

**D.C. Zoning Commission Hearing
Regarding: Z.C. Case No. 04-33D (Inclusionary Zoning)
Thursday, October 21, 2010, 6:30 p.m.**

Testimony in Opposition to the Proposed Amendments to the Inclusionary Zoning Requirements

Good evening Chairperson Hood and Members of the Zoning Commission.

My name is Tad Baldwin and I reside at 3507 Morrison St., N.W, in the Chevy Chase neighborhood of Ward 3. Thank you for the opportunity to testify in opposition to the proposed amendment to the IZ requirements. I worked with the Campaign for Mandatory Inclusionary Zoning technical committee for seven years and with the similar program in Montgomery County for thirty years as an affordable housing producer and financier.

My main points are two:

1. That only the federal funding source be a reason for a temporary exemption from the IZ requirements. I do not think there is a conflict between DC rules and IZ requirements.
2. That even in the federal funding case the IZ requirements commence after the federal restrictions end, in most cases after 30 years.

These two points parallel the comments submitted in writing by Cheryl Cort of the Coalition for Smarter Growth.

The thrust of the IZ legislation was to apply the requirements as broadly as possible. The text amendment as currently drafted permits affordable housing developers using local government funds to have far shorter affordable requirements than those required of developers reliant upon strictly private financing.

I appreciate the amendment's curing of the problem being caused by projects utilizing federal tax credits. I was the long-time president (and now treasurer) of a non-profit housing group finishing preliminary design and beginning the process of zoning approvals of a 50 unit affordable rental building at R and 7th Streets, NW, using both federal tax credits and DC funding.

Thank you.

ZONING COMMISSION
District of Columbia
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