

WASHINGTON INTERFAITH NETWORK

WARD THREE AFFILIATES

January 26, 2009

Mr. Anthony Hood, Chair
D.C. Zoning Commission
441-4th Street N.W, Room 200
Washington, DC 20001

2009 FEB -4 PM 12:38

RE: Z.C. Case No. 08-15

Dear Mr. Hood:

We represent six churches of Ward 3, all of which are members of the Washington Interfaith Network (WIN), a nonprofit corporation representing over 45 congregations in the District of Columbia. It is our intent to participate as witnesses in the hearing on the subject case February 19, 2009.

To meet the requirement of a "community benefit" necessary to gain approval of the proposed planned unit development (PUD), the developer, Friendship-Macomb SC Inc., proposes that eight percent of the residential floor space be for affordable housing, defined as 50 % for households with incomes under 80 percent of the Average Median Income (AMI) and 50% for households under 50% of the AMI for the metropolitan area. *We of the WIN Ward3 churches applaud the developer's choice of affordable housing as a community benefit. But we strongly urge the Zoning Commission to require more affordable housing and to have more inclusive income guidelines.*

Through a PUD the city confers significant benefits for a developer. The mayor and the council have pledged to WIN that where there is assistance to a developer, 30 percent of the units will be affordable. Approval of a PUD constitutes such assistance and we ask that 30 percent of the units be set aside for affordable housing. Moreover, we ask that the income limits be set solely at \$40,000 for a family.

This is an admittedly high bar. But the crisis of lack of affordable housing requires that forceful action be taken. Requiring that developers include affordable housing, in the opinion of experts, is perhaps the only effective tool for assuring affordable housing. While public resources of all levels of government are critical for meeting this need, they are inadequate in the long run and, as has happened this budget year, housing support was among the first items cut by the D.C. Council.

We will have a representative testifying as a witness at the hearing on February 19, 2009: Mr. Richard Hage, who can be reached at (202) 723-1750 or RandK66@verizon.net.

Chevy Chase Presbyterian Church, Metropolitan Memorial United Methodist Church, Blessed Sacrament Church,
St. Alban's Episcopal Church, St. Columba's Episcopal Church, Washington National Cathedral

D.C. ZONING COMMISSION
District of Columbia

08-15
59

Ana Maria Delger

Rebecca A. Myers

Melanie L. Slitten

Richard S. Agee

F. Clement Hinson

Joan Lee

Katherine Brille

C. Michel

Marie Barry

Amy V. ~~no~~

Robert P. Carr

James A. Wood

Patricia Caldwell

Margaret Ahmann

Representatives of WIN Ward Three affiliates

Copies to: Mayor Adrian Fenty

Councilmember Mary Cheh

Chevy Chase Presbyterian Church, Metropolitan Memorial United Methodist Church, Blessed Sacrament Church,

St. Alban's Episcopal Church, St. Columba's Episcopal Church, Washington National Cathedral