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Sent: Sunday, January 31, 2016 10:30 PM
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Subject: Comments 04-33G: Inclusionary Zoning

Dear City Officials,

It's been long overdue, but finally the Zoning Commission is re-reviewing the Inclusionary Zoning program as written in the zoning code.

Current metrics for IZ production and eligibility for IZ units has been detrimental to affordability in the District and is inconsistent with the Mayor Comprehensive Plan.

WAMU's coverage highlights some of the problems:

http://wamu.org/news/15/03/11/report_low_cost_apartments_in_dc_all_but_gone_rent_hikes_hitting_many

At \$1500 a month and a \$60K threshold annual income for affordability has driven many longtime residents out of DC, yet it has been a magnet for developers. Furthermore, the meager 8% to 10% setaside of new units has NO impact on DC's housing crisis.

Sincere Seven as a member of a coalition of housing advocates, proposes the following:

- 1) Revise the definition of an affordable IZ unit to 30%AMI, at most 50%. The current 60%, 70% & 80% is inhumane.
- 2) IZ production requirements must be increased to at least 20% to 30% if they're to be consistent with the Mayor's DC Comprehensive Plan for preserving and producing more affordable housing in the city.
- 3) Additional bonus density must be stopped immediately. Developers capitalize on DC as a premier rental/condo market in the nation. When will longtime residents capitalize on their contributions of a providing a steady revenue stream & tax base? When?

CouncilMember Brandon Todd, let working-class and poor DC residents know you hear their appeals for reasonable development in which residents can work and live AND enjoy the resources this city affords. It's time to give longtime residents a DC windfall for the rents and property taxes they've paid.

4) Finally, end exemptions from IZ for all districts/zones in the City. End them NOW and advance our DC toward the Mayor's one DC.

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D.C. OFFICE OF ZONING
2016 FEB - 1 AM 9:00

ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 61

I look forward to your favorable response CouncilMember Todd. Thank you.

Regards,

Perry Redd

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