

**Hanousek, Donna (DCOZ)**

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D.C. OFFICE OF ZONING

**From:** kelly.ilseman@maine.edu  
**Sent:** Saturday, March 12, 2016 9:03 PM  
**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); sneman@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; srosenamy@dccouncil.us; Moore, Brian (COUNCIL); clefevre@dccouncil.us; Bardin, Sara (DCOZ); Schellin, Sharon (DCOZ); Bergstein, Alan (OAG); Rushkoff, Bennett (OAG); Pittman, James (OAG)  
**Subject:** ZC 04-33G: AFFORDABLE FOR WHO?

2016 MAR 14 AM 9:38

Dear Zoning and Planning Officials of the District,

The current definition of 'affordability' at 80% AMI is a joke, and so is 70% or even 60%.

Area Medium Income (AMI) as I understand includes calculating the two of the wealthiest counties in the Nation -- Montgomery County and Fairfax County. 100% AMI includes these rich counties, plus DC, setting the AMI at a whopping \$109,000 a year.

But looking at DC-only, the AMI is actually closer to \$65,000 a year. Therefore, affordability should be based off this number alone.

That's why the IZ amendments now before you which set IZ income eligibility at \$50,000 to \$60,000 a year makes no relative impact to DC residents and families who need this housing tool to work for them.

Further, only a few 2BR units have been marketed as 'affordable' to date (DCHD: Fifty-one 2BR units are currently being marketed and only one 4BR unit has been built).

Looking at these numbers shows that IZ is not helping the affordability crisis for families in the District. IZ has been mainly used to market studios and one-bedrooms to young singles making \$50,000 to \$60,000 a year. This was not the class of people IZ was created to assist.

This is too important to ignore.

I am expecting citywide forum(s) to be held to have a much broader discussion about this important citywide issue before any final decisions are made.

I look forward to hearing from you.

Sincerely,  
kelly ilseman  
kelly.ilseman@maine.edu  
617.784.2320

ZONING COMMISSION  
District of Columbia  
CASE NO. 04-33G  
EXHIBIT NO. 170  
EXHIBIT NO. 170

Ward: other  
Zip: 04473