

Testimony in Support of the Campaign for Inclusionary Zoning's Proposal Case Number: 04-33

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Good afternoon, my name is Christy Hogan; I am the Director of Housing and Community Action Program at the Central American Resource Center (CARECEN). CARECEN is a non-profit organization located in Columbia Heights working with the Central American/Latino community in the Washington area. The mission of our housing program is to increase homeownership and to maintain and increase the amount of affordable housing stock in the District of Columbia. Our work includes assisting tenants to organize tenant associations to address and defend their tenant rights. We also assist associations in tenant purchases and condo conversion elections. Currently, we are about to finish our first mixed use, mixed income development project at 1460-1464 Columbia Road, NW. This project includes one commercial space that will house our offices, and nine condominium units for first-time homebuyers.

I am here today to testify in favor of the Campaign for Inclusionary Zoning's Proposal. CARECEN believes this proposal is an essential tool that will help create more affordable housing units as well as provide a more equitable distribution of affordable housing throughout the city. It breaks my heart when I hear that tenants are leaving their buildings as landlords use many tactics to get an empty building so that they can develop the property into a luxury condominium project. "And there go 30 more affordable housing units . . ."

Our work in the community has confirmed that not only is there a huge need to increase the affordable housing stock, but there is also a need for long-term affordability and neighborhood stability. The Central American/Latino community that we serve is looking for more stable housing opportunities. They want to settle down and own their own home. The majority of the families who are purchasing our units are planning to stay there for many years. They are not interested in purchasing the unit in order to "flip it" a few years later. When we talk to tenant

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