

Testimony before the
DC ZONING COMMISSION
on Inclusionary Zoning
Z.C. Case No.04-33A
October 5, 2006.
Rose Marie Flynn

I am pleased to testify for the Gray Panthers at this hearing. For more than 2 years the members of the Campaign for Mandatory Inclusionary Zoning have exerted their best efforts toward having a program of Mandatory IZ in place in the District of Columbia. for the betterment of the city and its residents. We may be inclined ^{to} feel that the worst is behind us, but we find it is still necessary to support the placement of IZ units throughout Washington—this strengthening of mixed income housing is needed in all areas to maintain and to increase that diversity which enriches a city,. We thank Carol Mitten and the members of this Commission ^{TOP} for their diligent work in the mapping we have before us and for resisting easy ways out in order to avoid possible resistance in some sections of the city, especially in those designated as historic. It is becoming almost trite to say that IZ (~~plus other programs~~) is just one tool in the kit to increase housing for low and moderate income residents and to increase that needed diversity, but it is a necessary tool.

Nothing is perfect, so despite my overall approval, I have one disappointment with the ~~plan mapping~~ ^{plan}. Rehabilitation of a whole building has been excluded unless there is a 50% addition. . It ~~is~~ may be difficult to find a way to give a bonus to a builder who rehabilitates a building without that addition, but sure ^{vs} it would be possible. This would allow many more opportunities through all sections of an already highly built-up city to add more low and moderate income units.

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EXHIBIT NO. 17