

**“Testimony in Support of the Campaign for Inclusionary Zoning’s Proposal
Case Number 04-33”**

Monday, July 25, 2005

My name is Audrey Marie Ray.

I live in Ward 5 – Ivy City

My address is 1830 Providence Street NE

I am here in support of the Campaign for Mandatory Inclusionary Zoning’s Proposal.

There is an affordable housing crisis in DC, especially for low-income and moderate-income people, which can be eased with the adoption of a mandatory Inclusionary zoning policy.

The DC Housing Authority and qualified non-profits should have the **first right to purchase** or rent up to 40% of inclusionary units. This component is essential for two reasons.

1. It enables the IZ program to **reach even deeper affordability**, potentially serving individuals and families at 30% AMI, by increasing the stock of units that are affordable and accessible by voucher holders.
2. It is one of the only mechanisms to provide **permanent affordability**. Without this safeguard, DC will not be building up a stock of affordable housing and when the price control periods end, housing will again become unaffordable.

Mandatory Inclusionary zoning addresses the cost of affordable housing as well as its location so it helps to create vibrant, mixed income, multiracial communities that provide opportunities for community residents.

Affordability control periods and **equity sharing** are necessary to achieve the CMIZ goals of building a stock of affordable housing, encouraging neighborhood stabilization, and promoting racial and economic diversity.

**ZONING COMMISSION
District of Columbia**

CASE NO. 04-33
EXHIBIT NO. 44

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**Audrey Ray's Testimony in Support of the Campaign for
Inclusionary Zoning's Proposal – Case Number 04-33
Monday, July 25, 2005
Page 2**

- Owner-occupied affordable units are to remain affordable for **20 years** and rental affordable units for **50 years**.
- Owner-occupied housing sold after 20 years **will provide the seller with half the appreciated value of the home**. The other half of the proceeds from the sale will flow to the Housing Production Trust Fund to support the production of affordable housing.

It is essential that the **affordable housing be constructed on-site**. The major reasons to favor on-site are:

- We want to create or maintain mixed-income communities;
- On-site development is the only way to get affordable housing into neighborhoods that are high-cost or largely built out; and

The most valuable resource in housing development is land and affordable housing developers are having difficulty finding property to develop in today's market. A contribution to the Trust Fund alone does not solve this problem especially as land values escalate.

Mandatory Inclusionary zoning works: success stories from across the country demonstrate that Inclusionary zoning increases the availability of affordable housing.

The benefits of Inclusionary zoning could provide some important benefits to the District such as:

- Producing affordable housing for lower and moderate income workers;
- Supporting the creation or preservation of mixed income communities;
- Leveraging the expertise and capacity of the private market to develop affordable housing.

**Audrey Ray's Testimony in Support of the Campaign for
Inclusionary Zoning's Proposal – Case Number 04-33
Monday, July 25, 2005
Page 3**

In conclusion, I would like to thank the Zoning Commission for the opportunity to testify and that the zoning commission will remember my words when deciding voting yeah or nay for this much needed proposal.