

# ANC 6B

Capitol Hill / Southeast

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April 14, 2016

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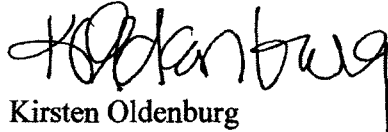
Anthony J. Hood, Chairman  
Zoning Commission  
Office of Zoning  
441 4th Street NW, Room 220 South  
Washington, DC 20001

RE: ZC #04-33G, Amendments to Chapter 26, Inclusionary Zoning

Dear Chairman Hood:

This is to designate Commissioner Nick Burger, Vice-chair of Advisory Neighborhood Commission 6B, to testify on behalf of the Commission at the hearing on April 14, 2016.

Sincerely,



Kirsten Oldenburg  
Chair ANC 6B

ZONING COMMISSION  
District of Columbia

CASE NO. 04-33G

ZONING COMMISSION  
EXHIBIT NO. 204  
District of Columbia

CASE NO.04-33G  
EXHIBIT NO.204

**DC Zoning Commission**  
**#04-33G IZ Amendments Hearing**  
**Thursday, March 3, 2016**

**Testimony by**  
**Commissioner Nick Burger, Vice-Chair ANC 6B**  
**On behalf of Advisory Neighborhood Commission 6B**

Good evening, and thank you for the opportunity to present ANC 6B's testimony tonight on the proposed changes to DC's Inclusionary Zoning program. My name is Nick Burger, and I am the vice-chair of ANC6B and chair of our Planning and Zoning Committee. ANC 6B strongly supports the broad intent of the IZ amendments proposed by the Coalition for Smarter Growth to strengthen the District's commitment to housing affordability.

We also recognize that IZ is only one of multiple tools the District should employ. In general, ANC 6B also supports the specific changes proposed by the Coalition for Smarter Growth (CSG). While we acknowledge the expertise of the Coalition for Smarter Growth, the Zoning Commission, and its advisory parties, including the Office of Planning (OP), we offer the following recommendations to the Zoning Commission as it assesses the proposed amendments. And I will note that our ANC considered this matter in December 2015, so some of these recommendations may not reflect the most recent discussions or developments on the proposed amendments:

1. We strongly support increasing the amount of IZ housing and deepening the level of affordability below the current 80% MFI.
2. We support offering increased bonus density to developers in return for providing more IZ housing.
3. We support modifying the lot occupancy restrictions in FAR-controlled zones and relaxing lot width restrictions in the R-4 district.
4. We support OP's proposed "voluntary compliance" program, which could increase total IZ housing.
5. However, we do not support OP's recommendation #4 for occupancy and administrative flexibility as proposed in OP's July 3, 2015 memo. While we appreciate the motivation behind this mechanism, OP's proposal risks setting up perverse incentives for developers to allow units to remain unoccupied. Given IZ is still a relatively new program, we believe the city and developers should attempt to find other ways to fill vacant IZ units at mandated MFI levels and prices, such as allowing the city to acquire vacant units and provide them to low-income households; for example, through OP recommendation #5.
6. We also do not support OP's recommendation #6 for off-site flexibility *without further study and scrutiny to ensure this mechanism would achieve the level and form of neighbor diversity envisioned by IZ*. We are concerned that this proposal could lead to clustering of low-income housing and/or reduce the chance that relatively higher and lower income neighbors will live in *close proximity* to one another.

We appreciate the Coalition for Smarter Growth's initiative to strengthen IZ, a program ANC 6B views as an important, positive tool in a broader toolkit to address housing affordability. And we encourage the Zoning Commission to take advantage of this opportunity to be ambitious in improving this relatively new but promising program.

Thank you.