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**ADVISORY NEIGHBORHOOD COMMISSION 4D'S RESOLUTION
TO STRENGTHEN INCLUSIONARY ZONING TO PROMOTE
AFFORDABLE HOUSING IN DISTRICT OF COLUMBIA
Z.C. CASE NO. 04-33G
February 16, 2016**

Whereas, the Inclusionary Zoning (IZ) law which requires developers to provide "affordable units" in new or substantially rehabilitated rental and ownership housing units was enacted in 2006. In return the Inclusionary Zoning law allows developers to build their units higher and wider.

Whereas, developers began providing affordable units under the IZ law in 2011. To date, there are only 767 IZ units already produced or in the construction pipeline.

Whereas, IZ does not does not diminish the real affordable housing crisis in the District of Columbia because the law provides for "affordable units" for residents with incomes at 50% and 80% of the Area Median Income (AMI). The 2015 AMI, a federal income level index for the DC metropolitan area (including MD and VA counties), is \$109,200 per year for a family of four. Source: DC Mandatory Inclusionary Zoning Maximum Household Income Limits produced for DC Code §6-1041.01 et seq. and IZ regulations at DCMR Title11, Chapter 26. Half of the households in the metropolitan area make more and half make less than \$109,200 per year. The AMI which includes wealthy counties surrounding DC, including Montgomery, Arlington, and Loudon counties, is much higher than the median income for District residents.

Whereas, according to United States Census Bureau, U.S. Census Quick Facts for DC, the median income in 2014 dollars was \$69,235 a year.

Whereas, the number of District residents in poverty grew from 92,000 to 110,000 between 2007 and 2014 while the poverty rate remained around 18%. There has been a growth of people living in poverty with incomes less than \$24,000 a year for a family of four. There are also people living in deep poverty with incomes less than \$12,000 a year for a family of four. September 21, 2015 DCFPI, "While DC Continues to Recover from Recession, Communities of Color Continue to Face Challenges" at 1.

Whereas, currently IZ mostly serves residents with incomes at 80% of AMI which means a single person with income of \$61,152 and a family of two with income of \$69,888 according to 2015 figures. DC Mandatory Inclusionary Zoning Maximum Household Income Limits produced for DC Code §6-1041.01 et seq. and IZ regulations at DCMR Title11, Chapter 26. February 2, 2016 Committee of 100 on the Federal City, "Zoning Commission Needs Help from ANCs on How to Improve Inclusionary Zoning to

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Make Housing More Affordable” at 1. IZ also serves some residents with income at 50% of AMI or \$43,680 a year for a family of 2 persons.

Whereas, the DC Department of Housing and Community Development defines “affordable housing” as housing which requires the renter to pay no more than 30% of his/her income. Forty nine percent of renters in DC spend more than 30% of their income on housing.

Whereas, the proposal by the Office of Planning to allow IZ to provide housing units to a family of two with income at 60% of the AMI (nearly \$70,000 a year) is inadequate to stem DC's affordable housing crisis. The rent would be \$1,100 a month for a 1-bedroom unit well above the rent that low income families can pay. This proposal fails to serve the half of DC's population with incomes between 0 and 50% of the AMI, particularly families with more than 2-person households.

Whereas, developers are required to build a maximum of 10% affordable units in buildings subject to IZ. This means a developer is required to build a maximum of 5 affordable units in a 50-unit building. And developers get to decide the size of the units. If a building is primarily studios and one-bedroom apartments, it will serve only residents who are eligible to live in apartments of that size. Most units under construction are these smaller units and therefore are not available to families with children.

NOW BE IT RESOLVED THAT ADVISORY NEIGHBORHOOD COMMISSION 4D urges the Zoning Commission to:

- (1) Amend IZ to require that at least 50% of the affordable units be built for residents with incomes between 0% and 50% of the AMI.
- (2) Amend IZ to require developers to provide larger apartments to accommodate families with incomes between 0% and 50% of the AMI.
- (3) Amend IZ to require developers to double the percentage of affordable units in developments from the current 8% to 10% to 16% to 20%.
- (4) Retain developers' current height and density bonus under current IZ regulations.
- (5) Amend IZ to include downtown residential development projects.
- (6) Amend IZ to require that lower rent units be built in economically integrated developments near METRO and jobs, thereby eliminating buyouts and relocating affordable units away from the principal development.

The Resolution to Strengthen Inclusionary Zoning was considered on February 16, 2016 before ANC 4D at a duly noticed public meeting of the Commission in the presence of a quorum. The vote of the Commission was 5 in favor and 0 against the Resolution. The Resolution is passed.

Signed by Nancy E Roth, ANC 4D Secretary, on 2/25/2016.

Signed by Lisa Collet, ANC 4D Chair, on 2/25/2016.