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SUPPORT OF CASE NO. 04-33G

RESOLUTION FROM ADVISORY NEIGHBORHOOD COMMISSION 3/4 G

WHEREAS, affordable housing remains a top priority for this ANC as rising housing prices in the District of Columbia and ANC 3/4G are increasingly out of reach for low and moderate income households;

WHEREAS, the DC Zoning Commission created the Inclusionary Zoning (IZ) program in 2006 with the intent to help low and moderate income households live in the city by requiring that most new residential developments set aside 8 to 10 percent of new housing to be affordable;

WHEREAS, the IZ program has been successful in many respects, produced or creating a pipeline of 767 IZ units, with applicants leasing and buying IZ units that are distributed across the city;

WHEREAS, these units were intended to be affordable to both moderate (80 percent of median family income) and low income households (50 percent of median family income);

WHEREAS, 88 percent of all IZ units are affordable at the 80 percent median income level, and less than 20 percent at the 50 percent income level;

WHEREAS, 80 percent median family income rental IZ units are too expensive for most DC residents in need of housing, and most applicants in the IZ program;

WHEREAS, 80 percent of median family income is too close to market rents in too many neighborhoods in DC, especially for small apartments;

WHEREAS, DC Office of Planning's July 3, 2015 Setdown report on Case No. 04-33G recommended in Option 1 B to revise IZ income targeting to require all rental IZ units to be priced to be affordable for households earning 60 percent of median family income and all for-sale IZ units to be priced to be affordable to households earning 80 percent of median family income;

WHEREAS, preliminary economic analysis for high density zones by DC Office of Planning demonstrates that it is feasible to require IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership due to the surplus value created by the 20 percent density bonus given to properties to offset IZ costs;

WHEREAS, preliminary economic analysis for low density zones by DC Office of Planning demonstrates that it is feasible to require IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership if minor modifications can provide cost offsets for revised IZ requirement;

WHEREAS, the timing for revising IZ requirements is critical to ensuring that future IZ units serve our neighborhoods with rental units that are otherwise unavailable nearby;

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
CASE NO. 04-33G
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CASE NO. 04-33G
EXHIBIT NO. 26

Therefore, BE IT RESOLVED, BY THE ADVISORY NEIGHBORHOOD COMMISSION 3/4G OF THE DISTRICT OF COLUMBIA, that the Zoning Commission consider and adopt as part of Case Number 04-33G, the proposed revision of IZ income targeting to require that all rental units be affordable at the 60 percent median family income level, and all for-sale units be affordable at the 80 percent median family level to ensure that ANC 3/4G and the District will continue to create affordable homes for DC residents who otherwise are unable to live here or are paying too much of their income in housing costs.

This Resolution was duly considered and unanimously approved at a noticed public meeting on February 22, 2016, by a vote of 5 – 0, a quorum being 4.

Signed,

A handwritten signature in black ink, appearing to read "Randy Speck", written over a horizontal line.

Randy Speck
Chair
ANC 3/4 G