



**Testimony of Brian Kenner, Deputy Mayor for Planning and Economic Development
DC Zoning Commission Case # 04-33G – Inclusionary Zoning Amendments**

- Good evening Chairman Hood, members of the Zoning Commission my name is Brian Kenner, I am the Deputy Mayor for Planning and Economic Development. Thank you for the opportunity to talk to you about the District’s IZ program and discuss with you the Mayor’s commitment to affordable housing in the District of Columbia.
- As Deputy Mayor, there are three things that the Mayor has tasked for me to do: Create jobs, grow tax revenue, and perhaps most importantly, produce and preserve more affordable housing for DC residents.
- In fact, Mayor Bowser has a very strong commitment to affordable housing and in just a little over a year, we have moved quickly on many fronts to expand our tools to address the growing need in our city.
- I would like to briefly highlight a few key examples of how this administration has used every available tool to address the spectrum of affordable housing.
- Last year, the Mayor committed \$100 million to the Housing Production Trust Fund.....more than this city had ever committed before – and I can tell you right now, we’re going back for another \$100 million for 2017.
- But that money is useless if we don’t do something with it,
- As DHCD Director Polly Donaldson says, “We have to do more, with more.”
- And under Polly’s leadership, we are putting those dollars to work, producing, protecting and preserving affordable housing in all 8 wards.
- To date, we have produced over 2,500 affordable housing units, housing over 5,500 DC residents.
- The Mayor realizes that in addition to production, we need a strong approach to affordable housing preservation, so she has asked Director Donaldson to head up a preservation strike force.
- They have been meeting for the last few months and will come up with short and long term recommendations for the District to address the growing number of existing subsidized affordable units that are set to expire by 2030.

Brian T. Kenner
Deputy Mayor



ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 155
ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 155

- Realizing that in addition to money, the District can leverage the value of its land to produce affordable housing, Mayor Bowser, while she was on the Council championed legislation that required the sale of most District owned land for residential development to include 30 percent affordable units targeted to households earning 30 and 50 percent of the Area Median Income (AMI).
- Last year, we applied the spirit of this law to a few key projects that were technically grandfathered in, to ensure that projects like 965 Florida Avenue produce more affordable housing units at deeper affordability.
- As it relates to housing for those most in need, the Bowser Administration has committed to closing DC General and ensuring that homelessness is rare, brief and nonrecurring. To this end the District is moving forward with viable locations for affordable short-term housing opportunities for homeless families in all eight wards of the District. – an unprecedented action in DC.
- And because the Mayor recognizes that affordable housing and housing affordability is one the most critical issues affecting the residents of DC, we have taken the unprecedented step of having a Deputy Mayor and two Directors testify today about how we propose to strengthen Inclusionary Zoning in the District and make it a best practice for the country.
- We realize that while IZ is dependent on the private market and will never produce more than a portion of the District’s need for affordable housing, it is a vital tool to ensure both a spectrum of affordability as well as a geographic diversity.
- We also realize that there are some real trade-offs that require a thoughtful and balanced approach. We heard from a variety of stakeholders with various perspectives on the costs and benefits.
- In short, we heard that the more units that are produced and the deeper the affordability, the more we need to find ways of moderating the financial impact in order to ensure we do not slow down the critical production of housing in the District.
- And by ensuring DHCD was at the table for these conversations, we also ensured that the zoning proposal aligns with the administration of the program and found win-win opportunities to improve the process for everyone, from developers to residents.
- Finally, I cannot emphasize enough, my agency’s commitment to creating and utilizing data to inform our decision-making.

- With that in mind, we have many tools to invest in affordable housing and now we have the means to track and measure our progress.
- I am very pleased to say that the District is well on its way to surpass the goals of 10,000 new and preserved units of affordable housing by 2020 laid out by the Comprehensive Housing Strategy Task Force's report *Bridges to Opportunity*. In fact, we expect to exceed that goal by as much as 50% with over 15,000 affordable units in the pipeline.
- Once again, thank you for the opportunity. Now I would like to turn it over to Director Donaldson who will discuss in greater detail IZ's role in the broader housing strategy and some of the administrative reasons behind the the recommended changes to the zoning. She will be followed by Director Shaw of the Office of Planning and his Senior Housing Planner Art Rodgers, who will go into the zoning recommendations that will strengthen the IZ program.

Thank you.