



HOUSING UNLIMITED INC

The Housing Authority of the District of Columbia

1398 Lamberton Drive Suite G1 Silver Spring MD 20902 301.592.9314 ph • www.HousingUnlimited.org

January 5, 2016

Mr. Anthony Hood, Chair
District of Columbia Zoning Commission
441 4th Street, NW South, Suite 210
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2016 JAN -6 AM 11:48

Re: Support for Zoning Case No. 04-33G

Strong Support in Favor of Granting the Mayor and Non-Profits the Ability to Buy and Lease a Portion of the Inclusionary Zoning Units Produced in Washington DC

Dear Mr. Hood:

I join in commending Washington DC government for its adoption of inclusionary zoning legislation. I write to express my strong support of zoning regulations and implementing law that grant the Mayor and DC non-profits the ability to buy and lease a portion of the Inclusionary Zoning Units produced in Washington DC.

For the past 21 years, I have served as the CEO of Housing Unlimited, a non-profit which buys and rents Inclusionary Zoning Units (IZ units) in adjacent Montgomery County. Housing Unlimited was created to provide affordable shared independent living opportunities for people in mental health recovery who were ready to live on their own. Today we have 175 people living in 62 homes-- a combination of apartments, townhouses, and single family homes. Almost all of our tenants have incomes below 15% of area median income. All our homes are close to public transportation, shops, restaurants, and jobs. Our homes-- scattered within neighborhoods throughout the County-- offer our tenants true community integration. Our staff visit our homes weekly to provide intensive "extra measure" property management support to our tenants. Our waiting list has over 200 persons.

The IZ homes are a key source of affordable housing in Montgomery County. The opportunity to purchase IZ homes has been crucial to our success. Housing Unlimited has purchased a total of 44 Montgomery County IZ units for our special needs population. Moreover, we have been able to successfully "piggyback" additional Maryland State subsidies to further reduce the mortgages on these units, crucial for lowering the housing cost.

Other non-profits within the county, including Cornerstone Montgomery and Family Services Agency, have been able to purchase and rent IZ one-, two-, and three- bedroom units for their special needs populations. All this is in addition to the more than 2,000 IZ homes owned and rented by the local housing authority (The Housing Opportunities Commission) and non-profits such as the Montgomery Housing Partnership that serve moderate income households.

HousingUnlimited, Inc. has received Maryland Nonprofits' Seal of Excellence for completing the Standards of Excellence Program. We proudly display this logo to demonstrate our commitment to upholding the highest standards of ethics and accountability in the nonprofit sector.

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MARYLAND
NONPROFITS
ZONING COMMISSION
District of Columbia
ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 29



HOUSING UNLIMITED INC
Celebrating 21 Years of Service

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IZ units have enabled us to welcome individuals into the community who have been on the margins of our society. For this reason, I urge the Commission to declare its intent to enable the purchase and subsequent leasing of IZ units by the Mayor and qualified DC non-profits. I hope our 21 years of success with this approach will be helpful to you in your consideration of this important measure.

Respectfully,

Abe Schuchman, CEO
Housing Unlimited, Inc.

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