

DC CAMPAIGN FOR MANDATORY INCLUSIONARY ZONING

Inclusionary Zoning Fact Sheet

What Is Inclusionary Zoning?

Inclusionary Zoning (IZ) policies require new and/or rehabilitated residential developments to include housing units affordable to low and moderate-income residents. In exchange, developers may receive non-monetary compensation—in the form of density bonuses—that reduce construction costs.

Who is Using IZ?

For almost 30 years, hundreds of cities and counties throughout the United States—including areas neighboring the District—have used inclusionary zoning to help meet their affordable housing needs and build vibrant, mixed income communities. Jurisdictions with housing needs as varied as Boston, Sacramento, Santa Fe, Denver, Montgomery County, Boulder, Cambridge, and San Francisco have found IZ to be an effective strategy for producing and promoting the more equitable distribution of affordable housing.

Why Does DC Need IZ?

Many District families pay too much for housing. Incomes have not kept pace with housing prices in the District: from January 1999-March 2003, the sale price of homes rose four times faster than income, and the price of rentals rose three times faster. A household in DC would need to earn \$85,052 to afford to purchase the average home, and \$72,160 to afford the average rental. Yet, the median household income is \$52,300. More than 35 percent of renters and 24 percent of homeowners are paying more than they can afford for housing.¹

A range of policies are urgently needed that will help meet the affordable housing needs of current and future District residents. Inclusionary zoning is an important part of the solution.

Benefits of Inclusionary Zoning

Inclusionary zoning could provide some important benefits to the District such as:

- Producing affordable housing for lower and middle income workers;
- Supporting the creation of mixed income communities;
- Preventing rising prices from driving out low and moderate income residents; and
- Leveraging the expertise and capacity of the private market to develop affordable housing.

Getting Inclusionary Zoning Adopted in DC

Getting mandatory inclusionary zoning adopted in DC requires a modification of zoning and land use laws. In November, the Campaign for Inclusionary Zoning submitted a text amendment to the Zoning Commission that proposes a mandatory IZ policy for the District of Columbia. (See the two-page summary of the policy proposal.)

¹ See PolicyLink report: *Expanding Housing Opportunity in Washington, DC: The Case for Inclusionary Zoning*. Located at: <http://www.policylink.org/Research/DCIZ/>

For More Information

There are many ways that you and/or your organization can get involved in this important affordable housing initiative: endorsing our IZ policy proposal, conveying your support to elected officials, and educating others about inclusionary zoning.

If you would like more information about the effort and how you can get involved, please contact Mackenzie Baris at DC Jobs with Justice: 202-857-1011 or mbaris@dclabor.org. You can also visit our campaign website at www.dciz.org.

Endorsers of mandatory Inclusionary Zoning for the District of Columbia as of January 31, 2005

- Affordable Housing Alliance
- ANC1B
- BB&T Bank
- Bread for the City
- Calvary Multilingual Learning Center
- Center for Community Change
- Central American Resource Center (CARECEN)
- Clean Water Action
- Coalition of Housing & Homeless Organizations
- The Coalition of Nonprofit Housing and Economic Development
- Coalition for Smarter Growth
- DC ACORN
- DC Action for Children
- DC Coalition for Rent Control
- DC Jobs with Justice
- Development Corporation of Columbia Heights
- East of the River CDC
- East of the River Family Strengthening Collaborative
- Emmaus Services for the Aging
- Empower DC
- The Enterprise Foundation
- Friends of the Earth
- Gray Panthers of Metro Washington
- Greater Washington Americans for Democratic Action
- Green Door
- Habitat DC
- Healthy Families/Thriving Community Collaborative Council
- Home Roots Foundation
- Jews United for Justice
- John Wesley AME Zion Church
- Jubilee Enterprise
- Latin American Youth Center
- League of Women Voters, DC Chapter
- Local Initiatives Support Corporation
- Mary's Center for Maternal and Infant Care
- Metropolitan Washington Council, AFL-CIO
- Mi Casa
- Nation's Capital Child and Family Development Center
- Neighbors' Consejo
- PolicyLink
- SEIU, Locals 82 and 722
- Shaw Education for Action
- Sierra Club, DC Chapter
- Somerset Development Co., LLC
- So Others Might Eat (SOME)
- South Washington West of the River Family Strengthening Collaborative
- Statehood Green Party
- Teamsters Local 639
- Tenac
- Tenant Action Network
- UFCW Local 400
- University Legal Services
- Ward 3 Smart Growth Coalition
- Washington Legal Clinic for the Homeless
- Washington Regional Network for Livable Communities
- Youth Action Research Group