



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



July 26, 2005

Zoning Commission
Office of Zoning
441 4th St, NW, Suite 210
Washington, DC 20001

Re. ZC Case No. 04-33 (Text Amendments to Require the Provision of Affordable Housing)

Dear Zoning Commissioners,

At a regularly scheduled and properly noticed meeting on July 14, 2005, ANC 6A voted 6-0-1 (with 5 Commissioners required for a quorum) to provide this letter of support for text amendments requested by the Campaign for Mandatory Inclusionary Zoning to require the provision of affordable housing wherever possible in the city.

Inclusionary zoning has been used with success in other jurisdictions, including in areas neighboring the District. In the District, it will add a critical tool for generating affordable housing opportunities in larger projects by leveraging the expertise and capacity of the private market. It will create opportunities for home ownership for residents with low to moderate incomes and reduce displacement pressures among lower income renters by adding to the supply of affordable units

The advertised text amendment allows for bonus density to accommodate affordable and additional market rate units. At the Commission's Economic Development and Zoning Committee meeting and as well at the Commission meeting, we discussed of the potential effect of the density bonus on neighborhood character if buildings may be taller or cover more of their lot than surrounding buildings through bonus density. There was discussion of the potential trade-offs between new buildings "fitting in" to their neighborhood and the need for affordable housing that might only be possible with larger buildings. The density bonus would allow larger buildings as a matter of right, and some residents might be surprised that they would have no opportunity for input on the scale of the building receiving the density bonus. Even with existing zoning, many new buildings are at least a story taller than surrounding structures. ANC 6A recommends that a review mechanism be created for ANCs to ensure that the density bonus for specific projects can be added without significant detriment to existing neighborhood character.

It was also noted that bonus density could create incentives for lot assembly and demolition of existing buildings, especially in older areas of the city without historic preservation protection. ANC 6A also recommends that emphasis be given to retaining existing buildings that contribute to neighborhood character.

If you have any questions about this letter, please contact Commissioner Cody Rice, the chair of our ANC 6A Economic Development and Zoning Committee, at 544-3734 or rice6A03@verizon.net

Respectfully yours,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

~~2005-08-04~~
~~Meeting of ANC 6A~~

~~CASE NO.~~ 04-33
~~EXHIBIT NO.~~ 130