

TESTIMONY BEFORE D.C. ZONING COMMISSION

THE ZONING REGULATIONS REVIEW (ZBR)

ZONING COMMISSION CASE NO. 08-06a

DRAFT ZONING REGULATIONS - SUBTITLE C

**REDEFINING AFFORDABILITY TO ENABLE LOW AND MODERATE-
INCOME RESIDENTS OF THE DISTRICT OF COLUMBIA TO BENEFIT
FROM INCLUSIONARY ZONING**

November 13, 2013

GOOD EVENING!

I AM CAROLYN DUNGEE NICHOLAS, PRESIDENT, ADVOCATES FOR ELDER JUSTICE, HILDA AND CHARLES MASON CHARITABLE FOUNDATION, INC.

I AM HERE THIS EVENING ON BEHALF OF ELDERLY AND OTHER LOW AND MODERATE-INCOME RESIDENTS OF THE DISTRICT OF COLUMBIA WHO ARE UNABLE TO SECURE AFFORDABLE HOUSING IN THE DISTRICT.

MORE SPECIFICALLY, I AM HERE THIS EVENING TO SUPPORT REDEFINING AFFORDABILITY TO ENABLE LOW AND MODERATE-INCOME D.C. RESIDENTS TO BENEFIT FROM INCLUSIONARY ZONING.

AS SUCH, I SUPPORT ADVISORY NEIGHBORHOOD COMMISSION 4D'S RECOMMENDATION THAT THE D.C. ZONING COMMISSION ENACT AMENDMENTS TO THE D.C. ZONING REGULATIONS REGARDING INCLUSIONARY ZONING IN ORDER TO MOVE TOWARD TRUE AFFORDABILITY IN HOUSING IN THE DISTRICT OF COLUMBIA.

THE ANC 4D RECOMMENDED AMENDMENTS TO THE D.C. ZONING REGULATIONS I SUPPORT ARE:

1. THE DEFINITION OF "LOW-INCOME HOUSEHOLDS" AT DCMR 11-2601.1, SHOULD BE CHANGED FROM 50% OF AMI AND

REDEFINED AS EQUAL TO OR LESS THAN TO OR LESS THAN 30% OF THE DISTRICT' MEDIAN INCOME OR DMI;

2. THE DEFINITION OF MODERATE INCOME HOUSEHOLDS AT DCMR 11-2601.1, SHOULD BE CHANGED FROM 51% TO 80% OF AMI AND REDEFINED AS BETWEEN 31% AND 50% OF THE DISTRICT'S MEDIAN INCOME OF DMI;
3. THE SET-ASIDE FOR INCLUSIONARY ZONING AFFORDABLE UNITS IN RESIDENTIAL DEVELOPMENTS SHOULD BE INCREASED FROM 10% AND 8%, RESPECTIVELY, TO 20% AND 18%, RESPECTIVELY, IN ORDER FOR DEVELOPERS TO QUALIFY FOR BONUS DEVELOPMENT DENSITY.

THANK YOU FOR YOUR POSITIVE CONSIDERATION OF THESE PROPOSALS.