



Advisory Neighborhood Commission 4B

6856 Eastern Avenue, NW - Suite 314

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*Ron Austin, ANC 4B06, Chairperson; Douglass Sloan, ANC 4B09, Vice Chairperson;
Judi Jones, ANC 4B07, Secretary Barbara Rogers, ANC 4B08, Treasurer;
Andre Carley, ANC 4B01; Frank Jones III, ANC 4B02; Scot Knickerbocker, ANC 4B03;
Brenda Parks, ANC 4B04; Brenda Speaks, ANC 4B05*

March 29, 2016

Hon. Anthony Hood, Chairman
D.C. Zoning Commission
Office of Zoning
441 4th Street N.W.
Washington, D.C. 20001

**RE: ZC 04-33G Amendments to Chapter 28, Zoning Regulations:
Inclusionary Zoning**

Dear Chairman Hood and Commissioners:

At its regularly scheduled meeting on March 28, 2016 (notice of which was properly given, and at which a quorum of eight of nine members was present) ANC 4B voted (6 yes, 1 no, 1 abstain) to adopt the attached resolution regarding ZC 04-33G, Amendments to Chapter 28. Zoning Regulations: Inclusionary Zoning

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given "great weight" by DC government agencies, that DC government agencies "articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission."

Sincerely,


Ronald Austin, ANC4B06
Chairperson

cc: Commissioners, ANC 4B
Hon. Brandon Todd, Councilmember, Ward 4
Mr. Gottlieb Simon, Executive Director, Office of Advisory Neighborhood
Commissions



Advisory Neighborhood Commission 4B
Government of the District of Columbia
6856 Eastern Avenue, NW - Suite 314
Washington, DC 20012

RESOLUTION #4B-16-0301

**Recommendations to Zoning Commission Regarding
ZC 04-33G Amendments to Chapter 28, Zoning Regulations:
Inclusionary Zoning
Adopted March 28, 2016**

Advisory Neighborhood Commission 4B (ANC 4B) is concerned about the continued loss of affordably-priced housing in the District of Columbia, especially for families.

ANC 4B takes note of the following:

- The city lost almost 50 percent of apartments that rent for \$800 or less/month between 2002 and 2013, according to the DC Fiscal Policy Institute, and very few two and three-bedroom apartments that can accommodate families are currently being built
- The median rent in the Washington, DC Metropolitan Area was \$1,320/month in 2014, according to the Urban Institute.
- The median income for a family of four in the District of Columbia was \$66,583 in 2015, which is only 60 percent of the Area Median Income (AMI) for a family of four (\$109,200).
- The Comprehensive Plan For The National Capital (Policy H-1.3.1 – Housing For Families) calls on the city to “provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments.”

- The Office of Planning is not proposing that developers receive additional density.

RESOLVED:

That ANC 4B supports many of the recommendations of the Committee of 100 on the Federal City. Specifically, it recommends that provisions in the Zoning Regulations for Inclusionary Zoning (Chapter 26) should:

- Require that developers of ten or more apartment units allot all of their **affordable** units to those earning 60 percent or less of the AMI. Allocating the scarce number of affordable units to those with incomes of up to 80 percent AMI will not address the critical shortage of housing for those with lower incomes.
- Require that every new building with ten or more units include apartments with two or more bedrooms and earmark them as affordable housing for families.
- Increase to 12 percent (from the current 8 percent) the required minimum square footage in new apartments to be set aside for affordable housing.
- Require that all of the affordable housing be provided on the site of the new development and not in other buildings, to ensure accountability, to encourage economic and social diversity and to give lower-income residents access to the same public and private amenities available to those who live in market-rate units.
- Require that the Mayor and/or the DC Housing Authority purchase or rent vacant affordable units to ensure that they remain in the city's housing stock and available to low-income families, rather than permit private, non-profit groups to purchase or rent them.
- ANC 4B does not support increasing density in any zone. Density has recently been increased in many zones and additional changes are not needed.

FURTHER RESOLVED, that the Commission designates Commissioner Scot Knickerbocker, ANC 4B 03, to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED, that, in the event the designated representative Commissioner cannot carry out his/her representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED, that consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by roll call vote at a regular public meeting (notice of which was properly given, and at which a quorum of eight of nine members was present) on March 28, 2016, by a vote of 6 yes, 1 no, 1 abstain.

The roll call vote:

<u>YES</u>	<u>NO</u>	<u>ABSTAIN</u>
4B01 Carley 4B02 F. Jones III 4B03 Knickerbocker 4B06 Austin 4B08 Rogers 4B09 Sloan	4B07 J. Jones	4B05 Speaks