

Name: Tadina Ross Ward: 6

Hearing Attending: DC Zoning Commission

Case No. 08-06A and General Procedures/Inclusionary Zoning

Date: November 19, 2013

My name is Tadina Ross. I was born and raised in NW DC and for the past 5 years I have taught and served children in the same neighborhood where I grew up. I have been a condo owner at City Vista L Street NW for four years. I am here to speak about resale-restricted ownership units, both Affordable Dwelling Units and Inclusionary Zoning Units integrated into market-rate condo buildings. As an owner of an ADU with 20 year resale restrictions, I think it's important for the Zoning Commission to understand what I've experienced living in this type of unit. Along with other ADU owners, I have been working with the Department of Housing and Community Development to come up with solutions for our situations. There is still more work to be done and I also want to ensure future affordable owners do not face the same issues.

I was taught from a young age the value of homeownership. I knew that I never wanted to rent and heard about an opportunity to buy a unit because I qualified for the HPAP and EHAP programs at the beginning of my teaching career, at the age of 23. The ADU program is a step in the right direction on trying to provide one aspect of affordable housing to DC residents. The problem with the program is that it is not really giving residents access to the benefits and real power that comes with homeownership. As a "homeowner" I am not able to sell my home quickly, rent my home if my family outgrows my unit, or access equity in my home in case of financial hardship. Now that I am growing older and thinking of marriage and children, my one bedroom condo is not a suitable place to start a family. However, if I cannot rent my home, or I will lose my entire investment in not only buying the property, but also in making renovations to the condo. I also will dramatically decrease my chances of ever being able to own a home again, because I will no longer be able to use first time homebuyer programs (HPAP and EHAP.) I will also surely be at a financial loss because of having to pay out of pocket costs associated with selling the property (brokers fee, etc.) Unless I can remain childless, single, and never have to leave Washington, DC for work for the next 20 years I will not be able to call myself a homeowner. The ADU program is asking me to remain the same 23 year old who thought she was making a smart financial decision by being a homeowner and not a renter. But I can no less remain that same person, as you should let the ADU program stay the same.

Thank you for giving me the opportunity to have my testimony heard. I am thankful that this issue is being discussed and hopefully these kinds of discussions will lead to change in the program.

A handwritten signature in cursive script that reads "Tadina Ross". The signature is written in dark ink and is located at the bottom left of the page.