

March 3, 2016

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

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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 here to submit testimony in support of strengthening Inclusionary Zoning policy in DC. I grew up here and I recently moved from a studio in Columbia Heights where I was paying \$4/sqft in rent to renting a room in a townhouse in Brookland, in NE DC where my rent is affordable at \$1.25/ sqft.

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 years from now people who currently live here and people who want to live here will have housing options that are affordable.

I also work in the affordable housing industry and in that capacity I feel a special obligation to vigorously support any policy that will increase the production of affordable housing.

As someone who finances affordable housing throughout the country, it is clear that effective zoning policies limit what our community wants less of and incentivizes what we would like to see more of.

An effective Inclusionary Zoning policy will do both. This is why I support option 1B, which will produce affordable rental housing at 60% AMI and for-sale affordable homeownership at 80% AMI. This proposal will limit the rising land costs and provide a subsidy to housing production that is truly affordable.

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 today to decide what affordable housing should be for this region and I believe that affordable rental housing production should be for households 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
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 143