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**Testimony in support of the Office of Planning's Inclusionary Zoning Map
Z.C. Case No. 04-33A**

October 5, 2006

Good evening

My name is Farah Fossé, I am DC resident living at 1058 Quebec PI NW – in Ward 4 I also work as the Director of the Affordable Housing Preservation Program at the Latino Economic Development Corporation The Latino Economic Development Corporation (LEDC) is a private, non-profit 501(c)(3) corporation founded in 1991 Our mission is *to improve the wealth-building capacity of low- and moderate-income Latinos and other underserved communities in the Washington area* We do this by pursuing four objectives

- 1) Increasing the number and strength of small businesses,
- 2) Increasing homeownership,
- 3) Preserving affordable housing and preventing tenant displacement, and
- 4) Strategically targeting all of LEDC's services to revitalize the economies and appearance of the neighborhoods where our target population lives and works

As a resident of DC I strongly support an Inclusionary Zoning program that is applied equitably across all of DC's neighborhoods – I believe that the map which is proposed by the Office of Planning meets this objective

In my neighborhood, Petworth, we have a huge amount of new developments being built right now – particularly along the metro corridor and there are many more developments currently in the planning stages I hope that these buildings will include units affordable to the majority of renters currently living in the neighborhood - people like myself making below 80% of the Area Median Income I welcome the new housing opportunities which Inclusionary Zoning might bring to my neighborhood

On behalf of the Latino Economic Development Corporation I also strongly support Inclusionary Zoning and urge that it be applied across the entire city so that it will create the most units possible

Directly preceding this hearing one of LEDC's clients in our home purchase program voiced her support of IZ in a press conference Her name is Lucia Lara, a 12 year resident of Columbia Heights – who has been in the market to purchase a home for 4 years She would have liked to stay to offer testimony in support of a broadly applied IZ program but she had to leave to attend an information session at the Urban League so that she would be eligible to enter a raffle for one of eight homes which are being sold at below-market rates to low and moderate income residents – a program not unlike MIZ

**ZONING COMMISSION
District of Columbia**

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EXHIBIT NO. 32

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If Lucia had been able to testify she would have been able to truly express why this map is so important. Each area that is covered means more units that will be available to low and moderate income people. Maybe a few more units does not seem like a big deal – I imagine people will testify to the effect that it won't make much of a difference if historic zones or even other neighborhoods are exempt from Mandatory Inclusionary Zoning – but to the residents who are in search of a home this is a big deal. Currently LEDC is working with over 125 low and moderate-income families who are looking to purchase. I believe that they along with every one of the families who at this moment are packed in the Urban League office hoping to be one of the lucky eight to win the opportunity to purchase an affordable home would tell us that every unit counts.

I don't expect Inclusionary Zoning to solve DC's affordable housing crisis – and I know the program will not work for everyone - but I do think that it is a very important tool to not only provide more quality affordable homes but also to forward our common goal of creating an "Inclusive City" with mixed income neighborhoods and buildings and more housing opportunities all around. Again, I strongly urge you to approve the Office of Planning map and thereby an IZ program that applies equitably across the entire city in as many neighborhoods as possible.