



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5B

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November 19, 2013

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SENT VIA ELECTRONIC MAIL

Director Harriet Tregoning
D.C. Office of Planning
1100 4th St., SW, Ste E650
Washington, DC 20024

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th St., NW Ste 200S
Washington, DC 20001

Chairman Phil Mendelson
D.C. City Council
1350 Pennsylvania Ave., NW, Ste. 504
Washington, DC 20004

**ADVISORY NEIGHBORHOOD COMMISSION 5B'S RESOLUTION
REGARDING THE DC ZONING REWRITE PROCESS AMENDING
THE BOARD OF ZONING ADJUSTMENT RULES ON THE
INCLUSIONARY ZONING: REDEFINING AFFORDABILITY IN DC**

Dear Director Tregoning, Chairman Hood and Chairman Mendelson:

At its regular monthly community meeting held October 23, 2013, Advisory Neighborhood Commission 5B ("ANC 5B" or "the Commission") considered the above-referenced Resolution regarding the D.C. Zoning Rewrite Process and Inclusionary Zoning.

With four of the four current commissioners present at this duly noticed, public meeting, a quorum was declared wherein ANC 5B voted unanimously (4-0-0) **to submit comments to the D.C. Zoning Rewrite Process on The Board Of Zoning Adjustment Rules on the Inclusionary Zoning: Redefining Affordability in DC.**

WHEREAS, we understand the DC Zoning Regulations govern DC's important Inclusionary Zoning program ("IZ"). The IZ program picked up where rent control ended- to preserve and protect affordable housing options for DC's residents; and

WHEREAS, currently with over 70,000 persons on the affordable housing wait list and with many reports showing because of the very hot housing

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EXHIBIT NO.371

market which is driving up rents and taxes at seemingly uncontrollable rates in the District, there is very serious displacement impact for these residents; and

WHEREAS, a very significant population of residents in ANC 5B are seniors, elderly, families with children and individuals on fixed, limited and/or restricted income; and

WHEREAS, the Zoning Rewrite has a great opportunity to fix the current IZ regulation problem by amending the existing zoning definitions of affordability that are based on incomes with at least two of the wealthiest counties in the Nation called the Area Median Income (“AMI”); and **WHEREAS**, the AMI metric includes incomes of households in the counties of Fairfax, VA and Montgomery, MD as required per federal HUD calculations; and

WHEREAS, not only is the AMI unpredictable, as it fluctuates yearly, but because of its relation to VA and MD, AMI cannot truly paint a real picture of DC’s unique affordability needs; and

WHEREAS, the Zoning Commission can amend DC Municipal Regulation 11-2601.1, which defines affordability eligibility for low and moderate income households, and dispose with an unpredictable and unreal AMI metric, replacing it with a metric more solidly based on a percentage of annual federal minimum wage (“AFMW”); and

WHEREAS, given the bonus density granted to the developer and given the aforementioned affordability crisis, the required IZ percentages must be doubled; IZ currently requires 8-10% of residential density in a new development- we recommend this be amended to 16-20% in order for the city to meet its housing goals.

NOW, THEREFORE, BE IT RESOLVED that ANC 5B approved the foregoing *Advisory Neighborhood Commission 5B Resolution Regarding the DC Zoning Rewrite Process Amending the Inclusionary Zoning: Redefining Affordability in DC*.

ANC 5B requests “great weight” from D.C. Zoning and D.C. Office of Planning be accorded the foregoing ANC 5B Resolution.

Sincerely,

/s/
Shirley Rivens Smith
Chairperson, ANC 5B

/s/
Ursula Higgins
Correspondence Secretary, ANC 5B