



Advisory Neighborhood Commission 2A

“Serving the Foggy Bottom and West End communities of Washington, D.C.”

February 19, 2016

Mr. Anthony Hood
Chairman
Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001
zcsubmissions@dc.gov

RE: Application by Coalition for Smarter Growth, et al. for a Text Amendment to Chapter 26 of the DC Municipal Regulations on Inclusionary Zoning

Dear Chairman Hood,

At its regular meeting on February 17, 2016, Advisory Neighborhood Commission 2A (“ANC 2A” or “Commission”) considered the above-referenced matter. With six of seven commissioners present, a quorum at a duly-noticed public meeting, the Commission voted unanimously to adopt the following resolution, which was introduced by Commissioner Kennedy and seconded by Commissioner Smith, by a vote of **(6-0-0)**:

WHEREAS, affordable housing remains a top priority for this ANC as rising housing prices in the District of Columbia and ANC 2A are increasingly out of reach for low and moderate income households;

WHEREAS, the DC Zoning Commission created the Inclusionary Zoning (IZ) program in 2006 with the intent to help low and moderate income households live in the city by requiring that most new residential developments set aside 8 to 10 percent of new housing to be affordable;

WHEREAS, the IZ program has been successful in many respects, producing or creating a pipeline of 767 IZ units, with applicants leasing and buying IZ units that are distributed across the city;

WHEREAS, these units were intended to be affordable to both moderate (80 percent of median family income) and low income households (50 percent of median family income);

WHEREAS, 88 percent of all IZ units are affordable at the 80 percent median income level, and less than 20 percent at the 50 percent income level;

WHEREAS, 80 percent median family income rental IZ units are too expensive for most DC residents in need of housing, and most applicants in the IZ program;



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WHEREAS, 80 percent of median family income is too close to market rents in too many neighborhoods in DC, especially for small apartments;

WHEREAS, the DC Office of Planning’s July 3, 2015 Setdown report on Case No. 04-33G recommended in Option 1B to revise IZ income targeting to require all rental IZ units to be priced to be affordable for households earning 60 percent of median family income and all for-sale IZ units to be priced to be affordable to households earning 80 percent of median family income;

WHEREAS, preliminary economic analysis for high density zones by the DC Office of Planning demonstrates that it is feasible to require that IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership due to the surplus value created by the 20 percent density bonus given to properties to offset IZ costs;

WHEREAS, preliminary economic analysis for low density zones by the DC Office of Planning demonstrates that it is feasible to require that IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership if minor modifications can provide cost offsets for revised IZ requirement; and

WHEREAS, the timing for revising IZ requirements is critical to ensuring that future IZ units serve our neighborhoods with rental units that are otherwise unavailable nearby.

THEREFORE, BE IT RESOLVED that ANC 2A recommends that the Zoning Commission consider and adopt, as part of Case Number 04-33G, the proposed revision of IZ income targeting to require that all rental units be affordable at the 60 percent median family income level, and all for-sale units be affordable at the 80 percent median family level, to ensure that ANC 2A and the District will continue to create affordable homes for DC residents who otherwise are unable to live here or are paying too much of their income in housing costs.

Commissioner Patrick Kennedy (2A01@anc.dc.gov) is the Commission’s representative in this matter.

ON BEHALF OF THE COMMISSION.



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Sincerely,

Patrick Kennedy
Chairperson

CC: Cheryl Cort, Policy Director, Coalition for Smarter Growth