

★ ★ ★ ANC 6D

Near Southeast/Southwest Advisory Neighborhood Commission 6D

February 17, 2016

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Anthony J. Hood, Chairman
Zoning Commission
441 4th Street, N.W., Suite 200-s
Washington, DC 20001

VIA E-MAIL: zcsubmissions@dc.gov

RE: Zoning Commission Case No. 04-33G, Text Amendment to Chapter 26, Inclusionary Zoning

At a regularly scheduled and properly noticed public meeting on February 8, 2016, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to support the following resolution:

OFFICERS

Chairperson
Andy Litsky
Vice Chairperson
Rachel Reilly Carroll
Secretary
Stacy Cloyd
Treasurer
Meredith Fascett

COMMISSIONERS

SMD 1 *Marjorie Lightman*
SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

WHEREAS, affordable housing remains a top priority for this ANC as rising housing prices in the District of Columbia and ANC 6D are increasingly out of reach for low and moderate income households;

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 residential developments set aside 8 to 10 percent of new housing to be affordable;

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;

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

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

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EXHIBIT NO. 69



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

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

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

WHEREAS, preliminary economic analysis for high density zones by DC Office of Planning demonstrates that it is feasible to require IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership due to the surplus value created by the 20 percent density bonus given to properties to offset IZ costs;

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

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;

Therefore, BE IT RESOLVED, BY THE ADVISORY NEIGHBORHOOD COMMISSION 6D, 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 IZ rental units be affordable at the 60 percent median family income level, and all IZ for-sale units be affordable at the 80 percent median family level to ensure that affordable residential units will be created in the ANC and in the District.

Sincerely,

Andy Litsky,
Chairman, ANC 6D