

**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3F**  
*North Cleveland Park • Forest Hills • Tenleytown*

3F01 – Vacant  
3F02 – Shirley Adelstein, Treasurer  
3F03 – Mary Beth Ray  
3F04 – Sally Gresham  
3F05 – Andrea Molod, Secretary  
3F06 – Malachy Nugent, Chair  
3F07 – Patrick Jakopchek, Vice Chair



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**RESOLUTION IN SUPPORT OF ZONING COMMISSION CASE #04-33G (INCLUSIONARY ZONING)**  
FEBRUARY 23, 2016

WHEREAS, ANC 3F appreciates the importance of affordable housing, as rising housing prices in the District of Columbia are increasingly out of reach for low and moderate income households; and

WHEREAS, the DC Zoning Commission created the Inclusionary Zoning (IZ) program in 2006 with the intent to help low and moderate income households live in the city by requiring that most new residential developments set aside 8 to 10 percent of new housing as affordable; and

WHEREAS, the IZ program has successfully produced a pipeline of 767 IZ units distributed across the city; and

WHEREAS, these units were intended to be affordable to both moderate (80 percent of median family income) and low income households (50 percent of median family income); and

WHEREAS, 88 percent of all IZ units are affordable at the 80 percent median income level but fewer than 20 percent are affordable at the 50 percent income level; and

WHEREAS, 80 percent median family income rental IZ units are too expensive for most DC residents in need of housing, including most applicants in the IZ program, and is too close to market rents in many neighborhoods in DC, especially for small apartments; and

WHEREAS, DC Office of Planning's July 3, 2015 Setdown report on Case No. 04-33G recommended in Option 1 B to revise IZ income targeting to require all rental IZ units to be priced to be affordable for households earning 60 percent of median family income and all for-sale IZ units to be priced to be affordable to households earning 80 percent of median family income; and

WHEREAS, preliminary economic analysis for high density zones by DC Office of Planning demonstrates that it is feasible to require IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership due to the surplus value created by the 20 percent density bonus given to properties to offset IZ costs; and

WHEREAS, preliminary economic analysis for low density zones by DC Office of Planning

demonstrates that it is feasible to require IZ units serve 60 percent median family income households for rental and 80 percent median family income for ownership if minor modifications can provide cost offsets for a revised IZ requirement; and

WHEREAS, the timing for revising IZ requirements is critical to ensuring that future IZ units serve our neighborhoods with rental units that are otherwise unavailable nearby;

THEREFORE BE IT RESOLVED that ANC 3F urges the Zoning Commission to adopt as part of Case Number 04-33G, the proposed revision of IZ income targeting to require that all rental units be affordable at the 60 percent median family income level, and all for-sale units be affordable at the 80 percent median family level.

BE IT FURTHER RESOLVED that Commissioners Nugent and Adelstein and are authorized to speak before on behalf of ANC 3F regarding this matter.

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(signature page follows)

ANC 3F approved this resolution at its meeting on 2/23, 2016, which was properly noticed and at which a quorum was present, by a vote of 4 in favor, 0 opposed, and 2 abstaining. (Ray, Gresham)

Malachy Nugent  
Malachy Nugent, Chair

