

Monday, July 25, 2005

**TESTIMONY OF ANC 2B07 COMMISSIONER BABAK MOVAHEDI
SUPPORT OF INCLUSIONARY ZONING**

Madame Chair

~~Mr. Chairman~~, members of the board: Good evening My name is Babak Movahedi and

I am a Commissioner for ANC 2B07, and I would like to thank you for the opportunity to speak to you tonight as a representative of our Dupont Circle community

This June, our ANC unanimously voted to support the *D.C. Campaign for Inclusionary Zoning*—a proposal that will bring much needed affordable housing to a city experiencing rapidly rising property costs.

Inclusionary Zoning is not a unique solution, it has been used by hundreds of cities and counties across the country for almost 30 years to encourage developers to build mixed income housing and foster diversity We believe Mandatory Inclusionary Zoning will have the same success here in the District of Columbia By promoting mixed income communities we are helping to create neighborhoods where residents can live, shop and work within walking distance In doing so we keep more cars off our streets and reduce the demand on our public transportation

As a real estate professional, I have seen first-hand the exponential growth and development of the housing market in the District: neighborhoods are being renovated, property values are up, neighborhoods have been rebuilt, and an increasing number of high-income individuals are moving into Washington. Our city has benefited from this

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CASE NO. 04-33
EXHIBIT NO. 52
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trend, our streets are cleaner, more employers are locating here, and the city coffers are filled with new tax revenue

However, left behind and often displaced by this trend are our middle and low-income workers. Our workers are being displaced by skyrocketing rents and real estate prices. These workers are our teachers, firemen and police. They are the clerk at the local grocery, the single mothers, and the young professionals. I believe Mandatory Inclusionary Zoning will make more housing available to Washington's working families.

In closing I have three requests, one that was suggested by ANC 2B and two that were not brought before the ANC at the time of its meeting. One, that properties in historic districts remain protected. Two, that the commission keep the income requirements at the level suggested by the *Campaign for Inclusionary Zoning*. And Three, I strongly believe that offsite development should be restricted. The purpose of Inclusionary Zoning is to promote neighborhood diversity. By not absolutely restricting offsite developments the benefits of Inclusionary zoning will be lost.

Thank you for your time

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