

DC ZONING COMMISSION HEARING

Case No. 04-33

July 25 2005

We are pleased to testify in favor of the text amendment submitted to the Zoning Board by the Campaign for Mandatory Inclusionary Zoning (CMIZ). The approval of this amendment will provide a means for the District of Columbia to increase so-called 'work force' housing in new and rehabilitated buildings in all parts of the District. Since half of the set aside units would be affordable to households earning 50% of the Area Median Income (AMI) and half at 80% of AMI. Since an important part of the proposal is to provide integrated and diverse communities, it is not appropriate to limit the set aside units in high rise buildings only for those at 80% AMI. The opportunity for the DC Housing Authority and qualified non-profit groups to purchase or rent half the set aside units so that Housing Choice Vouchers users can also benefit from IZ is another important part of the proposal.

The proposed text amendment has been carefully worked out after consideration of the best practices found in other communities which have IZ requirements. Compensation to developers and alternatives have been discussed with developers in the area, and a strong attempt has been made to ensure fair treatment of developers. The exact percentage of set aside units is varied according to type and height of developments, and it had been decided that a unit-set aside requirement would be more practical and more easily monitored and enforced than a square-footage requirement.

**ZONING COMMISSION
District of Columbia**

CASE NO. 04-33

EXHIBIT NO. 56

**ZONING COMMISSION
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 56**

IZ has been criticized because it does not solve ALL housing problems. There is no single solution to a situation which has been years in the formation, but it is one piece in an array of programs. We urge the Zoning Board to move forward on this proposal so that it can join rent control, set aside requirements in buildings developed on public land, and use of Housing Production Trust Fund money in increasing and maintaining affordable housing so badly needed in the District of Columbia. We do not want to lose longtime residents of DC, and we want those who teach in the schools, provide for public safety, or provide any services to the other residents of DC to be able to move back into the District.