

July 24, 2007

Zoning Commission of the District of Columbia  
One Judiciary Square  
441 4th Street NW, Suite 210 South  
Washington, DC 20001

Re In support of the proposed amendments regarding Z C Case No. 04-33B  
(Inclusionary Zoning – Addition of R-2 Zones, Standards for Certain Overlays, and Clarifying  
Amendments)

Dear Members of the Commission:

I am writing to express my support for the proposed amendments to expand the coverage of inclusionary zoning to the R-2 zones and to refine language in the code as it pertains to overlays and other areas.

First, I want to thank the Zoning Commission for recognizing the role the zoning code could play in supporting the city's intention to provide affordable housing opportunities for more of its residents and workers. I commend you for your actions last year and urge you to also adopt these amendments before you today. I believe that these amendments to extend IZ to R-2 zones and ensure appropriate adjustments to overlays will ensure the broadest and fairest implementation of IZ possible.

I am a long-time resident of the Takoma neighborhood and have become increasingly concerned about skyrocketing housing prices driving people out of the city. I believe that implementing DC's inclusionary zoning requirements is an important step to better address the problem. I support the proposed extension of IZ requirements to R-2 zones, understanding that similar to R-3 and R-4 zones, IZ will have little effect on existing neighborhood character. We will all benefit, however, by having a greater diversity of housing choices in our single family neighborhoods.

I also want to express my continued support for implementing IZ in the Takoma Overlay. I understand that no adjustments to the overlay are needed in order to fully implement IZ, but nonetheless, I want to voice my support for broad, equitable and reasonable implementation for this requirement.

Thank you for your consideration.

Sincerely,

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District of Columbia

CASE NO.

EXHIBIT NO.

04-33B  
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District of Columbia  
CASE NO. 04-33B  
EXHIBIT NO. 9