

TENAC

July 21, 2005

Ms Carol Mitten, Chair
DC Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20002

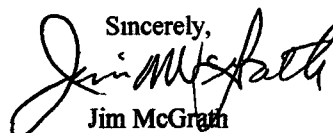
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Dear Ms Mitten

The D.C. Tenants' Advocacy Coalition (TENAC) supports the DC Campaign for Mandatory Inclusionary Zoning (CMIZ). We will not be able to testify at the Commission's hearing on this subject, scheduled for July 25, but we wish to go on record in support of the CMIZ proposal (Case No 04-33). We believe that measure would assist in providing critically-needed affordable housing in this city. Certainly its provisions for income-targeting, per cent of set-asides, application to rehabbed buildings and limited exceptions are significant and necessary steps in that direction

TENAC has long championed affordable housing in the District of Columbia. Nothing is more critical than that in a time of housing real-estate speculation that is virtually out of control in this city. Nobody in the political structure seems to be paying attention. We certainly hope that you are. The hardships visited upon tenants in rental housing at this time are incalculable. We believe the provisions of CMIZ will help alleviate this crisis, and for all of these reasons, we respectfully ask that you approve the CMIZ proposal as submitted.

Best wishes

Sincerely,

Jim McGrath
Chairman

~~Zoning Commission~~
~~District of Columbia~~

CASE NO. 04-33
EXHIBIT NO. 71

D.C. TENANTS' ADVOCACY COALITION
REPRESENTING ALL D.C. TENANTS

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ZONING COMMISSION
District of Columbia
CASE NO.04-33
EXHIBIT NO.71