



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

February 18, 2016

Mr. Anthony J. Hood
Chairman
District of Columbia Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001

RE: Coalition for Smarter Growth, et al. (ZC #04-33G)

Dear Chairman Hood:

At its regular meeting on February 10, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (3-2-3):

Whereas, ANC 2B recognizes Dupont Circle as an attractive, but expensive, neighborhood in the District of Columbia,

Whereas, the cost of housing in Dupont Circle exceeds the cost of housing in other neighborhoods of the District, reducing the economic diversity of our neighborhood,

Whereas, ANC 2B believes economic diversity and affordable housing is a social good which should be encouraged by the Zoning Commission and the government of the District of Columbia,

Whereas, ANC 2B recognizes that when 1,000 people are moving to the District of Columbia every month, the need to create enough housing for everyone who wishes to live in our city is an immense challenge and a goal for our city to strive for,

Whereas, ANC 2B recognizes 741 units of affordable housing has been created in the District of Columbia due to the implementation of inclusionary zoning and urges the Zoning Commission to strengthen inclusionary zoning so that more affordable housing is built in DC,

Whereas, the vast majority of inclusionary zoning units in the District of Columbia are rental units at 80% Area Median Income (AMI, or \$68,800 for a household of two) of whom many could afford market rate 1-Bedroom rentals (up to \$1,892 monthly rent) in some Dupont Circle rental communities,

Whereas, our neighborhood does not fully benefit from inclusionary zoning when many rentals are at 80% AMI and would benefit more from the rule change which creates new units at 60% AMI rather than 80% AMI, and

Whereas, ANC 2B's Zoning Preservation and Development Committee discussed a hesitancy in supporting the rule changes in that they may not go far enough in solving the affordable housing crisis in our city. Options for further strengthening inclusionary zoning discussed by the committee include incorporating higher mandates such as Montgomery County, MD's MPDU program which requires a 12.5% affordable housing unit set aside, or through further lowering AMI restrictions to better serve lower income residents and families who would not be able to afford any market rate units in Dupont Circle.

Therefore, be it resolved that ANC 2B supports inclusionary zoning as a tool for affordable housing and is encouraged by the common sense rule changes proposed in Case No. 04-33G.

Commissioners Daniel Warwick (daniel.warwick@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole', with a long horizontal flourish extending to the right.

Nicole Mann
Chair

cc:

cheryl@smartergrowth.net