

**Testimony of Ms. Debra Frazier in Support of Option 1B  
Zoning Commission for the District of Columbia  
ZC Case No. 04-336, Inclusionary Zoning Amendment  
April 14, 2016**

My name is Debra Frazier. I lived in the Arthur Capper / Carrollsburg community and am a long-time community advocate. I am a proud mother to two adult children.

I've worked hard all my life. And, I have tried to make sure my children got a good education and could get good-paying jobs.

My kids are working hard every day to do well in their jobs and provide for their families. My son is working on his Master's degree and my daughter is attending college and working part time. Even though they've worked hard to take advantage of education and training opportunities, earning a good income and finding an affordable apartment is still a struggle, especially now that DC has become so expensive.

I hope that you can provide more ways for people like families like mine to find affordable homes.

Inclusionary Zoning is supposed to offer affordable homes in new developments across different neighborhoods in the city. But, these apartments have to be affordable. And, 80% of AMI is not affordable.

It's discouraging to look at the high rents for decent apartments in neighborhoods near bus and Metro lines, near good schools, in neighborhoods that have less crime.

I think my kids will earn \$50,000 one day, but even then, they won't be able to afford what most IZ apartments cost.

I ask you to do what you can to make things a little easier for people like my family.

I hope that changes to IZ can help be the bridge that allows those who have improved themselves and are earning a good wage afford to live in the city.

**Please support Option 1B to make all future IZ rental units affordable to households at 60% of Area Median Income.**

Thank you for your consideration.

ZONING COMMISSION  
District of Columbia  
CASE NO. 04-336  
EXHIBIT NO. 191  
ZONING COMMISSION  
District of Columbia  
CASE NO. 04-33G  
EXHIBIT NO. 191