

DC for Reasonable Development

Testimony Before the DC Zoning Commission, March 3, 2016

In re: ZC Case No. 04-33G – Amendments to Fix the Broken Inclusionary Zoning Regulations (IZ)

The District of Columbia's Inclusionary Program (IZ) – based on good intentions – has failed to produce truly affordable units for DC families.

Since most new units being built in the District are studio's and one-bedrooms, there's no where for DC families who are being displaced to go but to leave the District.

IZ was created to help ameliorate this affordable housing crisis, but it is failing because of fundamental gaps in the regulations. There are solutions they go beyond the proposed amendments which will truly fix the IZ program to serve DC families (see below).

Initial Recommendations:

- 1) **Additional Public Discussion** – Ensure the DC Mayor's Office on Planning and Economic Development (DMPED) and the Office of Planning (OP) hosts at least one citywide forum(s) to inform the public about the citywide IZ program and proposed amendments thereto. This program will affect all District neighborhoods and is such a complicated issue that a forum can help clarify the concerns and seek for ways forward in more of public discussion format, versus this hearing. Further, DMPED put a letter on the record saying they wanted to have meetings with “stakeholders” but they haven't initiated these meetings. This must happen before making any final decisions on any IZ amendments. The record should be kept open until these citywide forums happen.
- 2) **Provide the latest IZ data** – Ensure that the DC Department of Housing and Community Development (DHCD), the agency that implements the IZ regulations, actually provides the latest information on the efficacy of the IZ program through 2016. Currently, the DHCD website showing IZ information is more than 2-years dated. How are ANC's and the public, and you as our Zoning Commissioners supposed to determine appropriate amendments to IZ without the latest information. *See Attachment 1.*

Proposed Amendments to the Zoning Regulations Governing IZ:

- 1) **Change the Eligibility Metric (AMI)** – The IZ amendments as proposed seek to set the outer boundary of “affordable” IZ units between 60% (rental units) to 80% (ownership units) of the Area Median Income (AMI).

The problem is that the AMI for the area is \$109,000 a year, largely because the AMI metric includes Fairfax and Montgomery counties. The DC-only AMI is closer to \$65,000 a year. This means 60% - 80% AMI equates to 100% to 120% of the DC-only AMI.

ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 159
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CASE NO.04-33G
EXHIBIT NO.159

The current and proposed IZ units set at 60-80% AMI are therefore not affordable units in the District and perpetration of these regulations at these AMI levels amounts to fraud.

Solution: If we are forced to use the AMI metric, including the whole area and not just DC-only, the outer boundary of the IZ metric should be no more than 50% AMI for family units and 30% AMI for IZ units marketed to single DC residents.

- 2) **Relate Bonus Density to Family Sized IZ Units** – Currently and under the proposed amendments, developers will get significant bonus density for marketing “affordable” IZ units. DCMR 11-2603 — IZ Bonus Density.

We believe it is obvious that developers ought not be rewarded unless they are building for the class of people IZ was to assist, DC's families.

DHCD has stated that only **fifty-one 2-Bedroom IZ units**, and **one 4-Bedroom IZ unit** has been built since implementation of the IZ regulations in 2009. WOW! *See Attachment 1.*

Striking a single regulation could fix this situation, a regulation that currently stymies construction of IZ units for families.

11-DCMR-2605.02, Development Standards – The proportion of studio, efficiency, and one-bedroom inclusionary units to all inclusionary units shall not exceed the proportion of market-rate studio, efficiency, and one-bedroom units to all market-rate units.

The result of this unnecessary regulation (11-DCMR-2605.2) has led to developers getting bonus density for building studios/one bedrooms, not family units. This must be fixed!

Solution: Strike 11-DCMR-2605.2 all together, and amend 11-2603 to say that the current levels of bonus density can only be applied if the developer constructs and markets IZ units for families seeking IZ units having 2, 3 and 4 bedrooms. The bonus density can be a sliding scale based on the amount of family units built and the number of bedrooms in these IZ units. More family units, with more bedrooms, gives a developer more bonus density because then they would be meaningfully assisting to alleviate some of DC's affordability crisis. There should not be, however, any additional bonus density beyond what is mandated in the regulations right now unless the developer builds more IZ units than required (see point #3).

- 3) **Increase Production of IZ units** – According to DHCD only about 250 units have been marketed as IZ units to date since 2009. *See Attachment 1.*

This pittance of IZ units set at unaffordable levels has done little to nothing to ameliorate the DC housing crisis for families. This is because the IZ regulations require only a pittance of

units (8% to 10%) in new buildings be marketed as IZ units. **DCMR 11-2603 — IZ Set Aside Requirements**

The proposed amendments to IZ would only increase the production requirements slightly to 12%, when in reality we should be expecting to at least double the production requires to 25% or more.

Solution: Amend **11-DCMR-2603** to grant bonus density on a sliding scaled based on the number and size of IZ units constructed. If a developer markets 12% of the new building Gross Floor Area as IZ units, they would receive a very minimal bonus density. If they market 25% of the Gross Floor Area of a new building as IZ units, then they would receive the maximum bonus density currently allowed by the regulations right now. If they market 25%+ of the GFA as IZ, then perhaps they would get additional bonus density beyond what is mandated right now.

- 4) **Eliminate Exclusivity Exemptions for IZ** – The proposed amendments to IZ recognize that the patently unfair exemptions to IZ in several areas of the District, particularly downtown, are wrong. However, the proposed amendments seek to eliminate these exemptions over a period of time of years.

It is clear, for the IZ program to be considered a truly fair, equal, and impartial program all exemptions to IZ must be eliminated wholly and immediately *See Attachment 2*.

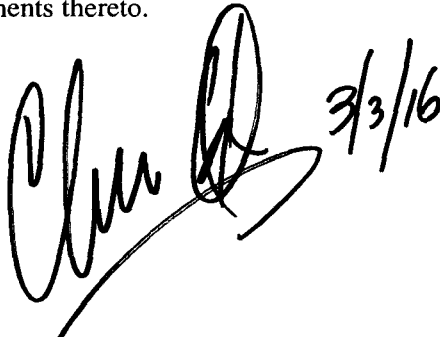
Solution: Strike **11-DCMR-2602.3** and any other regulation that allows for any part of the City be exempted from the IZ program immediately.

The above suggested recommendations should be discussed more broadly. We need more time to digest all of the latest information and facts to make informed decisions.

We ask that the zoning record in ZC Case No. 04-33G not be closed until at which time DHCD has updated their website with the latest IZ information, and the DMPED and OP hosts citywide forum(s) to discuss the IZ program and amendments thereto.

Respectfully submitted,

Chris Otten, co-facilitator
/s/n Chris Otten
DC for Reasonable Development
202-810-2768, dc4reality@gmail.com



Included Attachments: 1 & 2

ATTACHMENT 1

DHCD EMAIL AND INFO ON IZ

311 Online Agency Directory Online Services Accessibility



Search DC.gov



Mayor Muriel Bowser



Department of Housing and Community Development

Department of Housing and Community Development



Office Hours

Monday to Friday, 8:15 am to 4:45 pm | Housing Resource Center: Monday to Friday, 8:30 am to 3:30 pm

Connect With Us

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Email: dhcd@dc.gov



Ask the Director

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Listen



Inclusionary Zoning Affordable Housing Program

Inclusionary Zoning requires that a certain percentage of units in a new development or a substantial rehabilitation that expands an existing building set aside affordable units in exchange for a bonus density. The goals of the program are to create mixed income neighborhoods; produce affordable housing for a diverse labor force; seek equitable growth of new residents; and increase homeownership opportunities for low and moderate income levels.



The program was developed pursuant to the authority set forth in § 107 of the Inclusionary Zoning Implementation Amendment Act of 2006, effective March 14, 2007 (D.C. Law 16-275; D.C. Official Code § 6-1041.07) and Mayor's Order 2008-59, dated April 2, 2008. These documents mandate the adoption of a new Chapter 22 entitled "Inclusionary Zoning Implementation" of Title 14 (Housing) of the District of Columbia Municipal Regulations.

Inclusionary Zoning - Background

What is Inclusionary Zoning?

Inclusionary Zoning (IZ) is a land use technique for developing diverse mixed-income communities by requiring each new residential development make a percentage of the new units affordable to targeted incomes. It often lets developers build more units through a "density bonus" along with other incentives to help the program operate better. IZ is used in cities across the country and states have made it part of their law. Montgomery County, MD was the first to implement IZ back in the 1970's. Since then, IZ helped create over 11,000 units of affordable housing in the County.

IZ in the District

IZ in the District began with a set of public hearing held by the Zoning Commission starting in 2005. The Zoning Commission divided the hearing process into three parts covering 1) the design of program, 2) where it would apply in the District, and 3) how IZ requirements would interact with existing zoning overlays. At roughly the same time, the Council of the District of Columbia passed both the Comprehensive Plan for the National Capital and the Inclusionary Zoning Act of 2006, which give policy guidance and empowers the Mayor to administer the program.

- Residential Developers
- Potential Tenants/Owners
- Lenders for Inclusionary Units
- Summary and Implementation Timeline [PDF]

Maximum Household Income Limits

These income limits are for D.C. Law 16-275; D.C. Official Code § 6-1041.01 et seq.) ("the Act") and the Inclusionary Zoning Regulations adopted by the Zoning Commission for the District of Columbia and codified in

Chapter 26 Title 11 of the DCMR.



2013 Washington DC Metropolitan Area Median Income (AMI) = \$107,300

Maximum Household Income Limits (2013)

- Household Size: 1 \$38,306 (50% AMI) \$60,839 (80% AMI)
- Household Size: 2 \$43,778 (50% AMI) \$69,530 (80% AMI)
- Household Size: 3 \$49,250 (50% AMI) \$78,221 (80% AMI)
- Household Size: 4 \$54,722 (50% AMI) \$86,912 (80% AMI)
- Household Size: 5 \$60,195 (50% AMI) \$95,604 (80% AMI)
- Household Size: 6 \$65,667 (50% AMI) \$104,295 (80% AMI)

* 2+ YEARS DATED INFORMATION

The Maximum Household Income Limits are based on the Washington Metropolitan Statistical Area 2013 Area Median Income of \$107,300 for a family of four as published by the US Department of Housing and Urban Development in December of 2012, and are adjusted for household size.

Other Information

- Frequently Asked Questions
- Inclusionary Zoning and Affordable Dwelling Units Program CBOs
- Inclusionary Zoning Implementation Act of 2006 [PDF]
- Inclusionary Zoning 2013 Annual Report [PDF] ★
- 2012 Inclusionary Zoning Annual Report [PDF]
- 2011 Inclusionary Zoning Annual Report [PDF]
- 2010 Inclusionary Zoning Annual Report [PDF]
- 2009 Inclusionary Zoning Annual Report [PDF]

For Questions Regarding

Zoning and Project Approval

Matt LeGrant, Zoning Administrator
DC Department of Consumer and Regulatory Affairs
(202) 442-4576

Ongoing IZ Unit Management

Marshall Cusaac
Housing Regulations Specialist
DC Department of Housing and Community Development
(202) 442-4327

Contact TTY: 711

Related Content:

Proposed Inclusionary Zoning Regulations



d.c. forrd <dc4reality@gmail.com>

RE: DHCD -- IZ Program Updates?

1 message

Pair, Lauren (DHCD) <Lauren.Pair@dc.gov>



Mon, Feb 22, 2016 at 6:27 PM

To: "d.c. forrd" <dc4reality@gmail.com>

Cc: "Cusaac, Marshall (DHCD)" <Marshall.Cusaac@dc.gov>, "Donaldson, Polly (DHCD)"

<polly.donaldson@dc.gov>, "Marshall, Chris (DHCD)" <chris.marshall@dc.gov>, "Ladd, Allison (DHCD)"

<Allison.Ladd@dc.gov>

Chris:

The highest income a single person can have to rent a studio or one-bedroom is the following (for each of the program's affordability levels):

- 50% of AMI: \$38,220
- 80% of AMI: \$61,152

Rent for the highest-allowable income equals 30% of the household's gross, monthly income.

Thank you.

Lauren J. Pair

Rental Conversion and Sale Administrator and

Interim Inclusionary Zoning/ADU Program Manager

Government of the District of Columbia

D.C. Department of Housing and Community Development

Housing Regulation Administration

Rental Conversion and Sale Division

1800 Martin Luther King, Jr. Avenue, S.E.

Washington, D.C. 20020

p (202) 442-4407 | f (202) 645-5870

lauren.pair@dc.gov

www.dhcd.dc.gov

From: d.c. forrd [mailto:dc4reality@gmail.com]

Sent: Friday, February 19, 2016 2:49 PM

To: Pair, Lauren (DHCD)

Cc: Cusaac, Marshall (DHCD); Donaldson, Polly (DHCD); Marshall, Chris (DHCD); Ladd, Allison (DHCD)

Subject: Re: DHCD -- IZ Program Updates?

Very helpful.

One last question for clarity.

If a single person wants to rent an "affordable" unit that's a new IZ unit in a new building, and that unit is a studio/one bedroom:

What is highest annual income someone could make to be eligible for that unit?

And if 38% of one's annual income can be spent on this affordable unit, how much would that equate per month as a percentage of the highest annual income someone could make to be eligible for that studio/one bedroom (from above)?

Thanks!

On Fri, Feb 19, 2016 at 1:11 PM, Pair, Lauren (DHCD) <Lauren.Pair@dc.gov> wrote:

Chris:

In response to your questions below:

As to production among 50% and 80% of AMI units:

- 50% of AMI units: 16% of total production
- 80% of AMI units: 84% of total production

As to affordability: Sections from the inclusionary zoning statute provide:

Section 103 (3): "Maximum rent and purchase prices established through a schedule applicable to low-income households shall be set so that *a household earning 50% of the Metropolitan Statistical Area median* will expend no more than approximately 30% of its annual income on applicable housing costs..." (Emphasis added...Section 103 (4) has identical language for 80%).

The 30% affordability threshold is used to set maximum rents and purchase prices based on *the benchmark incomes* (at 50% and 80% of AMI). Households will almost certainly earn below those thresholds (or, not earn exactly 50% and 80% of AMI), therefore, households are permitted to spend more than 30% of their income on housing costs, up to 38% of income on rent and 41% of income on mortgage, insurance, taxes and HOA fees.

Thank you.

Lauren J. Pair

Rental Conversion and Sale Administrator and

Interim Inclusionary Zoning/ADU Program Manager

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From: d.c. forrd [mailto:dc4reality@gmail.com]

Sent: Thursday, February 11, 2016 12:31 PM

To: Pair, Lauren (DHCD)

Cc: Cusaac, Marshall (DHCD); Donaldson, Polly (DHCD); Marshall, Chris (DHCD); Ladd, Allison (DHCD)

Subject: Re: DHCD -- IZ Program Updates?

This is extremely helpful. Thank you Lauren.

This will go a long way to the hearing on 3/3/16.

Looking at your numbers as following:

1. The unit break-down is as follows:

- a. Studios: 106, 38%
- b. 1BR: 120, 43%
- c. 2BR: 51, 18%
- d. 4BR: 1

Of these units that have been built to date (278 units) how many are being marketed at 80% AMI and how many at 50% AMI?

And I'm wondering, when you write, "We do have minimum income requirements to rent units so that households do not spend more than 38% of their actual, gross monthly income on an apartment"

I thought the definition of affordable within the regs say that the to be affordable a renter/owner must not be paying more than 30% of their income to housing costs.

Is this some kind of discrepancy?

Thanks for your insights and numbers.

On Thu, Feb 11, 2016 at 9:18 AM, Pair, Lauren (DHCD) <Lauren.Pair@dc.gov> wrote:

Chris:

To respond to your inquiries:

--Yes, DHCD is aware of the Zoning Commission's March 3rd hearing.

--Yes, we're aware that our website is outdated, and we are taking steps to correct the information. I appreciate your bringing that matter to our attention. I anticipate that the information will be corrected shortly (I don't have a firm timeframe, but I think it will be completed within the next week).

With respect to your program specific questions:

1. The unit break-down is as follows:

- a. Studios: 106, 38%
- b. 1BR: 120, 43%
- c. 2BR: 51, 18%
- d. 4BR: 1

2. The studio rents (including utilities) are \$956 for 50% of AMI units and \$1,529 for 80% of AMI units. We do have minimum income requirements to rent units so that households do not spend more than 38% of their actual, gross monthly income on an apartment. The minimum

incomes are as follows:

- a. 50% of AMI studio: \$30,189
- b. 80% of AMI studio: \$48,284

Thank you.

Lauren J. Pair

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From: d.c. forrd [mailto:dc4reality@gmail.com]

Sent: Tuesday, February 09, 2016 6:30 PM

To: Pair, Lauren (DHCD)

Cc: Cusaac, Marshall (DHCD); Donaldson, Polly (DHCD); Marshall, Chris (DHCD); Ladd, Allison (DHCD)

Subject: Re: DHCD -- IZ Program Updates?

Hi everyone,

I hope to re-engage on the IZ issue and hoping you are well.

Is DHCD aware that the Zoning Commission will be taking up the IZ issue at their March 3, 2016 hearing?

Given that IZ could be a tool that helps so many people in a city with rapidly rising rents and housing costs, that DHCD provide up to date info and get involved.

For example, it would seem the website is still 3-years outdated >>
<http://dhcd.dc.gov/service/inclusionary-zoning-affordable-housing-program>

Will this be updated soon?

Other questions:

1) Of the IZ units that exist, how many are studios? one bedrooms? two bedrooms? three bedrooms? etc.

2) I understand the AMI metric is based on a Family-size. Given that most of the IZ units being marketed right now are probably studio/one-bedrooms -- how does one calculate the AMI for singles?

That is, can someone help me do the math using the 2015 AMI income of \$109,000, how much would one DC resident as an individual have to make a year to qualify for an "affordable" studio? And what would that rent turn out to be per month?

That would be quite helpful.

Regards,

Chris Otten

On Wed, Jan 27, 2016 at 4:57 PM, d.c. forrd <dc4reality@gmail.com> wrote:

See attached from DMPED.

To send in a letter from the director to the zoning commission, send to

zcsubmissions@dc.gov

On Wed, Jan 27, 2016 at 4:52 PM, Pair, Lauren (DHCD) <Lauren.Pair@dc.gov> wrote:



The 2014 report is under review. The 2015 report is in the process of being compiled and will be available in the spring.

Thanks,

-Lauren

Lauren J. Pair
Rental Conversion and Sale Administrator and
Interim Inclusionary Zoning/ADU Program Manager
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From: d.c. forrd [mailto:dc4reality@gmail.com]
Sent: Wednesday, January 27, 2016 4:52 PM
To: Pair, Lauren (DHCD)
Cc: Cusaac, Marshall (DHCD); Donaldson, Polly (DHCD); Marshall, Chris (DHCD); Ladd, Allison (DHCD)
Subject: Re: DHCD -- IZ Program Updates?

Thank you.

I am looking for the IZ reports form 2014 and I presume 2015 is being prepared now?

On Wed, Jan 27, 2016 at 4:41 PM, Pair, Lauren (DHCD) <Lauren.Pair@dc.gov> wrote:

Mr. Otten:

Thank you for bringing our outdated website materials to my attention, and I apologize for any inconvenience this may caused you.

With respect to the annual inclusionary zoning report, it is in the process of being reviewed and we hope to issue the 2014 report shortly. The 2015 report is in the process of being compiled and will be available later this spring.

The current AMI for FY 2015 is \$109,200 for the D.C. Metropolitan Statistical Area (as published by the U.S. Department of Housing and Urban Development).

If you require further information, you may contact me directly.

Thank you.

Lauren J. Pair

Rental Conversion and Sale Administrator and

Interim Inclusionary Zoning/ADU Program Manager

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Learn the basics of life-saving hands only CPR in 20 minutes. Visit the DC FEMS Hands on Hearts campaign at <http://handsonhearts.dc.gov> to sign up for existing classes or email hands.onhearts@dc.gov to schedule a class for your office or organization.

From: Cusaac, Marshall (DHCD)

Sent: Wednesday, January 27, 2016 3:52 PM

To: d.c. forrd

Cc: Donaldson, Polly (DHCD); Pair, Lauren (DHCD); Marshall, Chris (DHCD)

Subject: RE: DHCD -- IZ Program Updates?

Mr. Ottem,

Thank you for contacting our office regarding the Inclusionary Zoning annual reporting. Please consult with Chris Marshall (cc'd here) regarding annual reporting and I am attaching the current (2015) Income Limits. Feel free to give me a call should you need further assistance at (202) 442-4327.

Marshall Cusaac

From: d.c. forrd [<mailto:dc4reality@gmail.com>]

Sent: Tuesday, January 26, 2016 3:51 PM

To: Cusaac, Marshall (DHCD)

Cc: Donaldson, Polly (DHCD)

Subject: DHCD -- IZ Program Updates?

Dear Official Cussac,

We understand you help manage the IZ program for DC.

Taking a look at your site, we noticed that it hasn't been updated in sometime.

Questions:

1) Do you have an IZ report for 2014 and 2015 to share publicly yet. These don't seem to be on your website.

2) The IZ is based on AMI, correct? It would seem your website shows the AMI at \$107,000 per year. But that is based on 2013 figures. What is the latest AMI figure being used for IZ units being built now.

Thank you for your assistance.

Regards,

Chris Otten

DC for Reasonable Development

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DC for Reasonable Development
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dc4reason.org

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DC for Reasonable Development
202-810-2768

dc4reason.org

ATTACHMENT 2

**NO MORE IZ EXEMPTIONS
ELIMINATE EXCLUSIVE PLANNING**

BUILDING AN INCLUSIVE CITY

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

September 24, 2015

The Zoning Regulation Rewrite (ZRR) represents a massive overhaul to DC's zoning code -- the rules that determine how DC develops (height, density, types of development around the city).

DC has had zoning rules in place since 1958. As a compendium, and as the Office of Planning has stressed, these rules have been amended hundreds of times to address policy deficiencies and deterrents in development planning.

In recent years, the DC Office of Planning has sought to rework all of these rules in an effort (they claim) to reformat and make the zoning regulations easier for the public to use.

Today, that same public finds itself reviewing a one-thousand page ZRR document with limited written rationale and substantiation by urban science and study, and without clear redline cross-references to the current regulations which are only seven hundred and fifty pages long.

Regardless, changes in the zoning rules for the entire City are meant to flow from the urban planning policies of the DC Comprehensive Plan,^{1 2} and are supposed to reflect DC's enacted, "Vision for Growing an Inclusive City."³

1 **DCMR 10A-2510 -- IM- 2.2 RECOMMENDED CHANGES TO THE ZONING REGULATIONS**

10A-2510.1 -- "As noted in Section IM-1.3, the Zoning Regulations are a primary vehicle for implementing the Comprehensive Plan."

2 **DCMR 10A-2504 -- IM-1.3 ZONING REGULATIONS AND CONSISTENCY**

DCMR 10A-2504.1 -- "The importance of zoning as a tool for implementing the Comprehensive Plan, particularly the Future Land Use Map, is discussed in several places in the Comprehensive Plan. The Home Rule Charter requires that zoning 'shall not be inconsistent' with the Comprehensive Plan."

3 ***A Vision for Growing an Inclusive City***, District of Columbia, July 2004 (<http://tinyurl.com/intro-inclusive-vision-doc-dc>), INTRODUCTION -- "A closer look at our landscape, however, reveals a legacy we have yet to overcome. ***We remain a divided city.*** We are geographically divided by race, educational attainment, income, and employment. Physical barriers, such as rail lines and freeways, only compound our social and economic divides. This document, A VISION FOR GROWING AN INCLUSIVE CITY, ***seeks to move our city beyond these divides.*** The Vision is intended to guide an update of our city's Comprehensive Plan, the legally mandated document that regulates how and where we grow. With the Comprehensive Plan update before us, there is no better time for Washingtonians and DC government to make the hard choices that will create a more inclusive city for future generations. ***Growing inclusively means that individuals and families are not confined to particular economic and geographic boundaries but are able to make important choices***—choices about where they live, how and where they earn a living, how they get around the city, and where their children go to school. Growing inclusively also means that every resident can make these choices— regardless of whether they have lived here for generations or moved here last week, and ***regardless of their race, income, or age.***

Surprisingly, the existing zoning regulations unfairly relieve developers from providing any Inclusionary Zoning (affordable housing) in the Downtown District and other parts of the City.⁴

To date, neither the Office of Planning nor the Zoning Commission have used the ZRR as an opportunity to fix this unreasonable exception to our affordable housing production rules.

When and if the ZRR is enacted, there will be absolutely no “low-income” housing required in any developments in the newly expanded Downtown District, and other parts of the City.⁵

And, the ZRR will significantly enlarge the the Downtown District, in effect tripling an area of exclusive housing and office space dedicated to only very wealthy residents and corporate interests.⁶

So, instead of promoting an "Inclusive City" with mixed-income housing throughout all of DC, the ZRR perpetuates unforgivable exclusion.

As it stands now, the ZRR demonstrates that the Office of Planning and the Zoning Commission are attempting to exacerbate exclusive city divisions along lines of class and race instead of promoting an inclusive one city.^{7 8 9 10 11}

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- 4 **11-DCMR-2602.3** – This chapter (11-26 INCLUSIONARY ZONING) shall not apply to: (e) Properties located in any of the following areas: (1) The Downtown Development or Southeast Federal Center Overlay Districts; (2) The Downtown East, New Downtown, North Capitol, Southwest, or Capitol South Receiving Zones on February 12, 2007; (3) The W-2 zoned portions of the Georgetown Historic District; (4) The R-3 zoned portions of the Anacostia Historic District; and (5) The C-2-A zoned portion of the Naval Observatory Precinct District; (6) The Eighth Street Overlay.
<http://www.dcregs.dc.gov/Gateway/RuleHome.aspx?RuleNumber=11-2602>
- 5 Eight of the eleven Downtown Districts are exempted from Inclusionary Zoning in the proposed new zoning code, where the three districts that are covered by IZ only require "moderate-income" affordability (offered to individuals making approximately \$60,000 a year). See Provisions 502.3, 516.2, 531.4, 539.2, 547.3, 555.3, 562.3, 569.2 in Subtitle I of the ZRR.
- 6 The DC Office of Planning has a blog regarding Zoning in DC with an entry dated September 1, 2015, entitled, “ZRR Revisions for DC’s Central Area” which attempts to explain how the ZRR will triple the area of Downtown DC.
<http://zoningdc.org/2015/09/01/zrr-revisions-for-dcs-central-area/>
- 7 **DCMR 10A-100 -- PLANNING AN INCLUSIVE CITY**
<http://www.dcregs.dc.gov/Gateway/RuleHome.aspx?RuleNumber=10-A100>
- 8 **DCMR 10-A502 -- POLICIES AND ACTIONS H-1 HOMES FOR AN INCLUSIVE CITY**
<http://www.dcregs.dc.gov/Gateway/RuleHome.aspx?RuleNumber=10-A502>
- 9 **DCMR 10-A902 -- POLICIES AND ACTIONS TOWARD A STRONGER CIVIC IDENTITY**, particularly 10A-902.5 -- "... Future design decisions must help to reconcile some of the inequities that persist in the city, changing the District's image from that of a *divided city* to one that is much *more inclusive*."
<http://www.dcregs.dc.gov/Gateway/RuleHome.aspx?RuleNumber=10-A902>
- 10 DCMR 10A-107.3 -- "... The '*Vision for Growing an Inclusive City*' included an appraisal of the District's major planning issues and articulated goals for addressing these issues in the future. Its content was shaped by position papers on topics ranging from education to housing, workshops with department heads and civic leaders, and input from more than 3,000 District residents at the Mayor's Citizens Summit in November 2003. The Vision was endorsed by the Council in June 2004."
<http://www.dcregs.dc.gov/Gateway/RuleHome.aspx?RuleNumber=10-A107>
- 11 **DCMR 10A-304.11 -- Policy LU-1.1.5: Urban Mixed Use Neighborhoods**, "Encourage new central city mixed-use neighborhoods combining high-density residential, office, retail, cultural, and open space uses in the following areas: 1. Mt. Vernon Triangle; 2. North of Massachusetts Avenue (NoMA); 3. Downtown East; 4. South Capitol Street corridor Stadium area; 5. Near Southeast/Navy Yard; 6. Center Leg Freeway air rights; and 7. Union Station air rights. The location of these areas is shown in the Central Washington and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should ensure that they are developed as attractive pedestrian-oriented neighborhoods, with high-quality architecture and public spaces. Housing, * *including affordable housing* *, is particularly encouraged and should be a vital component of the future land-use mix. <http://www.dcregs.dc.gov/Gateway/RuleHome.aspx?RuleNumber=10-A304>

The undersigned individuals and organizations therefore find the ZRR unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

These effectively racist-classist zoning regulations must be eliminated in the ZRR now so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

We are asking for more time for public review and comment of the ZRR in light of these concerns, and until these affordability issues are fixed.

The District's Comprehensive Plan expects much better from DC's planning and zoning officials.

As signed by the following organizations followed by the petition list of individuals,

EMPOWER DC

Parisa Norouzi & Schyla Pondexter-Moore
www.empowerdc.org

ONE DC

Dominic Moulden & Claire Cooke
www.onedconline.org

JUSTICE FIRST

Eugene Puryear
www.justicefirst.org

DC FOR REASONABLE DEVELOPMENT

Chris Otten
www.dc4reality.org

**WASHINGTON LEGAL CLINIC
FOR THE HOMELESS**

Will Merrifield, Esq.

FAIR BUDGET COALITION

Ericka Taylor
www.fairbudget.org

DC STATEHOOD GREEN PARTY

David Schwartzman
www.dcstatehoodgreen.org

STOP POLICE TERROR PROJECT DC

Yasmina Mrabet

SOUTHEAST MINISTRY

Valarie Ashley, Executive Director
www.southeastministrydc.org

LIFT-DC at the Perry School Community

Tony Eccles, Program Manager

DC ENVIRONMENTAL NETWORK

Chris Weiss

Coalition for Inclusive Planning & Language Access

Petition to support BUILDING AN INCLUSIVE CITY
Coalition for Inclusive Planning & Language Access

The undersigned individuals and organizations believe that the **Zoning Regulations Rewrite (ZRR)** is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan. As such, we ask:

- The DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which exempts developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.
- That the one-thousand pages of zoning rule changes demonstrated in the DC Zoning Rewrite (ZRR) be translated across all major languages so that this critical District planning document (ZRR) can be made accessible for review and response by all District residents who may choose to participate before any final rulemaking decisions are finalized.
- That DC's Planning and Zoning officials extend the time for review, and use this time extension to specifically reach out to limited-English speaking neighborhoods so those communities may be included and engaged in this important conversation regarding far-reaching civic policy changes which will fundamentally affect all DC neighborhoods for several generations.

As signed with letters to the District of Columbia Zoning Commission:

Name // Email // Phone // Ward // Zip

- | | | | | |
|----------------------------|----------------------------|--------------|---|-------|
| • Irene Martinez | martinezim1@yahoo.com | | 1 | 20010 |
| • Amal Mimish | mimishmimish@gmail.com | 2027069408 | 1 | 20009 |
| • Wendy Lehman | wendicle@yahoo.com | | 1 | 20010 |
| • Susan Ousley | westminster935@aol.com | | 1 | 20001 |
| • Luci Murphy | lucimurphy@hotmail.com | 2022348840 | 1 | 20010 |
| • Paula Shoecraft | Pshoecraft@verizon.net | 202-462-4201 | 1 | 20009 |
| • George Ripley | george@grassrootsunity.org | 202-986-5977 | 1 | 20010 |
| • Lyndi Borne | lyndi.borne@gmail.com | | 1 | 20009 |
| • Justin Oxman | Justinoxman@hotmail.com | 2022510266 | 1 | 20009 |
| • Kyle Mulgrew | kdmulgrew@gmail.com | | 1 | 20010 |
| • Thomas Carmichael | Carmichaeltr@earthlink.net | 2023870546 | 1 | 20009 |
| • Lorraine Lockett-Amaechi | Lorraine.lockett@gmail.com | 8472040819 | 1 | 20010 |

Name // Email // Phone // Ward // Zip

- Carole Lewis Anderson carole.lewis.anderson@gmail.com 2 20007
- Carren Kaston ckaston@starpower.net 202/966-6329 3 20008
- Karen Fitzgerald Fitzgerkaren@yahoo.com 3 20016
- Rose Jaffe jaffe.rose@gmail.com 2022584891 4 20009
- Jazmin Rumbaut Rumbaut@gmail.com 4 20011
- Claire Cook cookclaire1@gmail.com 202-232-2915 4 20011
- Cheryl Benton Cbenton65@yahoo.com 2027444243 4 20011
- Caroline Hennessy carolinehennessy@gmail.com 4 20011
- Joanne Fleming jfwfleming@gmail.com 2406028935 4 20011
- Basav Sen basav@igc.org 4 20011
- Thomas Fedewa tfedewa@gmail.com 503-799-7801 4 20012
- Kiandra Willis kiandrawillis@hotmail.com 4 20011
- Kirby Vining restoremcmillan@gmail.com 2022132690 5 20002
- Erica Daye edayeone@gmail.com 2022158010 5 20018-2514
- Erin Fairbanks Erinwhite@yahoo.com 240-506-6777 5 20002
- Elizabeth Haney haneyel@gmail.com 5 20001
- Daniel Wolkoff amglassart@yahoo.com 202-232-8391 5 20017
- Jeanette Corley jcorley@kslaw.com 202-737-0500 5
- Jenefer Ellingston jellygreen@gmail.com 6
- Karen Settles karensettles@gmail.com 7 20019
- LaTasha Hudson Tasha.hudson@gmail.com 8 20020
- Leonard Watson leonardwatson801@gmail 202-706-2231 8 20020

Subject: Eliminate exclusive exemptions in the ZRR

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov

Date: 2015-09-24 02:19:32

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Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which exempts developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

Respectfully,  
Irene Martinez  
martinezim1@yahoo.com  
martinezim@yahoo.com  
Ward: 1  
Zip: 20010

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 09:26:56

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Dear City Officials,

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet, still for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that none of the exemptions to build affordable housing downtown and in other parts of the City still exist in the ZRR is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Rose Jaffe
jaffe.rose@gmail.com
2022584891
Ward: 4
Zip: 20009

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Subject: ZRR: value inclusion in DC

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov
Date: 2015-09-24 11:12:42

~~~~~

Dear Zoning and Planning Officials of the District,

As a DC native and resident, the ZRR concerns me, as does our city's future. I wonder: will this city be a good and pleasant place to live and work? Will it be vibrant, healthful, soulful, and inclusive? Or will it be a flimsy shell parceled off to the highest bidder?

Affordable (truly affordable!) housing is a clear and basic need. As city leaders, you can build requirements for it in all parts of the city right into the city's plan, without unreasonable exceptions.

When and if the ZRR is enacted, there will be absolutely no 'low-income' housing required in any developments in the newly expanded Downtown District, and other parts of the City. I see people sleeping on the streets of downtown DC. Sleeping on the streets. Driving the area to be even more upscale is obscene.

Further, the ZRR is far too an important civic document to prevent all residents from commenting on, yet it has been published for review in English only. The city is multilingual. The people who drive the life of this city forward are multilingual; to a significant degree that means proficiency in languages that are not English. Thus, the operations of the city must reflect that fact. Translations of the ZRR should made available with more time for all to comment.

This is too important to ignore.

I would be happy to hear what you plan to do to protect and expand affordable housing in the District and recognize the many languages it takes to make the city great.

Sincerely,  
Jazmin Rumbaut  
Rumbaut@gmail.com

Ward: 4

Zip: 20011

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**Subject: Why is there an exeption for Downtown?**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-24 11:37:10

~~~~~

To City Officials,

I find the ZRR to be unacceptable in its assignment of exclusivity in the Downtown District, especially at a time when the nation's capital is experiencing an affordable housing crisis. Why?

I request that planning officials eliminate all current and proposed zoning rules in the District which exempts developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

These zoning regulations should be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

I look forward to action on this.

Regards,
John Capozzi
johncapozzidc@aol.com
202 641-7366
Ward: 7
Zip: 20020

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Subject: The ZRR is Unreasonably Exclusive

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov
Date: 2015-09-24 11:54:23

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Dear City Officials,

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet, still for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that none of the exemptions to build affordable housing downtown and in other parts of the City still exist in the ZRR is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,  
Amal Mimish  
mimishmimish@gmail.com  
2027069408  
Ward: 1  
Zip: 20009

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**Subject: Eliminate exclusive exemptions in the ZRR**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmdelanson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 12:28:21

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Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which exempts developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

Respectfully,
Wendy Lehman
wendicle@yahoo.com

Ward: 1
Zip: 20010

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 13:34:35

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Dear City Officials,

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet, still for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Claire Cook
cookclaire1@gmail.com
202-232-2915

Ward: 4

Zip: 20011

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**Subject: The ZRR is Unacceptable and should be reconsidered**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 15:34:00

~~~~~

To City Officials,

I find the ZRR to be unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

I want planning officials to eliminate all current and proposed zoning rules in

the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District

These effectively racist-classist zoning regulations must be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

I look forward to action on this.

Regards,
Kirby Vining
restoremcmillan@gmail.com
202 213 2690
Ward: 5
Zip: 20002
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**Subject: Eliminate exclusive exemptions in the ZRR**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmenelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-24 15:36:10  
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Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which * exempts * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

Respectfully,
carole lewis anderson
carole.lewis.anderson@gmail.com

Ward: 2
Zip: 20007
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**Subject: Eliminate exclusive exemptions in the ZRR**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 16:30:56

~~~~~

Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I ask the DC Zoning Commission, Council, and Mayor to eliminate all current and proposed zoning rules in the District that exempts developer from the requirement to build low- and moderate-income housing in any parts of the District, including the Downtown District.

I believe that (1) ZRR must be translated in Plain Language and then in other major languages in DC to give all residents the chance to participate in this policy change that can so radically alter the entire District; and (2) time should be extended so that a broader range of residents can participate.

I look forward to your response to this request.

Respectfully,
Susan Ousley
Susan Ousley
westminster935@aol.com

Ward: 1
Zip: 20001

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**Subject: The ZRR is Unacceptable**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 16:35:13

~~~~~

To City Officials,

I find the ZRR to be unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

I want planning officials to eliminate all current and proposed zoning rules in the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

These effectively racist-classist zoning regulations must be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

Further, I understand recent proposed changes to the Zoning Code have been prepared in English-only. This is not inclusive, particularly when the DC Comprehensive Plan seeks to build an Inclusive City. This must change now, and the ZRR ought to be translated and time offered to allow all DC residents to comment.

I look forward to action on this.

Regards,
Luci Murphy
lucimurphy@hotmail.com
2022348840
Ward: 1
Zip: 20010
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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-24 17:43:32  
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Dear City Officials,

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Erica Daye
edayeone@gmail.com
2022158010
Ward: 5
Zip: 20018-2514
~~~~~



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**Subject: The ZRR is Unacceptable**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-24 18:04:42

~~~~~

To City Officials,

I find the ZRR to be unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

I want planning officials to eliminate all current and proposed zoning rules in the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

These effectively racist-classist zoning regulations must be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

Further, I understand recent proposed changes to the Zoning Code have been prepared in English-only. This is not inclusive, particularly when the DC Comprehensive Plan seeks to build an Inclusive City. This must change now, and the ZRR ought to be translated and time offered to allow all DC residents to comment.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I look forward to action on this.

Regards,
Paula Shoecraft
Pshoecraft@verizon.net
202-462-4201
Ward: 1
Zip: 20009

~~~~~

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**Subject: ZRR: Many Years, Many Problems**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-24 21:03:38

~~~~~

Dear Zoning and Planning Officials of the District,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

First, despite all these years of review neither the Office of Planning nor the Zoning Commission have used the ZRR as an opportunity to fix unreasonable exceptions to DC's affordable housing production rules.

When and if the ZRR is enacted, there will be absolutely no 'low-income' housing required in any developments in the newly expanded Downtown District, and other parts of the City.

And, the ZRR will significantly enlarge the the Downtown District, in effect tripling an area of exclusive housing and office space dedicated to only very wealthy residents and corporate interests.

So, instead of promoting an 'Inclusive City' with mixed-income housing throughout all of DC, the ZRR perpetuates unforgivable exclusion. Why? There is no rationale for this lack of attention during an affordable housing crisis.

Second, the ZRR is far too an important civic document to prevent all residents from commenting on, yet it has been published for review in English-only. This must change now and it should be translated and published with more time for all to comment.

This is too important to ignore.

I look forward to hearing from you.

Sincerely,
LaTasha Hudson
Tasha.hudson@gmail.com

Ward: 8
Zip: 20020
~~~~~

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 21:18:41  
~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Cheryl Benton
Cbenton65@yahoo.com
2027444243
Ward: 4
Zip: 20011
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**Subject: Eliminate exclusive exemptions in the ZRR**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-24 21:20:52  
~~~~~

Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which * exempts * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

Respectfully,
George Ripley
george@grassrootsunity.org
202-986-5977
Ward: 1
Zip: 20010
~~~~~

=====  
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**Subject: The ZRR is Unacceptable**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-24 21:54:57

~~~~~

To City Officials,

I find the ZRR to be unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

I want planning officials to eliminate all current and proposed zoning rules in the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

These effectively racist-classist zoning regulations must be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

Further, I understand recent proposed changes to the Zoning Code have been prepared in English-only. This is not inclusive, particularly when the DC Comprehensive Plan seeks to build an Inclusive City. This must change now, and the ZRR ought to be translated and time offered to allow all DC residents to comment.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I look forward to action on this.

Regards,
Caroline Hennessy
carolinehennessy@gmail.com

Ward: 4
Zip: 20011

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-24 21:56:14

~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year

project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Caroline Hennessy
carolinehennessy@gmail.com

Ward: 1
Zip: 20011
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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us, zcsubmissions@dc.gov

Date: 2015-09-24 22:27:48  
~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Erin Fairbanks
Erinwhite@yahoo.com
240-506-6777
Ward: 5
Zip: 20002
~~~~~

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zccsubmissions@dc.gov  
Date: 2015-09-24 22:48:17  
~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Joanne Fleming
jfwfleming@gmail.com
2406028935
Ward: 4
Zip: 20011
~~~~~

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**Subject: ZRR: Many Years, Many Problems**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 22:52:45

~~~~~

Dear Zoning and Planning Officials of the District,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

First, despite all these years of review neither the Office of Planning nor the Zoning Commission have used the ZRR as an opportunity to fix unreasonable exceptions to DC's affordable housing production rules.

When and if the ZRR is enacted, there will be absolutely no 'low-income' housing required in any developments in the newly expanded Downtown District, and other parts of the City.

And, the ZRR will significantly enlarge the the Downtown District, in effect tripling an area of exclusive housing and office space dedicated to only very wealthy residents and corporate interests.

So, instead of promoting an 'Inclusive City' with mixed-income housing throughout all of DC, the ZRR perpetuates unforgivable exclusion. Why? There is no rationale for this lack of attention during an affordable housing crisis.

Second, the ZRR is far too an important civic document to prevent all residents from commenting on, yet it has been published for review in English-only. This must change now and it should be translated and published with more time for all to comment.

This is too important to ignore.

I look forward to hearing from you.

Sincerely,
Lyndi Borne
lyndi.borne@gmail.com

Ward: 1
Zip: 20009

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 23:22:40

~~~~~  
Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Basav Sen
basav@igc.org

Ward: 4
Zip: 20011

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-24 23:41:49

~~~~~  
Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Elizabeth Haney
haneyel@gmail.com

Ward: 5
Zip: 20001
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**Subject: Eliminate exclusive exemptions in the ZRR**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-25 02:33:15  
~~~~~

Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which * exempts * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

Respectfully,
Thomas Fedewa
tfedewa@gmail.com
503-799-7801

Ward: 4
Zip: 20012
~~~~~

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**Subject: The ZRR is Unacceptable**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-25 02:50:09

~~~~~

To City Officials,

I find the ZRR to be unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

I want planning officials to eliminate all current and proposed zoning rules in the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

These effectively racist-classist zoning regulations must be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

Further, I understand recent proposed changes to the Zoning Code have been prepared in English-only. This is not inclusive, particularly when the DC Comprehensive Plan seeks to build an Inclusive City. This must change now, and the ZRR ought to be translated and time offered to allow all DC residents to comment.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I look forward to action on this.

Regards,
Daniel Wolkoff
amglassart@yahoo.com
202-232-8391
Ward: 5
Zip: 20017
~~~~~

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-25 05:42:25

~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Carren Kaston
ckaston@starpower.net
202/966-6329
Ward: 3
Zip: 20008
~~~~~

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**Subject: ZRR: Many Years, Many Problems**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us, zcsubmissions@dc.gov  
Date: 2015-09-25 06:39:03  
~~~~~

Dear Zoning and Planning Officials of the District,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

First, despite all these years of review neither the Office of Planning nor the Zoning Commission have used the ZRR as an opportunity to fix unreasonable exceptions to DC's affordable housing production rules.

When and if the ZRR is enacted, there will be absolutely no 'low-income' housing required in any developments in the newly expanded Downtown District, and other parts of the City.

And, the ZRR will significantly enlarge the the Downtown District, in effect tripling an area of exclusive housing and office space dedicated to only very wealthy residents and corporate interests.

So, instead of promoting an 'Inclusive City' with mixed-income housing throughout

all of DC, the ZRR perpetuates unforgivable exclusion. Why? There is no rationale for this lack of attention during an affordable housing crisis.

Second, the ZRR is far too an important civic document to prevent all residents from commenting on, yet it has been published for review in English-only. This must change now and it should be translated and published with more time for all to comment.

This is too important to ignore.

I look forward to hearing from you.

Sincerely,
Justin Oxman
Justinoxman@hotmail.com
2022510266
Ward: 1
Zip: 20009
~~~~~

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**Subject: The ZRR is Unacceptable**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-25 08:49:36  
~~~~~

To City Officials,

I find the ZRR to be unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

I want planning officials to eliminate all current and proposed zoning rules in the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

These effectively racist-classist zoning regulations must be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

Further, I understand recent proposed changes to the Zoning Code have been prepared in English-only. This is not inclusive, particularly when the DC Comprehensive Plan seeks to build an Inclusive City. This must change now, and the ZRR ought to be translated and time offered to allow all DC residents to comment.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I look forward to action on this.

Regards,
Kyle Mulgrew
kdmulgrew@gmail.com

Ward: 1
Zip: 20010
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**Subject: Time to Support an Inclusive District - The ZRR**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-25 08:54:38  
~~~~~

To City Officials,

I am very concerned over several aspects of the new Zoning Regulation Rewrite. As a longtime resident, property owner, and voter in the District, I am concerned that the ZRR as proposed contradicts important stated goals of the District's ongoing declared commitment towards an inclusive District -- both in providing affordable housing and full transparency of government action to our citizens.

First, District planning officials should not rpt not eliminate all current and proposed zoning rules in the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District. Such an elimination viciously mocks goals of an economically and ethnically inclusive and diverse Washington, DC.

Second, important programs and regulation changes should be offered for public review in a comprehensible and timely form -- that is, they should be translated for distribution beyond English-speaking residents and with more time for review.

I would like this recorded in ZC Case No. 08-06a, and all inter-related cases.

I find it incredible that our legislative and regulatory bodies in the District have not acted to ensure basic democratic principles are reflected in the newly proposed ZRR.

TAKE ACTION NOW!

With respect and regards,

Tom Carmichael - DC Resident and Voter
Thomas Carmichael
Carmichaeltr@earthlink.net
2023870546

Ward: 1
Zip: 20009
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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-25 10:22:49

~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Leonard Watson
leonardwatson801@gmail
202-706-2231
Ward: 8
Zip: 20020

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**Subject: The ZRR is Unreasonably Exclusive**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-25 10:27:25

~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Karen Fitzgerald
Fitzgerkaren@yahoo.com

Ward: 3
Zip: 20016

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**Subject: The ZRR is Unacceptable**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-25 11:13:27

~~~~~

To City Officials,

I find the ZRR to be unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

I want planning officials to eliminate all current and proposed zoning rules in the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

These effectively racist-classist zoning regulations must be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity.

Further, I understand recent proposed changes to the Zoning Code have been prepared in English-only. This is not inclusive, particularly when the DC Comprehensive Plan seeks to build an Inclusive City. This must change now, and the ZRR ought to be translated and time offered to allow all DC residents to comment.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I look forward to action on this.

Regards,
Lorraine Lockett-Amaechi
Lorraine.lockett@gmail.com
8472040819
Ward: 1
Zip: 20010
~~~~~

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**Subject: The ZRR is Unreasonably Exclusive**  
To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov  
Date: 2015-09-25 12:05:33  
~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,
Jeanette Corley
jcorley@kslaw.com
202-737-0500
Ward: 5
Zip:
~~~~~

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**Subject: Eliminate exclusive exemptions in the ZRR**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-25 13:49:14

~~~~~

Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which * exempts * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

Respectfully,
Kiandra Willis
kiandrawilllis@hotmail.com

Ward: 4
Zip: 20011

~~~~~

=====  
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**Subject: Eliminate exclusive exemptions in the ZRR**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-25 16:24:32

~~~~~

Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which * exempts * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

Respectfully,
Marya McQuirter
mmcquirter@gmail.com

Ward: 3
Zip: 20008

~~~~~

=====  
=====  
=====

**Subject: The ZRR is Unacceptable**

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,  
zcsubmissions@dc.gov

Date: 2015-09-25 17:37:40

~~~~~

To City Officials,

I find the ZRR to be completely unacceptable in its assignment of exclusivity in the Downtown District, as well in other parts of the City, especially at a time when the nation's capital is experiencing an affordable housing crisis.

I want planning officials to eliminate all current and proposed zoning rules in the District which * exempt * developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

These effectively racist-classist zoning regulations must be eliminated so that all DC neighborhoods can welcome mixed-income developments that allow for true economic and cultural diversity. Who do you represent on the City Council? Are the developers your constituents? If so, please do as they say. But if not, I urge you to listen to your true constituents: D.C. residents of all incomes - including lower and middle income residents threatened by forced evictions and raising rent prices.

Further, I understand recent proposed changes to the Zoning Code have been prepared in English-only. This is not inclusive, particularly when the DC Comprehensive Plan seeks to build an Inclusive City. This must change now, and the ZRR ought to be translated and time offered to allow all DC residents to comment.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I look forward to action on this. I would expect that the Council listen to the thousands of D.C. residents who deserve a fair zoning procedure that does not favor the elite developers that are taking over the city.

Regards,
Michelle Stearn
mstearn@democracycollaborative.org
(773) 301-8085
Ward: 5
Zip: 20018

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=====
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Subject: The ZRR is Unreasonably Exclusive

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov

Date: 2015-09-25 18:26:06

~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,  
jasper heyward  
tortakin@gmail.com

Ward: md  
Zip: 20722

~~~~~

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Subject: The ZRR is Unreasonably Exclusive

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov

Date: 2015-09-25 22:59:36

~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the decision to not translate the ZRR so that all DC residents can participate is completely unacceptable in the 21st century here in the Nation's capital.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,  
Nicholas Udu-gama  
elchiapanico@gmail.com

Ward: 4  
Zip:  
~~~~~

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Subject: Eliminate exclusive exemptions in the ZRR

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov
Date: 2015-09-26 10:20:07

~~~~~

Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which \* exempts \* developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

Respectfully,  
Meg Maguire  
megmaguireconsultant@msn.com  
202-546-4536  
Ward: 6  
Zip: 20002  
~~~~~

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Subject: The ZRR is Unreasonably Exclusive

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov
Date: 2015-09-26 12:03:02
~~~~~

Dear City Officials,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

I've heard that the Zoning Regulation Rewrite (ZRR) has been an 'eight-year project.'

Yet after for all these years, the ZRR still demonstrates unforgiveable exclusion.

First, the massive rewrite has not been brought to the general public. As a resident in DC for four years and a homeowner in Takoma for two, I have only just heard of this.

Second, the fact that exemptions still exist in the ZRR for developers to not have to build affordable housing downtown and in other parts of the City is outrageous, and I am ashamed of DC's planners for ignoring this.

This has got to change.

I respectfully request the ZRR be translated and more time be granted for all to review and comment. And, I demand the exclusive nature of the ZRR be eliminated now.

I look forward to action on this.

Please inform,  
Daniel Corbett  
danielcor@gmail.com  
7034621109  
Ward: 4  
Zip: 20012  
~~~~~

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Subject: ZRR: Many Years, Many Problems

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,

zcsubmissions@dc.gov
Date: 2015-09-27 02:24:45

~~~~~  
9/26/15 Dear Zoning and Planning Officials of the District,

For the record re:ZC Case No. 08-06a, and all inter-related cases:

First, The Office of Planning & the Zoning Commission have squandered opportunities to use ZRR to reverse unreasonable exceptions re: DC's affordable housing production rules and residents' input.

Where is DC's consideration for lower income residents? Where does DC expect its 'working-class' to live if DC sanctions developers to build new developments with NO 'low-income' set-asides in the newly expanded Downtown District, and other areas of DC.

As with Capital Hill & NoMA, the ZRR has significantly enlarged 'Downtown'-- effectively tripling the area of exclusive housing and office space--dedicated to only very wealthy residents and corporate interests.

So, has the Mayor's abandoned an 'Inclusive City' with mixed-income housing throughout the DC? If not, then Ms. Mayor, what is your policy rationale for this such inattention to crisis of scarcity of affordable housing?

Second, and I'll reiterate,the ZRR is too a civic vehicle to impede public comment, yet the English-only publications show disregard for the large percentages of ESL speaker-residents. Change this, please! Translate and publish for all ethnicities to participate in these crucial civic matters.

I look forward to hearing decisions from your office favorable to residents for whom sustainable, affordable housing is a human right.

Sincerely,  
Perry Redd AND Barbara Patterson  
Perry Redd  
socialspeaks@hotmail.com

Ward: 4  
Zip: 20011

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Subject: ZRR: Many Years, Many Problems

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov
Date: 2015-09-27 02:24:45

~~~~~  
9/26/15 Dear Zoning and Planning Officials of the District,

For the record re:ZC Case No. 08-06a, and all inter-related cases:

First, The Office of Planning & the Zoning Commission have squandered opportunities to use ZRR to reverse unreasonable exceptions re: DC's affordable

housing production rules and residents' input.

Where is DC's consideration for lower income residents? Where does DC expect its 'working-class' to live if DC sanctions developers to build new developments with NO 'low-income' set-asides in the newly expanded Downtown District, and other areas of DC.

As with Capital Hill & NoMA, the ZRR has significantly enlarged 'Downtown'-- effectively tripling the area of exclusive housing and office space--dedicated to only very wealthy residents and corporate interests.

So, has the Mayor's abandoned an 'Inclusive City' with mixed-income housing throughout the DC? If not, then Ms. Mayor, what is your policy rationale for this such inattention to crisis of scarcity of affordable housing?

Second, and I'll reiterate, the ZRR is too a civic vehicle to impede public comment, yet the English-only publications show disregard for the large percentages of ESL speaker-residents. Change this, please! Translate and publish for all ethnicities to participate in these crucial civic matters.

I look forward to hearing decisions from your office favorable to residents for whom sustainable, affordable housing is a human right.

Sincerely,  
Perry Redd AND Barbara Patterson  
Perry Redd  
socialspeaks@hotmail.com

Ward: 4  
Zip: 20011

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Subject: Eliminate exclusive exemptions in the ZRR

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us, zcsubmissions@dc.gov

Date: 2015-09-27 11:52:25

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Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which \* exempts \* developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

Respectfully,  
William Lee  
wdlee531@yahoo.com  
2024218703  
Ward: 1  
Zip: 20001  
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Subject: ZRR: Many Years, Many Problems

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov
Date: 2015-09-27 12:40:06
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Dear Zoning and Planning Officials of the District,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

First, despite all these years of review neither the Office of Planning nor the Zoning Commission have used the ZRR as an opportunity to fix unreasonable exceptions to DC's affordable housing production rules.

When and if the ZRR is enacted, there will be absolutely no 'low-income' housing required in any developments in the newly expanded Downtown District, and other parts of the City.

And, the ZRR will significantly enlarge the the Downtown District, in effect tripling an area of exclusive housing and office space dedicated to only very wealthy residents and corporate interests.

So, instead of promoting an 'Inclusive City' with mixed-income housing throughout all of DC, the ZRR perpetuates unforgivable exclusion. Why? There is no rationale for this lack of attention during an affordable housing crisis.

Second, the ZRR is far too an important civic document to prevent all residents from commenting on, yet it has been published for review in English-only. This must change now and it should be translated and published with more time for all to comment.

This is too important to ignore.

I look forward to hearing from you.

Sincerely,  
Dorothy Y. Douglas Dorothy  
ddorothydouglas@yahoo.com  
2026409584  
Ward: 7  
Zip: 20019  
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Subject: Eliminate exclusive exemptions in the ZRR

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov

Date: 2015-09-29 19:33:25

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Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which \* exempts \* developers from the requirement to build low- and moderate-income housing in any parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

Respectfully,  
indi klein  
avgscorpme@yahoo.com

Ward: 7  
Zip: 20020

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Subject: Eliminate exclusive exemptions in the ZRR

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov

Date: 2015-09-30 20:32:21

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Dear DC Planning Officials,

I believe that the Zoning Regulations Rewrite (ZRR) is an opportunity to move DC's housing production zoning rules away from exclusivity and towards the goal of Building an Inclusive City as required by the DC Comprehensive Plan.

This is why I am asking the DC Zoning Commission, City Council, and Mayor eliminate all current and proposed zoning rules in the District which \* exempts \* developers from the requirement to build low- and moderate-income housing in any

parts of the City, including the Downtown District.

Also, I believe the ZRR must be translated to ensure all residents can participate in this fundamental policy change that will affect the entire District. Time ought to be extended for all to participate.

I look forward to your response to this request.

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

Respectfully,  
cw anderson  
cwanderson8042@yahoo.com

Ward: 1  
Zip: 20009

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Subject: ZRR: Many Years, Many Problems

To: abonds@dccouncil.us, esilverman@dccouncil.us, pmendelson@dccouncil.us,
zcsubmissions@dc.gov
Date: 2015-10-20 18:32:48

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Dear Zoning and Planning Officials of the District,

This is for the record in ZC Case No. 08-06a, and all inter-related cases.

First, I object to the absence in the ZRR of any 'low-income' housing required in any developments in the newly expanded Downtown District, and other parts of the City.

Second, I object to the ZRR's significant expansion of the Downtown District, in effect tripling an area of exclusive housing and office space dedicated to extremely wealthy residents and corporations.

So, instead of promoting an 'Inclusive City' with mixed-income housing throughout all of DC, the ZRR exacerbates the affordable housing crisis.

Finally, the ZRR is far too an important civic document to prevent all residents from commenting on, yet it has been published for review in English-only. This must change now and it should be translated and published with more time for all to comment.

If you care about affordable housing, you must ensure the ZRR promotes it, rather than impedes it.

Sincerely,  
Kesh Ladduwahetty  
keshinil@yahoo.com  
202-537-6768

Ward: 3  
Zip: 20008

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