



ANC1B

**Government of the District of Columbia
PO Box 73710, Washington, DC 20056**

**Myla Moss, Phil Spalding, Catherine Hammonds, Dearnich R. Hunter, Mike Smith, Tim Stephens,
Zachary Wright, Rosemary Akinmboni, Thomas K D Smith, Nate Matthews, Raymond Wright**

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10 October 2006

Ms. Carol Mitten, Chair
District of Columbia Zoning Commission
Suite 210 South
441 4th Street NW
Washington DC 20001

RE: ZC 04-33A Map & Text Amendments (Inclusionary Zoning)

Dear Chairman Mitten

At its regularly scheduled monthly meeting held on October 5, 2006 (notice of which was properly given, and at which a quorum of seven of eleven members was present) ANC1B voted (7-0) support to the attached resolution addressing the map and text amendments to Inclusionary Zoning Overlay Districts. Our Commission territory does include existing and proposed historic districts, and we will follow the Zoning Commission's review of this issue closely. ANC1B's territory has been exceptionally active in the past five years in developing new residential units, and we have been active in trying to guarantee affordable components to all development projects where we have influence. ANC1B is in support of the provisions of the IZ set-aside requirements and bonus density allowances, and we also believe that these should be adopted expeditiously.

Sincerely,

Dearnich R. Hunter, Chairman

Philip C. Spalding, Secretary

CC Councilmember Jim Graham
Vivian Guerra, Office of Planning

**ZONING COMMISSION
District of Columbia**
CASE NO. 04-33A
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 74
CASE NO. 04-33A
EXHIBIT NO. 74

ADVISORY NEIGHBORHOOD COMMISSION 1B

RESOLUTION: Zoning Case No. 04-33 Map and Text Amendments – Inclusionary Zoning Overlay District

WHEREAS, ANC 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 1B 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 map and text amendments filed with the Zoning Commission in Case No. 04-33A would establish an Inclusionary Zoning Overlay District in the District of Columbia and modify the Uptown Arts-Mixed Use Overlay District to delete existing voluntary affordable housing incentives and replace them with the mandatory IZ set-aside requirements and bonus density allowance.

WHEREAS, these map and text amendments would meet ANC 1B 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, it is hereby

RESOLVED, that ANC 1B urges the Zoning Commission to adopt the map and text amendments submitted in Case No. 04-33A as quickly as possible.