

Z.C. Case No 04-33A

Testimony of Jacob Fain for the Zoning Committee on Mandatory Inclusionary Zoning  
October 5, 2006

My name is Jacob Fain, and I am a Board member of Jews United for Justice. I grew up just outside the District, and have lived here for the past four years since graduating from college. Since moving into DC I have lived in the U Street area, Mount Pleasant, and now am a first-time property owner in Adams Morgan. I work for an international anti-poverty non-profit, and my wife just returned to get a masters degree in education after spending the last two years teaching Middle School Health at the Caesar Chavez Public Charter School in Northeast. I support affordable housing in my neighborhood because I want people who work in the District to be able to live here. Inclusionary zoning is a critical step in this direction.

I believe that inclusionary zoning should cover as many neighborhoods as possible, including to historic districts because inclusionary zoning results in more affordable units while at the same time preserving character of a neighborhood. The D.C. Office of Planning's map proposal is fairly applied all over the city. The distribution of affordable housing means that there will be a diversity of housing opportunities throughout the city.

I want to continue to live in the District. However, without more mixed-income communities, when my wife and I decide to start a family, we will not be able to afford to stay. Our current one bedroom condo will not be big enough for children, and given the real estate market, we cannot afford a more spacious home. Inclusionary zoning is an important part of a larger strategy to meet the affordable housing needs of people like me, and future District residents.

Thank you very much for giving me the opportunity to speak with you.

Jacob Fain

**ZONING COMMISSION**  
**District of Columbia**  
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**EXHIBIT NO.** 29  
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