



Chevy Chase

Advisory Neighborhood Commission 3/4G

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April 19, 2005

Ms Carol Mitten
Chair
Zoning Commission
441 4th Street, NW Room 210-S
Washington, DC 20001

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Dear Ms. Mitten

The following is a resolution adopted by a vote of five in favor, one opposed and one in abstention (a quorum of four being required and present) by the Commissioners of ANC 3-4G (the "Commission") on April 11, 2005

Resolution

RECITALS

1. A text amendment has been filed with the Zoning Commission in Case No 04-33 to establish a Mandatory Inclusionary Zoning Overlay district in the District of Columbia which is designed to increase affordable housing opportunities for low and moderate income residents residing in or wishing to reside in the District
2. The experience in other U.S. cities in which it has been tried indicates that the Mandatory Inclusionary Zoning overlay concept, once implemented, results in a beneficial effect of increasing the production of low and moderate income housing units within the jurisdiction having this type of zoning.
3. The Mandatory Inclusionary Zoning concept once implemented also permits expansion of both rental housing as well as homeownership opportunities. The concept is flexible enough to encompass both forms of housing. Production of additional homeownership housing in the District with a long-term affordability feature for low and moderate income families would promote the stability of residential neighborhoods and over time, assist homeowners in achieving higher savings and standards of living

ZONING COMMISSION
District of Columbia

CASE NO. 04-33

EXHIBIT NO. 15

ZONING COMMISSION
District of Columbia
CASE NO.04-33
EXHIBIT NO.15

4. The inclusionary zoning concept would also foster the production and expansion of mixed income residential communities within the District of Columbia, serve to preserve and maintain residential neighborhoods without additional economic cost to the District, counter the effects of displacement due to “gentrification” and diversify housing choices so as to provide low and moderate income citizens throughout the District with new affordable housing units to rent or purchase within the city
4. Additional affordable housing units that would be produced through the Mandatory Inclusionary Zoning concept would help to attract and retain businesses in the District, which in turn would help sustain the District’s continued economic development

NOW THEREFORE, the Commission hereby resolves to express its strong support, on a preliminary basis and subject to further review upon receipt of the final form of specific legislation to be introduced on this matter, for the establishment of a Mandatory Inclusionary Zoning overlay zone in the District of Columbia as a tool for increasing affordable housing opportunities for low and moderate income residents of our city.

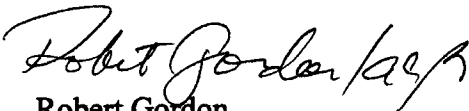
The Commission further supports the following specific aspects of the Mandatory Inclusionary Zoning concept and proposal

- A. The mandatory nature of this zoning concept
- B. The inclusion of both homeownership and rental housing over ten units
- C. Affordable housing set-aside percentages at some levels, which are lower for substantial rehabilitation than for new construction.
- D. Reasonable and appropriate developer incentives of some kind, sufficient to encourage participation by developers.
- E. Income targeting restrictions set at appropriate levels, adjusted for family size.
- F. A lottery system for household selection
- G. Recertification of income by residents at least bi-annually.
- H. Provision of new or rehabilitated on-site affordable housing units where possible but allowance for off-site construction where feasibility or other circumstances so require.
- I. Payment of funds into the Housing Production Trust Fund as an alternative in appropriate cases.
- J. Design standards for inclusionary units
- K. Appropriate long-term affordability control periods that are reasonably acceptable to private developers, so as to provide incentives for participation
- L. Administration and enforcement by the DHCD agency in the District.

The Commission reserves judgment on the final form of any legislation or other final proposal as well as the following specific aspects of the Mandatory Inclusionary Zoning concept and proposal:

- i The grant of any possible developer FAR bonuses or decreased parking requirements, both of which are of significant concern to the Chevy Chase neighborhood represented by the Commission.
- ii. The exact percentages of set aside units.
- iii The exact levels of affordability for Area Median Income standards.
- iv Any first right to purchase or rent inclusionary units
- v. The factors that would permit off-site construction of affordable units or election to make alternative payments into the Housing Production Trust Fund
- vi The exact design or construction standards
- vii The length of the affordability control periods
- viii. Any split of proceeds from the sale of homeownership units.
- ix. Any method to control rental rate increases for affordable rental units
- x. Such other matters as the Commission decides in its discretion to reconsider upon receipt of the final form of legislation or other final proposal for Mandatory Inclusionary Zoning in D C.

Sincerely,



Robert Gordon
Chair, ANC 3/4G

CC: Councilmember Patterson
Councilmember Fenty
Office of Planning