

Testimony of Elinor Hart
On Case No 04-33D
To exempt developments from affordability requirements of inclusionary zoning
October 21, 2010

Good evening My name is Elinor Hart .I am testifying against the proposed amendment I've been an affordable housing advocate for the past ten years and was very active in the Campaign for Inclusionary Zoning

I recognize the need to resolve the conflict between federal and inclusionary zoning or IZ requirements But it certainly can be resolved without abandoning the permanent, or as close to permanent as possible, affordability IZ requirement The affordability covenants on the deeds of the inclusionary units in rental developments that use both the IZ and federal subsidy can set the effective dates to coincide with the expiration of the federal requirements

I observed the Zoning Commission meeting where DC's inclusionary zoning policy was determined The IZ bonus density is a permanent subsidy, and I remember that a majority of the Commission felt strongly that the affordable housing benefit should, therefore, be as close to permanent as possible, i.e. for the life of the project Matching the length of the benefit to the length of the subsidy is good stewardship It is also good public policy—particularly for affordable housing In DC, we have a huge gap between the amount of affordable housing needed and the amount we are able to provide, and the gap keeps growing Abandoning the affordability IZ requirements will make the gap even worse

Since DHCD's mission includes the preservation of opportunities for affordable housing, I hope that with encouragement from the Zoning Commission and others, the agency will see inclusionary zoning as an important tool to help accomplish its mission I also hope DHCD will adopt a creative and affirmative approach to resolving conflicts between IZ and other housing programs

ZONING COMMISSION
District of Columbia
CASE NO. 04-33D
District of Columbia
EXHIBIT NO. 8
CASE NO. 04-33D
EXHIBIT NO. 8