusionary zoning was a tool with tremendous promise.

Along with many other organizations, we helped form the DC Campaign for Mandatory Inclusionary Zoning to study similar ordinances around the country, shape the most appropriate approach for DC, and build support for a text amendment. The Campaign sought advice from zoning lawyers and developers, and worked with ULI and the DC Office of Planning to craft an ordinance we felt addressed the needs for promulgating mixed-income development, yet was responsible to the constellation of parties involved in any development. While DC Agenda closed last June, the Campaign grew and the proposal matured. The proposal which you are now considering reflects the hard work, commitment and compromise of a wide range of organizations who believe that mixed-income development and neighborhoods in Washington can be achieved through a variety of policy tools, public dollars, and private investment.

Some of the early members of the Campaign included: Coalition of Nonprofit Housing and Economic Development, DC ACORN, DC Jobs with Justice, The Enterprise Foundation, League of Women Voters, Local Initiative Support Corporation, Metropolitan Washington Council, AFL-CIO, Policy Link, and Washington Regional Network for Livable Communities.

Zoning Commission
District of Columbia

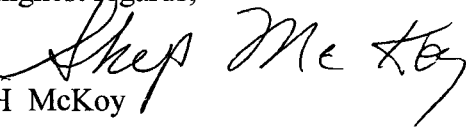
CASE NO. 04-33
EXHIBIT NO. 33

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I join with these and the many others within and beyond the campaign that urge the adoption of a text amendment for mandatory inclusionary zoning

With highest regards,


John H McKoy