

Leach, Deonte (DCOZ)

From: Valerie Berstene <valerie.berstene@smithgroupjjr.com>
Sent: Tuesday, February 23, 2016 11:02 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: RE: Support Zoning Commission Case No. 04-33G: Make IZ truly affordable

Dear Chairman Hood,

Affordable housing, by definition, is meant to help residents who are burdened by the cost of rent exceeding 30% of their income. With the high median family income in DC, we must work even harder to help the most disenfranchised in our communities.

As a concerned DC resident, I ask that the Zoning Commission not delay in making Inclusionary Zoning truly affordable. This powerful zoning tool is on the right track but is not providing homes that are affordable enough for the low income DC residents it was intended to serve.

I ask that the commission ensure that IZ is serving households at the lowest income possible, given how great the need is. While IZ originally was intended to provide homes affordable to both moderate income and low income people, it has produced few homes at the lower end.

Disappointingly, the affordability levels at the upper end (80% median family income) appear to be too high to do much good either in terms of serving those in need, or offering housing at prices that are otherwise not available in the city.

I ask that the commission ensure that low income households are helped by this important zoning tool, and that 60% of median family income if not 50% of median family income be the upper limit for pricing to help low income renter households stay in the city and afford a decent home to live in.

I ask the commission to act now to require that IZ units be affordable at truly affordable levels – if not 50% of median family income, at least now more than 60% of median family income.

Thank you for your consideration.

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