

WASHINGTON REGIONAL NETWORK FOR LIVABLE COMMUNITIES

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Comments by
Washington Regional Network for Livable Communities and
D C Campaign for Mandatory Inclusionary Zoning regarding

Inclusionary Zoning, Phase 2 – Historic Districts
Z.C. Case No. 04-33A
Before the D.C. Zoning Commission
October 19, 2006

My name is Stephen Wade and I am the Program Associate of the Washington Regional Network for Livable Communities (WRN) WRN is a non-profit organization that advocates transportation investments, land use policies, and neighborhood designs that enhance existing communities and the environment of the Washington, D C region. We have a special focus on ensuring that smart growth means greater social equity We are also a member of the D.C. Campaign for Mandatory Inclusionary Zoning, a diverse coalition of local labor unions, affordable housing advocates, social service providers, civic associations, and faith-based unions seeking to meet the housing needs of working families. We are now in the third year of our campaign to get mandatory inclusionary zoning implemented in the District of Columbia. I am speaking on behalf of WRN

Cheryl Cort spoke at the last hearing on behalf of the Campaign about the need for this policy to be applied as effectively, equitably, and simply as possible She commended the Office of Planning on its straightforward and balanced approach to applying inclusionary zoning to certain zones and areas of the District Also, WRN and CMIZ asked for three changes that would improve the map There three suggestions are. **include the Downtown Development District, but delay implementation by 3 years, include Planned Unit Developments (PUDs), and require affordable units on a sliding scale for PUDs.** I will not rehash the arguments for these points as they were thoroughly covered in her testimony.

My testimony is more general, related to the Zoning Commission's approach. By creating a balanced inclusionary zoning policy for the District, the Zoning Commission is saying that all D C residents should have an opportunity to live near jobs, good schools, in new developments This is a forward looking vision that moves the District towards being one of the most inclusive cities in the country. We applaud this policy commitment.

We hope that you will continue with this approach and vision as you map the policy. The Zoning Commission should be asking how to include as many areas of the city as possible, not which ones should be excluded. The mapping of this policy should be based on how we make this policy as effective and balanced as possible Narrow interests and short-sighted, unfounded

ZONING COMMISSION
District of Columbia
CASE NO. 04-33A
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 54
CASE NO. 04-33A
EXHIBIT NO. 54

should not dictate the mapping of this policy DCOP's thorough analysis for IZ and the Comp Plan shows that the District is prepared for anticipated growth and thus there is no reason to limit the extent of mapping inclusionary zoning Since we all agree that the more extensively this policy is mapped, the more effective it will be, the Zoning Commission should be looking to expand the map wherever possible

For example, the question of how to include R-2 by Commissioner Hood is a reasonable one DCOP and the Zoning Commission have the expertise and sensitivity to answer this question Answering that question would truly implement the forward looking vision laid out in the Comprehensive Plan Also, in regards to the DDD, the question should be how we include it, not why should it be excluded Delayed implementation is one approach, but I am sure there are others. I hope that the Zoning Commission thinks about ways to expand, not contract, the reach of inclusionary zoning

We strongly believe that historic districts should be covered by inclusionary zoning. We have seen historic districts, like the Greater U Street, incorporate bonus density in ways that are sensitive to their surroundings Excluding historic districts would painfully undermine the program We believe in the Zoning Commission's commitment, creativity, and skills to gracefully implement a 20% bonus density. Affordable housing and historic districts are very important and compatible goals They must not be pitted against each other.

Thank you for the opportunity to testify I would be happy to answer any of your questions