

MEMORANDUM

TO: District of Columbia Zoning Commission
FROM: ^{JLS} Jennifer Steingasser, Deputy Director Development Review & Historic Preservation
DATE: July 1, 2019
SUBJECT: Zoning Commission Case 18-18, Clarification of Affordability

Waiver of Rules

The following report is being submitted less than 10 days prior to the Zoning Commission’s Public Meeting. The Office of Planning respectfully requests that the Commission waive its rule and accept this report into the record.

At a special called public meeting on June 6, 2019, the Zoning Commission considered proposed action on Case 18-18, North Howard Road zone (NHR). Prior to this meeting the Commission had asked the Office of Planning to review the community benefits agreement between a property owner that would be zoned NHR-1 and the Advisory Neighborhood Commission (ANC), and if appropriate, include zoning related items in the zone.

The ANC representatives had recommended that the Inclusionary Zoning (IZ) requirement in the NHR zones be a minimum of fifteen percent (15%), instead of the proposed and advertised ten percent (10%) requirement. The Zoning Commission agreed with the 15% IZ requirement and took proposed action with that modification. However, there was no discussion about the median family income (MFI) requirements.

The Office of Attorney General has requested OP file a supplemental report detailing the IZ and MFI conditions of the advertised 10% and the proposed 15% and asking that the Zoning Commission take affirmative action on one option.

Summary Comparison of IZ Proposals	
<p><u>15 %</u> - 50% of IZ at 80% MFI 50% of IZ at 60% MFI 25% of all IZ units will be 3-bedrooms at 60% MFI</p>	<p><u>10%</u> - 75% of IZ at 60% MFI 25% of IZ at 50% MFI 25% of all IZ will be 3-bedrooms</p>

OP recommends the 15% option.