

Testimony in Support of the Campaign for Inclusionary Zoning's Proposal, case number: 04-33 before the District of Columbia Zoning Commission, 7/25/05.

I am Glenn Miller. I reside at 731 6<sup>th</sup> St. SE in Ward 6 in the Capitol Hill neighborhood. I represent as Chairperson the Greater Washington Chapter of Americans for Democratic Action. The ADA was founded in 1947 as an organization of progressives dedicated to the achievement of freedom and economic security for all people everywhere through education and democratic political action.

We support the Campaign for Mandatory Inclusionary Zoning's proposal. GWADA has Long been in support of the concept put forward in this proposal and is part of the Jobs With Justice coalition that has been a prime mover in developing this campaign.

As a community matures and land available to develop becomes more scarce it becomes ever more necessary for government to play a role in fostering housing construction that will provide options for low and moderate income groups. The market under the present price acceleration that we now see in the District will naturally favor higher value added construction. Mandating space for affordable housing with the protections suggested by the CIZP such as the first right to purchase for non profits and the affordability controls are essential to implement the goals of creating a larger stock of affordable housing in our city. Not taking such steps and without workable alternatives we may see an ever increasing shortage of units that lower income people can afford. A diverse economy and especially one like ours so dependent on services supporting government and tourism will inevitably produce a diverse mix of pay levels including those at the lower end. Those in this category are no less essential to the vibrancy of our economy. Without the steps talked about tonight we may see a greater scarcity of people who can fill these roles since they can't afford to live here. Or they will be increasingly forced into lengthy commutes which increase congestion, increase pollution and add to family stress due to less time at home. We at GWADA urge you to support this proposal. Thank you for the opportunity to testify this evening.

ZONING COMMISSION  
District of Columbia

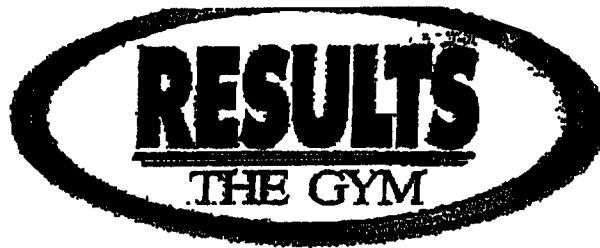
CASE NO. 04-33  
EXHIBIT NO. 74

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RE: Testimony in support of CIZP.

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NOTES/COMMENTS:

I still wish to retain  
spot on list to testify  
if 3rd night.

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