



ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Marvin L. Johnson
SMD 1A04 – Matthew Goldschmidt
SMD 1A07 – Darwain Frost
SMD 1A10 – Rashida Brown

SMD 1A02 – Josue Salmeron
SMD 1A05 – Thu Nguyen
SMD 1A08 – Kent C. Boese
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Tom Gordon
SMD 1A06 – Richard DuBeshter
SMD 1A09 – Bobby Holmes
SMD 1A12 – Margaret Hundley

February 10, 2016

Anthony J. Hood, Chairman
Zoning Commission
Office of Zoning
441 4th Street NW, Room 220 South
Washington, DC 20001

VIA EMAIL: zcsubmissions@dc.gov

Re: Comments and Recommendations on ZC 04-33G; Amendments to Chapter 26,
Inclusionary Zoning

Dear Mr. Hood:

At its regular meeting on February 10, 2016, the Advisory Neighborhood Commission (“ANC1A” or “Commission”) considered the above-referenced matter. After providing sufficient notice for and with a quorum of 12, the Commission voted, with 11 Yeas, 1 Nos and 0 Abstentions, to submit the following comments.

ANC1A strongly supports efforts to preserve and increase affordable housing within the District of Columbia as a whole and within the Commission’s area specifically. The broad intent of the Inclusionary Zoning (IZ) amendments proposed by the Coalition for Smarter Growth (ZCF 04-336) to strengthen the District’s commitment to housing affordability is noteworthy, and ANC 1A supports their efforts to improve upon Washington’s IZ program. We also recognize that IZ is one of many tools aimed at creating or preserving affordable housing in the District, and that no one tool alone will create the mix of housing at all affordability levels necessary for the vibrant, thriving, & inclusive city we all strive to support.

Against this background, ANC 1A offers the following comments and recommendations to the Zoning Commission as it assess the proposed amendments:

1. We strongly support increasing the amount of IZ housing and deepening the level of affordability below the current 80% MFI, including deeper AMI for rental units at 60% or lower.
2. We do not support relaxing height or width restrictions in the R-4 district. We feel that this would further encourage developers to convert these zones into de facto apartment districts absent the public process that should accompany that change in use.
3. We do not support the recommendation for off-site flexibility without further study. We are concerned that this could result in clustering low income families in specific areas of

Advisory Neighborhood Commission 1A
3400 11th Street NW #200
Washington, DC 20010

ZONING COMMISSION
District of Columbia
CASE NO.04-33G
EXHIBIT NO.120

the District rather than achieving and maintaining the inclusive and culturally diverse community that we highly value.

We appreciate the Coalition for Smarter Growth's initiative to strengthen IZ, which the commission recognizes as an important tool addressing the need for affordable housing. We also encourage the Zoning Commission to take advantage of this opportunity to improve the program. Lastly, we encourage the Coalition for Smarter Growth and other organizations to include Advisory Neighborhood Commissioners in future and ongoing efforts aimed at increasing affordable housing and impacting the District's zoning code.

ON BEHALF OF THE COMMISSION

Sincerely,

A handwritten signature in black ink, appearing to read "K. C. Boese". The signature is fluid and cursive, with the first letters of each name being capitalized and prominent.

Kent C. Boese
Chair, ANC 1A

Cc: The Honorable Brianne K. Nadeau, Ward 1 Councilmember
Jennifer Steingasser, Office of Planning
Cheryl Cort, Coalition for Smarter Growth