

Honorable Frederick Hill
Chairman
Board of Zoning Adjustment
Rm 220S
441 Fourth St. NW
Washington DC 20001

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2018 OCT 24 PM 2:48

Re: BZA case 19804

Chairman Hill:

My name is Timothy A Jones and I am the ANC Commissioner for Single Member District 4C08. Which encompasses 716 Upshur Street NW. At the ANC4C Public Meeting held October 10th 20018. The 4C Commission in a contentious vote. Voted not to support the Motion to oppose the Special Exception and waiver in Case 19804. With the Commissioners closest 4C09, 4C08, and 4C07 in support Those furthest 4C01, 4C02, 4c10, furthest voted in support. With Commissioners for 4C04 and \$C05 abstaining. All but one letter in opposition was received as well. A form 129 has been submitted. I am enclosing article. By Chelsea Coffin (DC Policy Center) November 27,2018 Millennials Starting Families will likely struggle to find affordable housing near schools; transit , and jobs in DC. Will a reduction in the inventory of Single Family houses exacerbate this problem? The Board of Zoning Adjustment must decide.

Respectfully Submitted

Timothy A Jones


ANCSMD4C08

BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	19804	Case Name:	716 Upshur Street NW LLC
Address or Square/Lot(s) of Property:	Square 0091/lot# 3135		
Relief Requested:	Special exception under U320.2 + waiver from 11-030.		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	09 / 10 / 18	Was proper notice given?:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Description of how notice was given:	ANC 46 website, Petworth News + NW Current		
Number of members that constitutes a quorum:	6	Number of members present at the meeting:	8

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

Per Section U320.2 the applicant failed to demonstrate that the proposed addition or accessory structure will not have a substantially adverse impact, in particular that the light + air available to neighboring properties shall not be affected + the privacy of use + enjoyment of neighboring properties shall not be unduly compromised.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

Applicant not convert a Single Family Row House into a 3-Unit apartment house, but develop as a matter of right two unit Building.

AUTHORIZATION

ANC	4C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	3-3-2
Name of the person authorized by the ANC to present the report:	Timothy A. Jones		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

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The Washington, DC region is great >> and it can be greater.

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Millennials starting families will likely struggle to find affordable housing near schools, transit, and jobs in DC

DEMOGRAPHICS By Chelsea Coffin (DC Policy Center) September 27, 2018 32



Image by Dallas Lillich used with permission.

If children continue to enroll in public schools by kindergarten and transition between grade bands at the same rates as they do today, DC could have about 104,600 students in pre-kindergarten through grade 12 by 2026-27. That's an estimated 21,100 more students based on current

conditions in addition to the 83,491 enrolled in 2016-17. Where is this growth likely to occur?

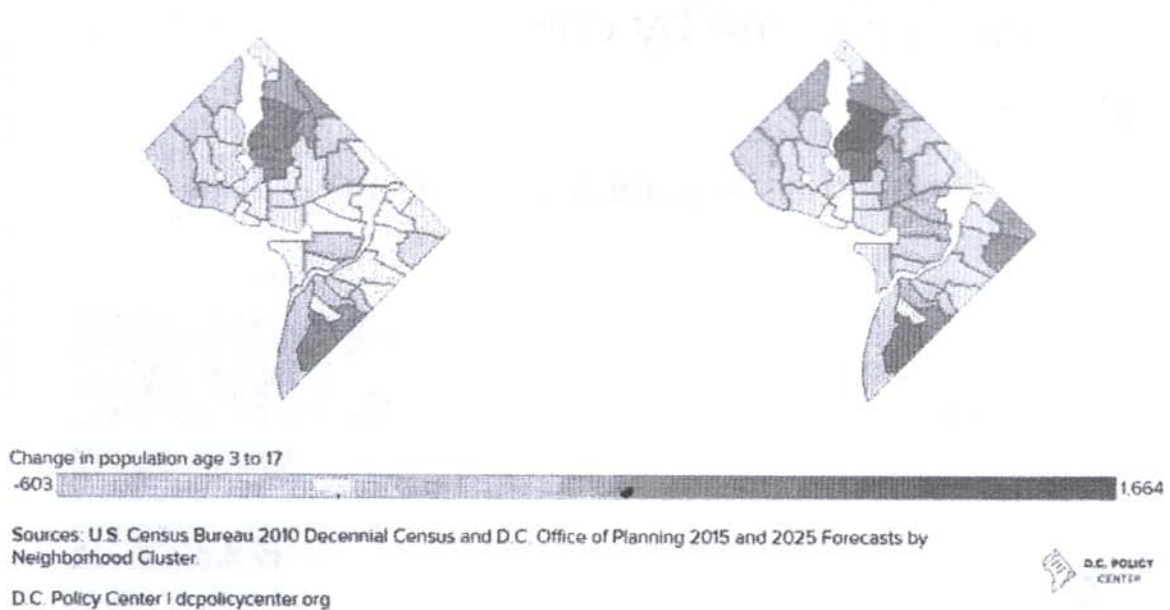
This analysis looks at population forecasts, housing prices, and Millennial incomes to highlight areas of the city where the school-age population is likely to live. Where students live gives some indication of future demand because students attend schools that are on average a 10- to 16-minute drive from home, depending on their grade. However, residence does not determine precisely which schools will grow, as just 27% of DC's public school students attend their in-boundary school.

Population forecasts and the school-age population

According to the DC Office of Planning's population forecasts, the largest increases in school-age population will occur in Neighborhood Clusters to the north of the center of the city and to the far south between 2015 and 2025. The neighborhoods with the largest forecasted increases of 1,300 or more from 2015 to 2025 include Cluster 2 (Columbia Heights, Mount Pleasant, Pleasant Plans, Park View), Cluster 18 (Brightwood Park, Crestwood, and Petworth), and Cluster 39 (Congress Heights, Bellevue, and Washington Highlands).

These population forecasts take into account planned developments, growth from net natural increase, and other factors. Forecasted population shows continued growth for the school-age population in many neighborhoods that saw growth in this population over the previous five years: in fact, these three areas with the largest future increases also increased by the most from 2010 to 2015.

Historical change in the school-age population aged 3 to 17 from 2010 to 2015, by Neighborhood Cluster Forecasted change in population age 3 to 17 from 2015 to 2025, by Neighborhood Cluster



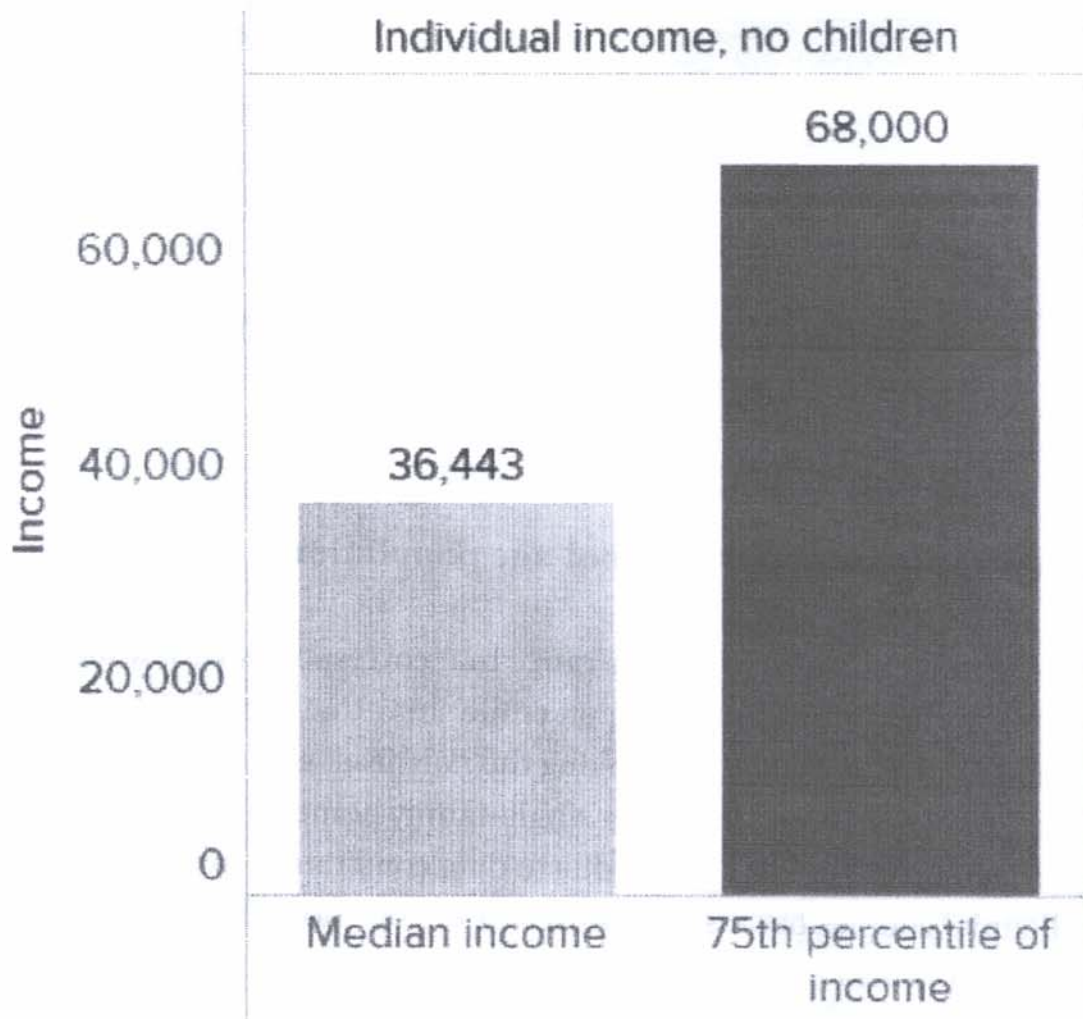
Housing prices and the school-age population

Single-family homes in the price range that corresponds with Millennial income at the median and 75th percentile show that the school-age population could also increase along the northeast and southeast borders of the city. This analysis focuses on single-family homes (instead of apartments, condos, or co-ops) due to data constraints, and income for Millennial couples because no houses would be affordable at the median income for a Millennial individual with no children.

Millennial incomes and implications for housing choices

The median Millennial individual in DC with no children has an annual income of around \$36,443 as of 2016. Doubling this individual income to \$72,886 estimates income for a Millennial couple with no children who may be looking for a single-family home to accommodate a family. By comparison, Millennials in the 75th percentile of income earn about \$68,000 per year individually, or \$136,000 per couple.

Millennial income by children and marital status



Sources: American Community Survey
1-year Estimates for 2016.



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This income can be compared to the amount necessary to afford existing single-family homes in DC as calculated for the DC Policy Center report, *Taking Stock of the District's Housing Stock*. This gives a sense of where homes might be in the affordable price range for DC's Millennials.

However, Millennials may not have the necessary savings to afford a down payment, or they may have other expenses to consider, such as student loans or childcare. DC's young adults in 2016 had higher levels of education than their counterparts in 2000, and a Millennial with student loans may pay as much as 10% of Adjusted Gross Income (AGI) in loan payments if he or she is enrolled in an Income-Based Repayment Plan.

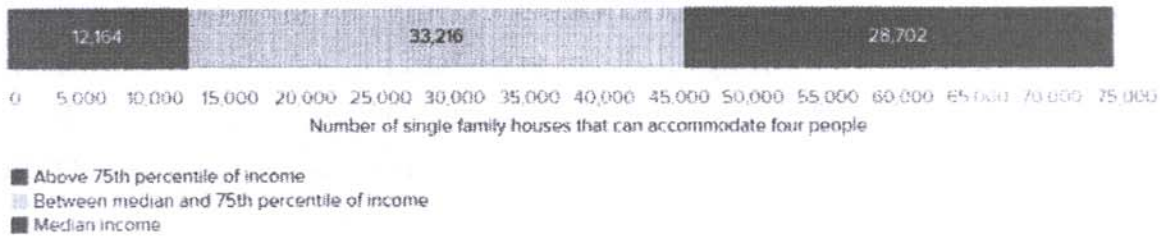
In addition, the average annual cost of child care at a center in DC for an infant was \$23,089 as of 2016. These constraints make it more difficult to afford housing in DC.

Location of single-family homes potentially in the price range for Millennials

Looking at the existing stock of single-family homes with a capacity of four, very few are potentially in the affordable price range for Millennials – and not all will be available on the market in the coming years. Out of approximately 74,000 single-family homes that can accommodate four or more people in DC (at least a three-bedroom home), 16% are potentially affordable to Millennial couples without children making the median income, and an additional 45% are potentially available to Millennial couples with incomes in the 75th percentile.

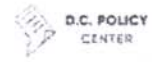
None are available to Millennial couples without children and in the 25th percentile. The remaining 39% of homes are only in reach for those in the highest income quartile. At the median income point, a Millennial couple could potentially afford a house with an estimated market value of between \$150,000 and \$358,000, which rises to an estimated market value of up to \$755,000 at the 75th percentile of income.

Single family homes with a capacity of at least four, potentially affordable to Millennials by income level



Sources: Taking Stock housing database, American Community Survey 1-year Estimates for 2016.

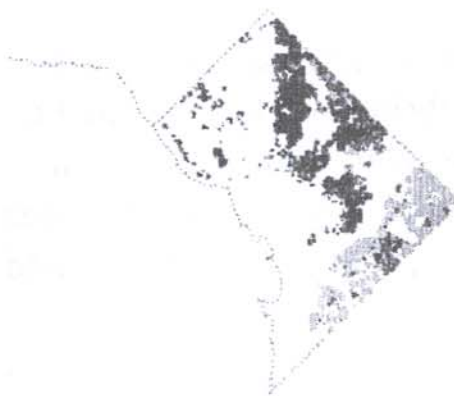
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Most homes in the price range for the median Millennial couple to house a family of four are in Wards 7 and 8. Looking at the 75th percentile of Millennial couples shows several areas in northeast and the central corridor that have single-family homes in an affordable price range.

If families move to these areas in greater numbers and replace households without children, the school-age population in these neighborhoods would grow. And turnover in these single-family homes may yield more school-age children as 24% of these homes are currently owned by senior citizens (compared to 18% of all homes) claiming a property tax exemption.

Single-family homes with capacity of four in the affordable price range for millennial couples earning median or 75th percentile of income



Income percentile
 ■ 50th ■ 75th

Historical change in the school-age population aged 3 to 17 from 2010 to 2015, by Neighborhood Cluster



Change in population aged 3 to 17
 -603 1,664

Sources: Taking Stock housing database, American Community Survey 1-year Estimates for 2016.

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In contrast, the DC Office of Planning’s population forecasts do not show much growth in school-age population along the northeast border of the

city. This discrepancy could reflect the difference between existing housing stock examined in this report, and new development coming online that partly drives Office of Planning's forecasts.

The areas with the most homes in the affordable price range show growth in some Neighborhood Clusters where the school-age population did not grow from 2010 to 2015. If single-family homes in the price range of a median Millennial couple with no children begin to house more families with young children, the school-age population may increase in some neighborhoods where it has been recently decreasing, such as Cluster 29 (Eastland Gardens, Kenilworth) and Cluster 34 (Twining, Fairlawn, Randle Highlands, Penn Branch, Fort Davis Park, Fort Dupont).

Apartments in the District

Data are not available on the proportion of school-age children who live in apartments nor the capacity of apartments, but larger apartment buildings with more than five units may indicate affordable options for Millennials in additional neighborhoods. Many DC residents rent, as 39% of DC's housing units are owner-occupied (American Community Survey 1-Year Estimates for 2016).

Larger apartment buildings are available in neighborhoods in Northwest that have few, if any affordable single-family homes for DC Millennial couples earning median income. These apartments could allow for growth in the school-age population in these areas.

Apartment buildings with more than five units



Source: Integrated Tax System Public Extract.

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DC's school-age population will grow most outside the Wilson High School boundary

In conclusion, the school-age population from 2015 to 2025 is forecasted to increase by the highest numbers of children north of the center of the city and to the far south. However, looking at the District's existing housing stock shows that there are many homes located along the northeast and southeast borders in the affordable price range for a Millennial couple without children earning the median or 75th percentile of income (many of these are homes that may become available if senior citizens downsize).

Combining information from these two sources, most growth is likely to occur outside of the boundaries of Wilson High School and its feeder schools. The Wilson HS boundary is the only area of the city where the overwhelming majority of students attend their in-boundary school, so school choice will continue to have a role in the city's education system.

Given Millennial incomes, finding affordable housing near schools, transit, and jobs may become difficult as this generation starts families. For example, a couple jointly earning the Area Median Income (AMI) of \$89,000 can afford a one-bedroom at the average monthly rent of \$1,966

(Josephson, 2018), but will find it difficult to find options with additional bedrooms for children.

Housing is already a concern for people who leave the city: between 2000 and 2014, housing was the most common reason for moving out of the District, cited as the main factor in 36% of moves, whereas jobs were the most common reason why people moved to the District, cited as the main factor in 32% of moves.

Method:

This analysis compares income to the amount necessary to afford existing single-family homes in DC as calculated for the DC Policy Center report, Taking Stock of the District's Housing Stock. This methodology first generates an estimated market value by dividing the assessment value by the average assessment to market value ratio for available properties by neighborhood. It then divides the estimated market value by a capitalization rate published by the Office of the Chief Financial Officer for income-generating properties by geographic area to estimate the annual housing cost. Finally, the annual housing cost is divided by 30% (a standard threshold for housing affordability) to determine the income necessary to own a home.

Many Millennials will rent instead of buy, but this analysis focuses on single-family homes because of available data on capacity and assessments. However, comparing data from Zillow on median two-bedroom rents with housing costs from the DC Policy Center's Taking Stock database suggests that rental prices are likely to be similar to housing costs in neighborhoods where a two-bedroom single-family home costs less than \$3,400 per month. In more expensive neighborhoods, comparison of housing and rental costs shows is likely to be cheaper to rent than buy. However, it is not possible to ascertain apartment capacity per unit with the data currently available, limiting a full analysis of the rental market.

Although 56% of DC's children live in single-parent households (United States Census Bureau, 2016), the analysis below of

single-family homes focuses on income for a household with a couple (and theoretically two incomes) instead of a household headed by an individual. Unfortunately, only two homes would be available to an individual earning the median income for Millennials with no children. A closer look with better data on apartments is needed to identify housing that is potentially affordable to individuals.

Click here to read the [full report](#), download the [report as a PDF](#), or access the [data and methodology](#).

This article is part of the [DC Policy Center](#)'s ongoing research to generate data and analyses on the District of Columbia's economy and demography.

Continue the conversation about urbanism in the Washington region and support GGWash's news and advocacy when you [join the GGWash Neighborhood!](#)

Tagged: dc, demographics, economics, education, families, housing, population, poverty



Chelsea Coffin is the Director of the Education Policy Initiative at the DC Policy Center. For more than 10 years, she has supported planning and evaluation in education at government agencies, foundations, non-profits, and multi-lateral institutions. Before moving to DC, Chelsea taught with the Peace Corps in Mozambique.

32 COMMENTS

THREADED NEWEST AT BOTTOM NEWEST AT TOP

Tony on September 27, 2018 at 11:28am

It's not wise to have kids when you cannot afford them. That's actually the root of most current problems in society. Never do things you cannot afford to do. Don't buy a house, don't have kids, don't travel, etc. unless **you can afford it.**

But our culture tells everyone they are **entitled** to do these things regardless of their economic situation. Then when things go wrong, they complain and blame outside factors.

REPLY LINK REPORT

DMW on September 27, 2018 at 1:12pm

Thank god our ancestors didn't follow that advice! Humanity would have died out many times in the past.

REPLY LINK REPORT

Tony on September 27, 2018 at 1:48pm

@DMW

What evidence do you have to support that?

REPLY LINK REPORT

Willow on September 27, 2018 at 1:50pm

For millennia, children were usually part of the family labor structure. They began working at very young ages and in most cases had little to no education. And contraception was much less reliable. In some societies, parents would even kill unwanted children through exposure.

In developed societies today, children are treated far better but it is many times more costly to raise what is essentially a parasite (in strictly economic terms). Having them is now a genuine choice for most adults, in contrast to the past.

REPLY LINK REPORT

Tony on September 27, 2018 at 2:39pm

@Willow

Spot on. Today it really is a CHOICE. And it's very irresponsible to have kids if you know you don't have the resources to raise them in a good environment. Maybe not a popular opinion, but definitely a logical one.

REPLY LINK REPORT

DMW on September 27, 2018 at 2:41pm

No linkable evidence, but I think it's commonly understood poor people's lifestyle today would have been considered rich in the past. I understand farm families used child labor, but I can't imagine that in every time and place where there was a next generation it was a good economic decision. Hunter gatherers? Slaves? Potato famine? Great Depression?

[REPLY](#) [LINK](#) [REPORT](#)

[smh](#) on September 27, 2018 at 3:08pm

This argument and these responses diminish @ggwash. Stating that people should not have families until conditions are ideal in such inflammatory, unkind terms is literally inhumane.

[REPLY](#) [LINK](#) [REPORT](#)

Tony on September 27, 2018 at 3:45pm

@smh

There is nothing "inhuman" about common sense. Where does this idea that everyone is "entitled" to start a family come from? And if you cannot afford to support that family someone else should pay for it?

Why is it "inhuman" that people can't always have something just because they want it?

[REPLY](#) [LINK](#) [REPORT](#)

DMW on September 27, 2018 at 4:00pm

The US fertility rate is below replacement levels, and we're one of the richest nations. If you want fewer poor people to have children, where do you want the next generation to come from? Or is this it?

[REPLY](#) [LINK](#) [REPORT](#)

Chester B. on September 27, 2018 at 4:13pm

Immigration?

[REPLY](#) [LINK](#) [REPORT](#)

DMW on September 27, 2018 at 4:15pm

That's an option, but a lot of them are poor. If you're saying poor people shouldn't have kids, that doesn't work.

REPLY LINK REPORT

▼ VIEW 12 MORE REPLIES

charlie on September 27, 2018 at 11:54am

So, in short, there is a large number of single family houses that millennials making 87,000 as a couple could buy -- but they are all in Wards 7 and 8.

Wow, great analysis.

Honestly after the failed attempt by the Federal city Council and the DC policy center at faking signatures, I am spurred that GGWASH would give them a platform.

REPLY LINK REPORT

CrossingBrooklynFerry on September 27, 2018 at 1:20pm

There are still some SFH's in DC that a middle class family can afford.

If and when that is no longer the case, the situation that people making less than the median income will be that much more dire.

#gentrifytillyouqualify #displacementbugorfeature
#wherewilltheygo

REPLY LINK REPORT

Autoexec.bat on September 27, 2018 at 1:54pm

Don't worry! The people who can afford those SFHs will take one look at the schools and decide Virginia or Montgomery County sounds like a better bet.

REPLY LINK REPORT

[Deleted] on September 27, 2018 at 4:12pm

[This comment has been deleted for violating the comment policy.]

REPLY LINK REPORT

AR on September 27, 2018 at 11:59am

I found the [map](#) of where housing at 50th percentile of income was available to be particularly interesting. To me, the portion along the district border in Northeast along the area in the catchment areas of Whittier, LaSalle-Backus, and Brookland is very interesting - if DC government wants to see families with kids stay and grow (and I think they do) they should really promote these areas.

In particular, I think the area around LaSalle-Backus has tremendous potential for younger families. It is firmly residential and actually close to the Fort Totten metro as well as good parks and trails and solid road and bike access to downtown. New Walmart and things around it give you a little bit of shopping potential. In addition, the principal at LaSalle is really solid and available. Further, the education campuses are about to disappear, meaning more space is going to be available in Ward 4 schools for early childhood, which is great.

I think people need to take demographic information like this and start transforming in ways like this to inform families where there ARE good choices to move and thrive. Sure, a Petworth or Navy Yard is hot now, but it isn't the only way to get what you want for your family.

[REPLY](#) [LINK](#) [REPORT](#)

Falls Church on September 27, 2018 at 1:28pm

Millennials starting families will likely struggle to find affordable housing near schools, transit, and jobs in DC...

...and thus are likely to move to the suburbs as they have kids. No surprise there. In fact, what will likely surprise folks is how many millennials actually end up staying in cities like DC despite the challenges. For many people, the positives outweigh the negatives of living some place cheaper.

[REPLY](#) [LINK](#) [REPORT](#)

AdMo parent on September 27, 2018 at 3:49pm

My apartment building in Adams Morgan is full of families. Thankfully a lot of us prioritize walkability and short commutes to having a single family home.

[REPLY](#) [LINK](#) [REPORT](#)

[Deleted] on September 27, 2018 at 3:56pm

[This comment has been deleted for violating the [comment policy](#).]

[REPLY](#) [LINK](#) [REPORT](#)

darby on September 27, 2018 at 5:29pm

I think we should all try to avoid starting a family until we are financially stable.

REPLY LINK REPORT



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