

**ADVISORY NEIGHBORHOOD COMMISSION 4D URGES ZONING
COMMISSION TO INCREASE AFFORDABILITY AND DENSITY OF
INCLUSIONARY ZONING HOUSING UNITS AND RETAIN PARKING
MINIMUMS FOR BUILDINGS BORDERING RESIDENTIAL BLOCKS**

November 19, 2013

Good evening Commissioners and Chairperson Hood. I thank you for holding these hearings and hope that you will hold additional hearings so as to provide thorough consideration of the many issues raised by the proposed rewrite. My name is Renee Bowser. I am ANC 4D's Vice Chair and Commissioner for SMD 4D02. I am testifying this evening on behalf of ANC 4D in support of our resolution urging the Zoning Commission to adopt regulations to allow DC's real low and moderate income population to rent and own units in new or substantially rehabilitated multi-unit housing under the inclusionary zoning law. In addition, I'm testifying in support of ANC 4D's resolution urging retention of parking minimums for multi-unit housing bordering fully residential blocks in our neighborhoods.

DC's severe poverty rate goes hand in hand with the acute housing crisis our City's poor and moderate income residents suffer. In 2012, according the DC Fiscal Policy Institute, over 18% of DC residents lived below the poverty line and 1 in 4 of DC's children lived below the poverty line. In 2012, according to the Washington Legal Clinic for the Homeless, a worker earning the minimum wage of \$8.25 per hour would have to work 132 hours all 52 weeks of the year to afford a 2-bedroom apartment at Fair Market Rent which would be \$1412 per month. There is a severe homelessness crisis and, according to a 2013 report by National Low Income Coalition, DC is the least affordable housing jurisdiction when compared to other states.

DC's inclusionary zoning law was developed to help address this existing crisis. Ironically, DC's law does not help residents most in need of affordable housing. That's because DC currently defines low and moderate income households by considering incomes of far wealthier suburban jurisdictions whose residents don't live in DC and provides inclusionary zoning units for families that earn 50% and 80% of median income of the metropolitan area. ANC 4D urges the Zoning Commission to adopt realistic definitions of low and moderate income households that are based solely on the median income of DC residents which was \$66,583 in 2012. The definition of "low income household" should be 0% - 30% of DC's median income and that of "moderate income household" should be 30% - 50% of DC's median income. ANC 4D also urges that developers be required to build double the current percentage of affordable units in their buildings which would be 16% - 20% of affordable units in their buildings in return for the greater density and other benefits they receive.

ANC 4D opposes a reduction in parking minimums for developers that construct multi-unit housing in buildings that border fully residential blocks. Instead, ANC 4D urges the Zoning Commission to maintain the existing number of parking spaces that developers of multi-unit housing are required to construct.

The proposed change is short sighted, for as the City of Portland, Oregon found, residents who move into multi-unit housing own cars at the same rate as residents in other housing. Therefore, residents of multi-unit buildings without parking will compete with existing residents in the bordering blocks, including those residents' house mates, friends, and relatives, who visit them, for the same limited number of spaces. Additionally, the proposed change ignores the fact that residents' transportation needs change as their families and work conditions change. At various stages, families may need to transport children and/or seniors in their care, and accommodate nontraditional hours of work, and such activities likely require regular use of cars. For example, now that many children in DC cannot attend neighborhood public schools, residents must transport children out of their neighborhoods to schools at greater distances. It is not feasible to regularly transport younger children by car sharing or biking. Further, the Office of Planning has proposed by right accessory dwelling units which will only increase the density and competition for limited parking. At the January, 2013 meeting the Office of Planning held in Ward 4 at Tacoma School, residents who live near the Silver Spring line told Harriet Tregoning of their experience of having Silver Spring residents who live in nearby apartment buildings with no parking spaces park on residential streets in their DC neighborhoods. I urge the Commission to consider these practical impacts of this proposed zoning change and not merely the attractive slogan about a walkable city.

Thank you,

Renee Bowser
ANC 4D02 Commissioner
ANC 4D Vice Chair



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 4D

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ANC 4D Resolution 2013 - 03

**RESOLUTION REDEFINING AFFORDABILITY TO ENABLE LOW
INCOMERESIDENTS TO BENEFIT FROM INCLUSIONARY ZONING**

Lamont Akins,
Secretary
SMD 4D01

Renee Bowser,
Vice Chairperson
SMD 4D02

Lisa Colbert,
Treasurer
SMD 4D03

Donna Brockington,
Chairperson
SMD 4D04

Valikia Newsome,
SMD 4D05

Bill Quirk,
SMD 4D06

WHEREAS, the District of Columbia Comprehensive Plan, in Chapters 1 and 5, states that District planners must focus on building an "inclusive city," and low income families in the District face a very serious affordability crisis with many low income families waiting in vain for affordable housing units; and

WHEREAS, the definitions of "low income" and "moderate income" households are percentages of the federal government's Area Median Income ("AMI") which takes into account the household incomes of the DC metropolitan area, including VA and MD households, which was \$107,500 as of 2012; and

WHEREAS, the median income solely for the District of Columbia (DMI) was \$66,583 as of 2012; and

WHEREAS, developers who participate in Inclusionary Zoning ("IZ") obtain subsidies, variances, and favorable interest rates in return for building affordable units in rental or condo multi-unit housing developments;

NOW THEREFORE, BE IT RESOLVED that Advisory Neighborhood Commission 4D recommends the enactment of the following amendments to the District of Columbia's Zoning regulations regarding Inclusionary Zoning in order to move toward true affordability in housing in ANC 4D and around the District:

1. That the definition of "low income households," at DCMR 11-2601.1, be changed from 50% of AMI and redefined as "equal to or less than 30% of the District's median income or DMI;
2. That the definition of "moderate income households," at DCMR 11-2601.1, be changed from 51% to 80% of AMI and redefined as "between 31% and 50% of the District's median income or DMI.
3. That the set-aside for IZ affordable units in residential developments be increased from 10% and 8%, respectively, to 20% and 18%, respectively, in order for developers to qualify for bonus development density.

Attested by

Lamont Akins

Secretary, on October 15, 2013

This resolution was approved by a roll call vote of 4-0, on October 15, 2013 at a regularly scheduled and noticed public meeting of ANC 4D at which a quorum (a minimum of 4 of 6 commissioner's) was present.