

Testimony in Support of Zoning Case No. 08-06A - Subtitle C – Parking & Inclusionary Zoning

By David Ogunsanya from City First Homes.

My name is David Ogunsanya and I work for City First Homes. Today, I will be speaking on behalf of our organization.

I am testifying tonight in favor of lowering the parking minimum requirements in higher-density areas.

Parking

As an organization, City First Homes supports parking reforms to reduce or eliminate parking minimums in high density areas that have multiple sources of transportation readily available. Sometimes minimum parking requirements are too high and create extra costs for developers who in turn, transfer those costs to the homeowner at sale or rental. This reform will help bring down the cost of housing and make challenging projects more feasible. It will also enable developments to better serve the growing market of transit oriented households in Washington DC. Reducing parking also allows residents to choose an ecological lifestyle by relying more on walking, bicycling and riding public transit. This also creates a more vibrant and walkable city and reduces the congestion on our streets. This is why this reform is needed.

IZ

Also, we would like to commend Zoning Commission for creating the Districts IZ program. While has had some administrative challenges, we think these issues can all be addressed.

The IZ program is built on sound policy framework of permanently affordability. – This is the City First Homes model. We run a similar program for permanently affordable homeownership in condo buildings, Coops & single family homes, which realizes the best of wealth creation for individual homeowners and sustaining affordability for the next generation of homeowners.

The IZ program & City First Homes are built on the experience of successful programs around the country with years of experience in successful long term affordable homeownership and more than 500 units of permanently affordable homes in their programs.

We are eager to see the IZ program succeed and will continue to contribute to help its success however we can.

Thank you again for creating this farsighted affordable housing program. It promises to be one of the leading ways we will create and sustain affordable housing opportunities, especially in neighborhoods which are readily rising in value and will be out of reach of future generations of moderate or low income home buyer.