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Subject: Comments 04-33G: Inclusionary Zoning

Dear City Officials,

I understand that the Zoning Commission is finally re-reviewing the Inclusionary Zoning program as written in the zoning code.

I wanted to inform you that the current metrics of IZ production and eligibility for IZ units is so skewed as to actually be detrimental to affordability in the District.

http://wamu.org/news/15/03/11/report_low_cost_apartments_in_dc_all_but_gone_rent_hikes_hitting_many

When can \$1500 a month be considered affordable? Affordable for who? Why have developers been able to get away with marketing their IZ units to singles making \$60,000 a year? And, why is a measly 8% to 10% of units to be marketed as affordable in any new buildings an acceptable level of production?

Solutions:

- 1) The definition of an affordable IZ unit should at most be 50% AMI, with 30% AMI a much better metric of 'affordability'. The current definition of 'affordability' at 80% AMI is a joke, and so is 70% or even 60%.
- 2) IZ production requirements which live up to the housing crisis in DC must be implemented. Current IZ production expectations must be doubled at least with 20% to 30% of any new building in the District to include IZ units so we can meaningfully contend with the number one priority in the DC Comprehensive Plan -- preserving and producing more affordable housing in the city.
- 3) No additional bonus density -- Developers know that DC is one of the hottest rental and condo markets in the nation. Marketing IZ units as affordable in any new building is a way for the development community to give back for DC's windfall real estate market -- a market with such rising housing costs and rents that tens of thousands of longtime District residents have been forced from their homes in the past decade. If additional bonus density is considered, it must only be given to developers who are willing to market IZ units to families requiring 3 or more bedrooms with eligibility for those with incomes at 30% AMI or less.

4) There should be no exemptions from IZ in any district/zone in the City -- immediately. As it exists, exemptions to IZ is exclusive planning which stands in complete opposition to the DC Comprehensive Plan. This is our chance to fix this terrible mistake.

I look forward to action on this.

Regards,

-M

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