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ADVISORY NEIGHBORHOOD COMMISSION 2C

MAR 28 2005

OPM

RESOLUTION: Zoning Case No. 04-33
Text Amendment – Inclusionary Zoning Overlay

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D.C. OFFICE OF ZONING
2005 MAR 28 PM 4:15

WHEREAS, ANC 2C finds that the District has become one of the strongest real estate markets in the United States. The escalating housing market is imposing significant housing cost burdens on low and moderate income residents and threatening to displace residents from their communities.

WHEREAS, ANC 2C finds that the strength of the District derives from its diversity and that mixed-income neighborhoods are thriving neighborhoods. In order to ensure that the District does not become a city of very rich and very poor communities, housing opportunities for low and moderate income households must exist throughout the city.

WHEREAS, ANC 2C supports the production of new units of affordable housing for low and moderate income residents that will help prevent displacement and provide new opportunities for District workers to reside in the city,

WHEREAS, ANC 2C supports creating homeownership opportunities for low and moderate income tenants and accepts that homeownership promotes residential stability and long-term affordability, and helps residents build wealth,

WHEREAS, ANC 2C contends that the development of affordable housing for low and moderate income workers is vital to attracting and retaining businesses to sustain the District's continued economic development;

WHEREAS, ANC 2C finds that for almost 30 years, hundreds of cities and counties throughout the United States, including areas neighboring the District, have been using inclusionary zoning to help meet their affordable housing needs and build vibrant, mixed-income communities.

WHEREAS, ANC 2C believes that mandatory inclusionary zoning is a critical tool for achieving the goals of producing affordable housing, discouraging displacement, creating opportunities for homeownership, and maintaining and creating mixed-income communities in the District by leveraging the expertise and capacity of the private market,

WHEREAS, the text amendment filed with the Zoning Commission in Case No. 04-33 would establish an Inclusionary Zoning Overlay in the District of Columbia that would meet ANC 2C goals of producing affordable housing for low and moderate income residents and maintaining and creating mixed-income neighborhoods, at little economic cost to the District,

NOW THEREFOR, it is hereby

ZONING COMMISSION
District of Columbia

Cont'd. →

CASE NO. 04-33
EXHIBIT NO. 14

ZONING COMMISSION
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 14

RESOLVED, that ANC 2C urges the Zoning Commission to schedule a public hearing on Case No 04-33 as quickly as possible.

RESOLVED, that ANC 2C urges the Zoning Commission to adopt the text amendment submitted in Case No 04-33 as quickly as possible

Signed: _____

ANC2C Commissioner Mahdi Leroy J. Thorpe, Jr., Chairman

Dated: MARCH 2, 2005