



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5E
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RESOLUTION

IN SUPPORT OF ZONING COMMISSION CASE NO. 04-33G

WHEREAS, affordable housing remains a top priority for ANC 5E as rising housing prices in the District of Columbia and ANC 5E is increasingly out of reach for low and moderate income households; and

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 resident developments set aside 8 to 10% of new housing to be affordable; and

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; and

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

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

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

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

WHEREAS, DC Office of Planning's July 3, 2015 Set-down 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% of median family income and all for-sale IZ units to be priced to be affordable to households earning 80% of median family income; and

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COW - Thursday,
 March 3, 2016
 Summit Apartments
 PUBLIC - Tuesday,
 March 15, 2016
 ANCSE Community
 Friendship-Armstrong
 Public Charter School

ZONING COMMISSION
 District of Columbia

CASE NO. **04-33G**
 EXHIBIT NO. **139**

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

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; and

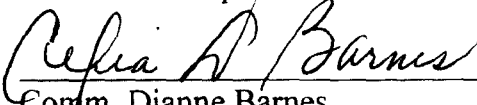
THEREFORE, BE IT RESOLVED, BY THE ADVISORY NEIGHBORHOOD COMMISSION 5E OF THE DISTRICT OF COLUMBIA, that the Zoning Commission consider and adopt as part of Case Number 04-33G, the proposed revision of IZ income targeting to require that all rental units be affordable at the 60% median family income level; and all for-sale units be affordable at the 80% median family level to ensure that ANC 5E and the District of Columbia will continue to create affordable homes for District residents who otherwise are unable to live here or are paying too much of their income in housing costs.

THIS RESOLUTION was adopted by ANC5E at a duly noticed public monthly meeting on February 16, 2016, at which 8 Commissioners were present (a quorum consisting of 6 Commissioners), by a vote of 8 in favor, 0 opposed with 0 abstentions.



Comm. Teri Janine Quinn,
ANC 5E Chairperson

Date: 2-29-16



Comm. Dianne Barnes,
ANC 5E Correspondence Secretary

Date: 3-3-16