

Appendix to
Petitioner Statement in Support for Zoning Case No. 04-33G

To the District of Columbia Zoning Commission
On behalf of the DC Campaign for Inclusionary Zoning

April 14, 2016

Frequency of Severe Rent Burden

The table below provides the frequency of severe rent burden — spending half or more of income on rent — in the District of Columbia, by income as a percent of the median family income (MFI). These data are the basis of Figures 3 and 4 in the Petitioner Statement filed on March 24, 2016.

We present these data to provide greater context to the scale of the city’s affordable housing needs, compared to the current and planned pipeline of city-funded projects. We are glad the city has greatly expanded investments in affordable housing, and that it has directed much of those resources to low-income residents. Yet even these historic efforts do not come close to fully meeting the housing needs of DC’s lowest-income families; those needs have grown substantially in recent years, as low-cost housing in the private market has virtually disappeared. Despite the city’s investments, low-income families with severe housing burdens far outnumber moderate-income families with severe housing cost burdens.

The DHCD and DMPED pipeline includes 7,900 units for households below 60% MFI.¹ (Some of those units are new; some are existing units that will be preserved.)² Yet 39,500 households at or below 60% MFI are severely rent burdened — five times the number of units in the pipeline (**Table 1**).

These findings underscore the importance of continuing to focus affordable housing tools on the lowest income families possible. Inclusionary zoning cannot reach the poorest families, but by focusing on households at or below 60% MFI, IZ can do the most it can for the tens of thousands of low-income families struggling to pay rent and get by.

ZONING COMMISSION
District of Columbia

CASE NO. 04-33G

EXHIBIT NO. 222

¹ DMPED Economic Intelligence Dashboard, [Affordable Units by Project Status & AMI Level](#) as of March 2016.

² Our analysis of the DHCD and DMPED pipelines finds that approximately 4,850 of the 7,890 units (61 percent) are new construction. The remainder are existing units that will be renovated, rebuilt, or preserved.

**Table 1. Frequency of Severe Rent Burden,*
By Income as a Percent of Median Family Income (MFI)**

	Severely Rent Burdened Households		Renter Households	Maximum Income For a Family of Four
	Percent	Number		
0-40% MFI	57.9% (.006)	34,271 (235)	64,417 (209)	\$43,440
40-50% MFI	30.0% (.008)	3,542 (98)	11,892 (114)	\$54,300
50-60% MFI	16.3% (.007)	1,660 (73)	10,203 (108)	\$65,160
60-70% MFI	11.2% (.007)	852 (54)	7,730 (110)	\$76,020
70-80% MFI	5.2% (.006)	311 (34)	5,931 (95)	\$86,880
80-100% MFI	1.6% (.002)	213 (28)	13,263 (145)	\$108,600

* Margins of error are in parentheses below each estimate, and represent a 95% confidence interval. Maximum incomes are based on the 2016 median family income as determined by HUD.
Source: DC Fiscal Policy Institute analysis of 2013 and 2014 American Community Survey microdata.

Errata

The petitioner statement filed on March 24, 2016 contained a typographical error. The text at the end of page 5 was meant to read as follows: “Figure 4 shows that over 5,000 families with incomes between 40% MFI and 60% MFI are severely rent burdened.”