

	<p align="center">ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK</i> <i>MASSACHUSETTS AVENUE HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i></p>
<p>Single Member District Commissioners 01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez 04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller 07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood</p>	<p align="right">P.O. Box 4966 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org</p>

ANC 3C Resolution No. 2016-011
Resolution Regarding Inclusionary Zoning, Case No. 04-33G

WHEREAS, The Zoning Commission will consider amending the regulations on Inclusionary Zoning (“IZ”), found at Chapter 26 of the Zoning Regulations. IZ is designed to create mixed income neighborhoods, produce affordable housing, and increase homeownership for low and moderate income residents;

WHEREAS, there is an increasing shortage of low and moderate income housing and rents and condominium prices continue to rise;

WHEREAS, the Zoning Commission has specifically requested ANC input on the proposed amendments on IZ;

WHEREAS, the DC City Council requires that developments on public land set aside 20% of development square footage, and up to 30% if near public transportation, for residents who can’t afford market rates;

Whereas the Zoning Commission presently requires that only 8 to 10% of the development square footage be set aside for IZ units;

WHEREAS, one proposed change would allow developers to increase the bonus building height allowed under IZ from 10 feet to 20 feet and be able to cover the entire lot with the building within most zones where IZ applies;

WHEREAS, the current limits on income eligibility for an IZ apartment is up to \$70,000 for a two person household because currently many IZ units are rented to residents earning up to 80% of the Area Median Income (AMI);

WHEREAS, too few of the available IZ units are now rented to low income families;

WHEREAS, the Zoning Commission has been increasing the height and density of the downtown area but there are few requirements for developers to provide housing below market rate:

BE IT RESOLVED, that ANC3C recommends that the Zoning Commission:

- Retain the current standards of bonus height and lot occupancy allowances for buildings for which IZ permits are sought;

- Reduce the maximum allowable income eligibility for set-aside of IZ units to 50% of AMI;

–Increase the percentage of units set aside for low to moderate income occupants beyond the present percentage. A minimum of 12% is appropriate;

–Allow and encourage the Mayor to purchase a minimum of one unit and up to any number of units agreed upon with the developer to provide affordable housing in existing buildings;

–Delegate the tenant application and recommendation process for IZ rental and for sale housing to the DC Department of Housing and Community Development;

–Set aside a percentage of IZ units that must be multi-bedroom units in each development;

–Not allow developers to provide required IZ units in another building owned by the developer to fulfill the requirements for IZ permits for the building for which they are sought;

–Keep any condominiums sold by owners who purchased through the IZ program within the IZ program;

–Amend the IZ regulations so that new developers of downtown apartments and condominiums be required to set aside a percentage for low and moderate income residents;

BE IT FURTHER RESOLVED that the Chair and/or the Commissioner for ANC3C02 and ANC3C09 or their designee are authorized to represent ANC3C in this matter.

Attested by



Carl Roller

Chair, on February 16, 2016

This resolution was approved by a voice vote on February 16, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.