

**Testimony in Support of
the Campaign for Mandatory Inclusionary Zoning's Proposal,
case number: 04-33**

My name is Mackenzie Bars, and I live at 232 Parker St, NE in the Near Northeast neighborhood in Ward 6. Thank you for this opportunity to testify tonight.

I am here to support the Campaign for Mandatory Inclusionary Zoning's proposal.

My father moved to the District eight years ago, and I joined him here four years ago. I was drawn to DC because of its walkable and diverse neighborhoods, and love living and working here. I hope to be able to build my life here and invest in the city by buying a home, sending my children to public schools, and being active in my community. I would like for my father to be able to remain close by in the city even after he retires and is on a fixed income.

But my experiences so far give me cause to worry that these things will not be possible here. As a young person starting my career, it has been extremely difficult for me to find affordable rental housing, and buying a home is completely out of the question. Each day in my own neighborhood and those of my friends I see housing being built that I can never hope to live in.

I believe a mandatory inclusionary zoning policy is an important part of the solution to our current housing crisis. The government and non-profits shouldn't have to shoulder the entire burden of creating and preserving affordable housing. Mandatory inclusionary zoning provides a way for private developers to also contribute.

Inclusionary Zoning will produce affordable housing for moderate-income people like myself, as well as for lower-income workers who are even more squeezed by the housing crisis, and allow us both to live together in the same neighborhood.

In order for Inclusionary Zoning to create these vibrant and diverse communities, the affordable housing must be constructed on-site. This is the only way to get affordable housing into expensive neighborhoods. To make sure that neighborhoods are stable and include affordable housing for future generations, it is also important that there are affordability control periods.

It is reasonable to keep owner-occupied units affordable for 20 years and rental affordable units affordable for 50 years. In addition, if owner-occupied housing is finally sold after 20 years, half the proceeds from the sale should flow to the Housing Production Trust Fund to allow more affordable housing to be created.

We want to encourage people to invest in and help build communities, not to quickly sell for a profit. We also want to make sure that neighborhoods stay affordable for the long-term so that they remain diverse and so there is room for friends and families to build community together.

I believe that the Campaign for Mandatory Inclusionary Zoning's proposal will help to create the city I want to live in, and strongly urge you to adopt this policy.

**ZONING COMMISSION
District of Columbia**
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EXHIBIT NO. 89

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