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April 14, 2016

Chairman Anthony Hood  
DC Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 210  
Washington, DC 20001

RE: Support for Zoning Case No. 04-33G: Make Inclusionary Zoning more affordable

Dear Chairman Hood & members of the Zoning Commission:

Good Evening, my name is Emily Dorfman. I am submitting written testimony in support of strengthening Inclusionary Zoning policy in DC. I grew up here and I recently moved from Columbia Heights to Brookland, where my rent is much more affordable and I am also able to utilize all of the amenities of this historic neighborhood.

While I have enjoyed getting to know my new neighborhood, I share my neighbors' concerns about gentrification and rising housing costs. We all know that we have an affordable housing crisis throughout the region and I hope that 5 or 10 years from now people who currently live here and people who want to live here will have housing options that are affordable.

I attended the zoning hearing on March 3, and also prepared to testify at that time to support option 1B—an inclusionary zoning policy that would create more IZ units affordable to households earning 60% of AMI. While I support the administration's proposal to improve lease-up of the current inclusionary zoning program units and respect their desire for flexibility in promoting new housing construction—I still believe that there is an acute need for affordable housing for families earning 60% of AMI or below and that inclusionary zoning is the right tool to use to create more of these units.

There is a consistent debate on what the definition of affordable housing should be. In New York for example, there are programs for housing that is affordable for people who earn up to 165% of AMI. We have an opportunity now to decide what affordable housing should be for this region and I believe that affordable rental housing production should be for families earning 60% of AMI (which is about \$65,000) and below.

In Washington, rents are continuing to rise and we have a narrow window of time to create permanently affordable units here. If we miss this opportunity, the affordable housing that amending this inclusionary zoning policy would create—will be lost for district residents.

I appreciate the opportunity to testify.

Sincerely,



Emily Dorfman  
1041 Michigan Ave NE  
Washington, DC 20017

ZONING COMMISSION  
District of Columbia  
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District of Columbia  
CASE NO. 04-33G  
EXHIBIT NO. 182