

DC Zoning Commission Hearing on Case 25-09

December 1, 2025

Testimony of Margaret Lenzner, Public Witness

I am testifying as a longtime resident of Cleveland Park and a member of Ward 3 Housing Justice in opposition to the proposed rezoning of Connecticut Avenue in Cleveland Park because it does not provide an adequate amount of affordable housing. I urge the Zoning Commission to revise the requirements for Inclusionary Zoning in this once-in-decade opportunity to address diversity and realize equity in rezoning Ward 3 corridors.

Since the mayor announced her goal of 12,000 new affordable housing units by 2025, Ward 3 Housing Justice has worked to increase affordable housing in our community. Although thousands of new luxury apartments have been built along Ward 3 corridors, fewer than 9% are designated affordable. Of 2,618 new units at Wardman Park, City Ridge, Upton Place and Residences at Mazza, only 233 are designated affordable through Inclusionary Zoning.

Rezoning Ward 3 will allow greatly increased height and density, but the proposal fails to require commensurate affordability through IZ+. The quantity of affordable housing should be proportional to the full extent of density increases, with no ceiling at 125%. In Cleveland Park, the proposed IZ+ requirement does not apply to the entire proposed 150% density increase.

Low income residents are also disserved by requiring 60% - 80% MFI income for IZ eligibility. Black households, whose income is only 35% of DC MFI, should have access to permanently affordable homes through IZ+ in new residential development. Realizing the city's goal of equity, diversity and inclusion in Ward 3's resource-rich community demands lowering income eligibility for affordable units to 30% - 50% MFI for renters and no more than 60% for homeownership.

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