

**Leach, Deonte (DCOZ)**

**From:** d.c. forrd <dc4reality@gmail.com>  
**Sent:** Thursday, January 21, 2016 4:38 PM  
**To:** Schellin, Sharon (DCOZ)  
**Cc:** DCOZ - ZC Submissions (DCOZ); Hanousek, Donna (DCOZ)  
**Subject:** Comments Case: 04-33G

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D.C. OFFICE OF ZONING  
2016 JAN 21 PM 4:58

Dear Secretary Schellin,

Please pass this note to the Zoning Commission in Case 04-33G.

DC for Reasonable Development has been calling for changes to the IZ program for years -- to fix the current disingenuous definition of "affordable" across the zoning definitions and rules.

As the numbers add up now, any definition of "affordability" that is greater than 50% AMI is an absolute farce.

We all know that affordability should (at this point in time) top out at 50% AMI or less (rental or otherwise).

See more detailed suggestions here:

\* <http://www.dc4reason.org/updates/168>

\* <http://www.dc4reason.org/updates/172>

Further any additional bonus density to be considered beyond what has been offered for years under such fraudulent definitions should only be contingent on the levels of affordability below 50% AMI and the numbers of family sized units to be built.

That is, if a developer were to agree to build units at 30% or less AMI, and they are family sized, then and only then should any additional bonus density be granted if at all. For DC is the hottest unreal estate market in the nation. IZ can be seen simply as the price to pay to get rich off our land while seeking to keep DC economically and culturally diverse. Even without additional bonus density being granted, developers will indeed be making bank by constructing their projects in the District.

**POSTPONEMENT**

Given the coming snowstorm and after affects next week, and given the recent request from DMPED to delay the hearing, and given concerns raised by the proposal to amend IZ, DC for Reasonable Development also asks that a hearing be postponed.

DMPED is suggesting a meeting to be held in February to discuss this issue publicly. This meeting could vet out alot of the issues with the current proposal. We would ask the ZC to wait to have an official zoning hearing until after this meeting with DMPED.

However, the ZC should request that DMPED ensure that notice of their meeting with the public about IZ is noticed at least 15 business days out so to give adequate notice and participation for such an important Citywide issue.

*Please contact me with any questions.*

On behalf of DC4RD,

ZONING COMMISSION  
District of Columbia  
CASE NO. 04-33G  
EXHIBIT NO. 34  
District of Columbia  
CASE NO. 04-33G  
EXHIBIT NO.34