



ADVISORY NEIGHBORHOOD COMMISSION 2F

Government of the District of Columbia

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Commissioners

2F01 Charles Reed, *Chairman*

2F02 Jim Brandon

2F03 Christopher Dyer, *Secretary*

2F04 Vacant

2F05 Sandra Biasalo, *Treasurer*

2F06 Michael Nelson

May 14, 2005

(via Email and First Class Mail)

Ms. Carol Mitten

Chairman, Zoning Commission

441 4th Street, NW, Suite 210 South, NW

Washington, DC 200021

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D.C. OFFICE OF ZONING
2005 MAY 17 PM 3:38

Re Zoning Case No. 04-33

Dear Chairman Mitten and Members of the Board:

At its duly held public meeting May 4, 2005, with quorum present and acting throughout, ANC2F reviewed the above matter which is currently pending before your Board. Please be advised that by a vote of four to one, ANC2F adopted the following resolution concerning Zoning Case No. 04-33

WHEREAS, ANC 2F 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 2F 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 2F 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 2F 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 2F 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;

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District of Columbia
CASE NO. 04-33
EXHIBIT NO. 21

WHEREAS, ANC 2F 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 2F 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 2F 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 THEREFORE, upon motion duly made and seconded, and after discussion, the Commission has,

RESOLVED, That ANC 2F hereby urge the Zoning Commission to adopt text amendments that will allow for the creation of Inclusionary Zoning that will be mandatory for the development of new residential and rental properties in the District of Columbia.

Accordingly, ANC2F strongly supports mandatory inclusionary zoning in principle and the currently pending text amendment to implement such zoning. ANC2F requests that, prior to the Board's approval of any material change in or modification of the pending text amendment, notice and opportunity to review such change or modification be afforded to ANC2F in order that it may have the opportunity to provide further advice to the Board.

As provided in Section 1-309.10 of the District of Columbia Code, we respectfully request that great weight be accorded to our advice herein expressed.

Sincerely,



Charles D. Reed
Chairman, ANC 2F