

## Testimony of Eric Shaw, Director DC Office of Planning

### DC Zoning Commission Case # 04-33G – Inclusionary Zoning Amendments

- Good evening Chairman Hood, members of the Zoning Commission my name is Eric Shaw, the director of the DC Office of Planning. I am pleased to be here before you this evening to discuss the District's Inclusionary Zoning (IZ) program and I thank the Commission for its consideration and its commitment.
- First, let me say I am very pleased with the work my staff has done with DCRA, DHCD, and the many members of the working group. The work included a comprehensive review of the program and identified how the zoning requirements can strengthen the program to achieve deeper affordability, facilitate the program's administration, and keep residential development in the District healthy.
- As you have heard from the Deputy Mayor and Director Donaldson, IZ has a specific role to fill in a broader comprehensive affordable housing strategy; and
- Given the need for affordable housing in the District, I commend the applicant for challenging us to think how IZ could do more within that strategy. IZ's main goal is furthering diverse neighborhoods, and the research suggests, and our analysis confirms that the program is best at achieving moderate levels of affordable housing in high cost areas of the city where it is prohibitively expensive to financially subsidize.
- Unlike other affordable housing programs, which subsidize a subset of residential development, IZ has an impact on most major residential developments in the city. Our review, the technical analysis of the Comprehensive Plan, and the potential economic impact required we give careful consideration to the broader impacts changes may have. Otherwise, the changes to IZ could become an impediment to the pace of residential development at time when new supply is critical to meet the strong demand for living in the District.
- In closing, OP is heading into our Comprehensive Plan update process that will offer us the opportunity to revisit and potentially address the constraints

OP identified in our public hearing report toward IZ leveraging greater affordability. The process will look at our rate of growth, our capacity to meet that growth and the form it will take across the many neighborhoods of the city; all in the context of growing a more inclusive city. I think it is highly likely that the process will add to, and further inform our discussion here tonight on how IZ can best serve the District's need for affordable housing. The amendment process is scheduled to take approximately 18 months and I envision returning to the Commission upon its completion.

- Once again, I thank the Commission for its consideration and its commitment to weighing the various issues. I am confident the hearing process and your deliberations will settle on the best course for IZ under the current Comprehensive Plan and with that I would like to turn it over to Art Rodgers who will walk you through our process, the analysis and the recommendations OP is making to improve the program.