

Testimony in Support of the Campaign for Inclusionary Zoning's Proposal, case number: 04-33, July 25, 2005.

To Carol Mitten, Chair
DC Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

I am Tim Stephens, Advisory Neighborhood Commissioner for the single member district 1B06 in Columbia Heights. The boundaries of this district are Belmont, Euclid, 14th and 15th streets NW. I am here as a citizen and an advisory neighborhood commissioner, but not as a representative of ANC1B. ANC1B has endorsed the principle of inclusionary zoning, but has not taken a position of specific proposals.

I cannot stress, underline or emphasize the necessity of the Zoning Commission to address the need for affordable housing. In the few short months since running for and being in office my single member district has lost more than 50 units of affordable housing, another 20 are under threat right now. This is a crucial time for the future prosperity and integrity of this city.

I believe you have in front of you the best proposal to support affordable housing through zoning. Mandatory inclusionary zoning can help assure a diverse, multi-ethnic and multi-income community. I commend the resolution to you for support.

As I stated affordable rental housing is departing rapidly from my sector of the city. This is happening at a time when there are multiple undeveloped and underdeveloped lots. Your actions can be crucial in assuring the longer term diversity of housing options where I live, and across the changing city.

The Campaign for Inclusionary Zoning has provided you substantial evidence about the success of these ordinances. We need your assistance to assure this community too will produce new housing for low and moderate income workers, and maintain a mixture of income-levels living in proximity to transit, jobs and services.

By allowing the creativity of the market to be harnessed and linking the wealth created in the recent expansion of real estate values, you are in the position of assuring essential workers (teachers, nurses, first responders) will be able to live *and* work in the communities they serve. Appropriate density bonuses will also mean that developers have the incentive to continue to re-invest in our city as we continue to address the inner-core housing deficit.

I commend to you need to address the need for the creation of affordable housing, and specifically this proposal because sufficient incentives while equally ambitious in its goal to ensure affordable, diverse housing options. Thank you for your attention.

Tim Stephens
1415 Chapin Street, NW #506
Washington, DC 20009
ANC1B06
202-297-6178
timstep1@yahoo.com

ZONING COMMISSION
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 38