

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE HEIGHTS MCLEAN GARDENS • WOODLEY PARK
Single Member District Commissioners 01-Dia Black, 02-Deborah Jane Lindeman, 03-Stephanie Zobay 04-Avram Fechter, 05-Bruce Beckner, 06-Trudy Reeves 07-Sheila Hogan, 08-Vacant, 09-Nancy MacWood	2737 DEVONSHIRE PLACE, NW WASHINGTON, DC 20008 TEL 202/232-2232 • FAX 202/232-0667 Email anc3cmail@gmail.com Listserv http://groups.yahoo.com/group/anc3cgroup Website http://www.anc3c.org

May 3, 2005

Ms. Carol Mitten
 Chair
 Zoning Commission
 Government of the District of Columbia
 One Judiciary Square
 441 4th Street, NW
 Suite 210S
 Washington, DC 20001

*Case No.
 04-33*

RECEIVED
 D C OFFICE OF ZONING
 2005 MAY -4 AM 9:33

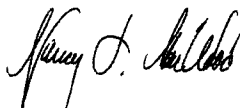
Re: Resolution 2005-026 Regarding Affordable Housing, Including Inclusionary Zoning

Dear Ms. Mitten,

On Monday, April 25, 2005, at a publicly noticed special meeting at which a quorum (i.e., five or more elected Commissioners) was present, the Advisory Neighborhood Commission 3C voted 7-0-1 to support a resolution urging the Zoning Commission and the DC Council to institute mandatory affordable housing provisions in the District of Columbia.

If you have any questions concerning this matter, please contact me at (202) 966-5333 or nmacwood@aol.com.

Sincerely,



Nancy J. MacWood
 Chair, ANC 3C

cc: DC Councilmembers
 Office of Planning
 Steve Wade, Washington Regional Network for Livable Communities
 Cheryl Cort, Washington Regional Network for Livable Communities

04-33
18

ZONING COMMISSION
 District of Columbia
 CASE NO.04-33
 EXHIBIT NO.18

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE HEIGHTS MCLEAN GARDENS • WOODLEY PARK
Single Member District Commissioners 01-Dia Black, 02-Deborah Jane Lindeman, 03-Stephanie Zobay 04-Avram Fechter, 05-Bruce Beckner, 06-Trudy Reeves 07-Sheila Hogan, 08-Vacant 09-Nancy MacWood	2737 DEVONSHIRE PLACE, NW WASHINGTON, DC 20008 TEL 202/232-2232 • FAX 202/232-0667 Email anc3cmail@gmail.com Listserv http://groups.yahoo.com/group/anc3cgroup Website http://www.anc3c.org

RESOLUTION 2005-026

Regarding Affordable Housing, Including Inclusionary Zoning

WHEREAS ANC 3C supports the concept of affordable/workforce housing, but has serious reservations about density bonuses and other issues related to the implementation of inclusionary zoning; and

WHEREAS there is already a PUD process for giving bonus density for projects that provide public amenities, but the process is structured to advocate for amenities that benefit current residents (e.g., park rehabilitation, school or recreation center amenities) more than those that would benefit future residents (affordable/workforce housing); and

WHEREAS local and regional emergencies, such as severe snowstorms, have illustrated the real risks to certain neighborhoods and the city at large from not having a diverse resident workforce (e.g., emergency health workers, nurses, firefighters) and the inclusionary zoning "income test" does not fully reflect the need for such diversity;

BE IT HEREBY RESOLVED that ANC3C supports instituting mandatory affordable housing provisions in the District of Columbia;

BE IT FURTHER RESOLVED that ANC3C calls upon the Zoning Commission to require that inclusionary zoning provisions requiring a percentage of affordable housing units be applied to ALL PUDs with more than 10 units of housing effective immediately, with no additional density bonuses or other trade-offs given as a result of this requirement;

BE IT FURTHER RESOLVED that ANC3C urges the Zoning Commission to adopt a mandatory affordable housing/inclusionary zoning program in the near future, but only a program uniquely tailored to DC and not based on suburban models;

BE IT FURTHER RESOLVED that ANC3C suggests the following features to be included in any affordable housing regulations:

- a) Institute evergreen ground leases and restrictive covenants on inclusionary units to keep them affordable in perpetuity instead of a limited number of years
- b) Make the provisions of affordable housing city-wide and not neighborhood-specific
- c) Include a preference system for affordable units based on employment (essential DC public services) and not just income level
- d) Ensure that affordable units are not sub-standard to other units in construction quality and livability;

BE IT FUTHER RESOLVED that ANC3C authorizes its Commissioners to petition the Mayor, Council, and Zoning Commission on behalf of this resolution.

Attested by  Chair, on May 3, 2005

Nancy J. MacWood

This resolution was approved by a vote of 7-0-1 by ANC 3C at a publicly noticed special meeting on April 25, 2005, at which a quorum of 8 of 8 members was present.