

Leach, Deonte (DCOZ)

From: sarah72@starpower.net
Sent: Monday, February 29, 2016 6:17 AM
To: bnadeau@dccouncil.us; Evans, Jack (COUNCIL); Evans, Jack (COUNCIL); Cheh, Mary (COUNCIL); Todd, Brandon (COUNCIL); kmcduffie@dccouncil.us; Allen, Charles (COUNCIL); Alexander, Yvette (COUNCIL); lmay@dccouncil.us; vorange@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; Mendelson, Phil (COUNCIL); DCOZ - ZC Submissions (DCOZ); Racine, Karl (OAG)
Cc: tfazzini@dccouncil.us; Grant, Schannette (COUNCIL); Werner, Ruth (COUNCIL); Willingham, Jonathan (COUNCIL); snewman@dccouncil.us; jmobley@dccouncil.us; rgulstone@dccouncil.us; lmarks@dccouncil.us; Lowery, Terese (Council); adavis@dccouncil.us; jbrown@dccouncil.us; dmeadows@dccouncil.us; ikang@dccouncil.us; dcalhoun@dccouncil.us; rosenamy@dccouncil.us; Moore, Brian (COUNCIL); clefevre@dccouncil.us; Bardin, Sara (DCOZ); Schellin, Sharon (DCOZ); Bergstein, Alan (OAG); Rushkoff, Bennett (OAG); Pittman, James (OAG)
Subject: problems with Inclusionary Zoning, ZC Case 04-33G

Dear DC Planning Officials,

The intent of Inclusionary Zoning has been undermined by the current definition, which actually exacerbates the housing crisis.

Developers get benefits by providing a just a few supposedly "affordable" units, which are not remotely affordable, since the rent level considered affordable is \$1500 a month. That means a renter would need to earn \$4500 a month to be accepted by the landlord, or \$54,000 a year. Not many non-professional working people make that much money, and that rent is for a small apartment, for one or two people, not a family. There is no requirement for developers to build 'affordable' units for families.

Aside from the few set aside, most apartments are market-rate units renting at more than \$1500. That means newcomers must double up, or triple up, to live in DC, and renters in rent-controlled buildings cannot afford to move into new buildings, or, actually, to stay in DC. In my own supposedly rent-controlled building (I say supposedly because with high turnover, rents skyrocket), there are many one-bedroom apartments with four roommates. That is not really an apartment in which a family can live, since the living and dining rooms get converted to sleeping space with no communal space left. In the newly developed projects, most apartments are too expensive even for four young people to afford.

It makes no sense for developers to be permitted greater density without ensuring that there is affordable housing in DC. The term "affordable" must be defined so that residents of modest means can truly afford to rent the apartments.

As weak as it is, rent control should also be applied to new construction. Rent control has never resulted in inability to raise rents beyond "affordable" levels, since turnover results in ever higher rates. Without rent control for current tenants, the affordability of any apartment is only temporary.

Sarah Shapiro
sarah72@starpower.net

2016 FEB 29 AM 9:17
D.C. OFFICE OF ZONING
RECEIVED

ZONING COMMISSION
District of Columbia
ZONING CASE NO. 04-33G
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 123
EXHIBIT NO. T23

Ward: 2
Zip: 20037