

D.C.'s Inclusionary Zoning Experience

Cheryl Cort

DC Campaign for Mandatory
Inclusionary Zoning &
Policy Director
Coalition for Smarter Growth

Washington, D.C., September 26, 2011



Coalition for Smarter Growth

Union Row at 14th St & V St. NW by U Street Metro station

New Strength of D.C.'s Housing Market

- Since 2000: first population gains in 50 years
- D.C.'s low cost rental housing stock shrunk by one-third since 2000
- High-cost rental units more than doubled since 2000

Housing Units Authorized by Building Permits

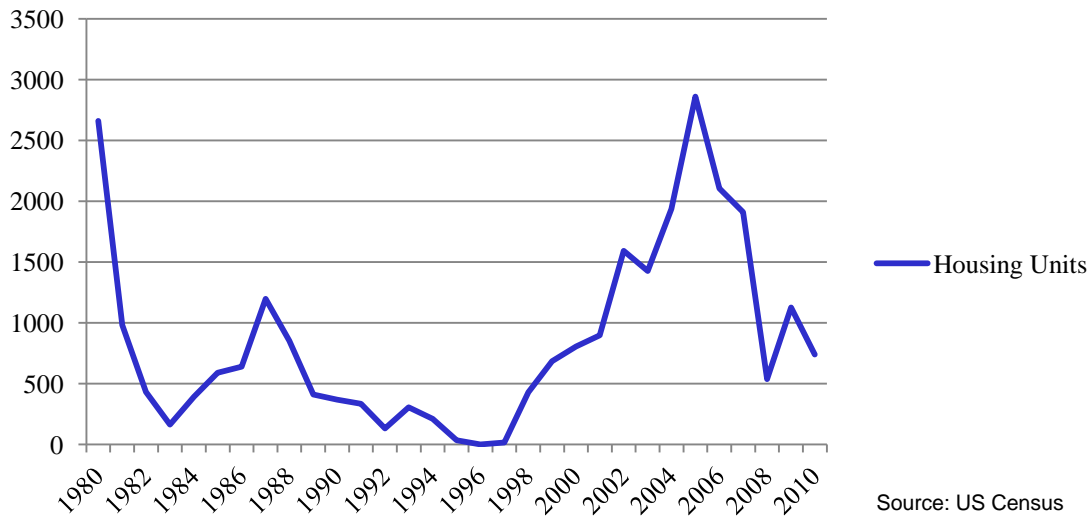
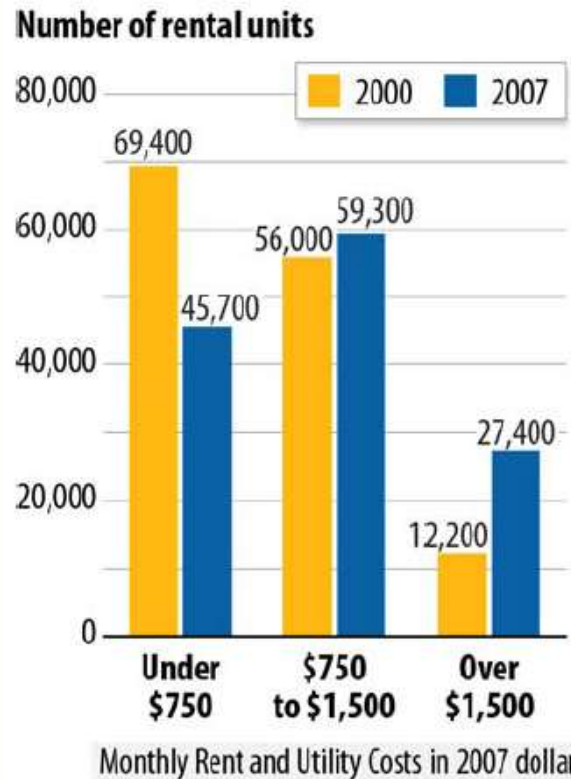


FIGURE 4: Low-Cost Rental Housing is Declining in the District

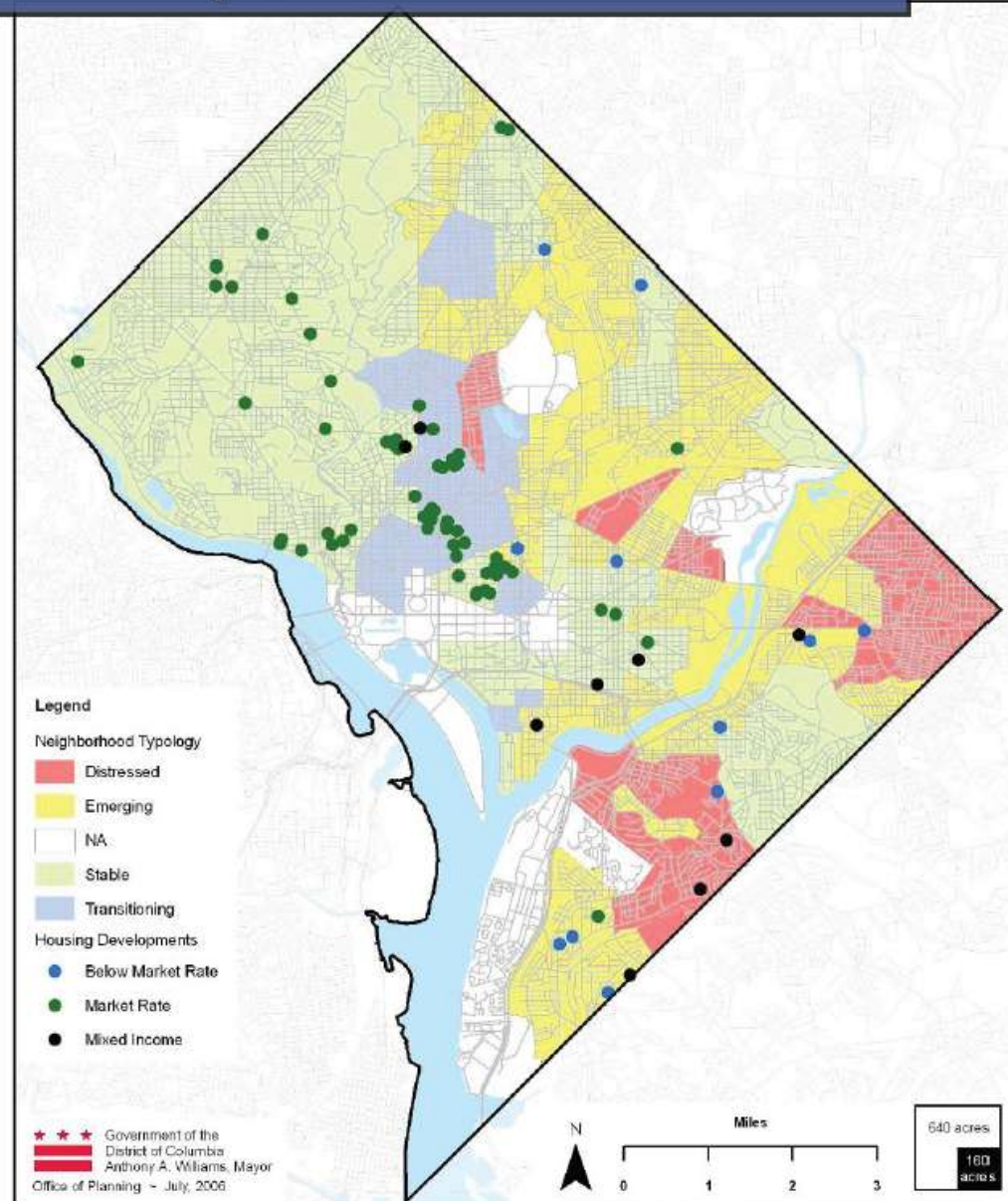


Source: DCFPI analysis of American Community Survey data



Affordable Housing Development

- Traditional financing of affordable housing can tend to concentrate low-income households in certain neighborhoods.
- Inclusionary Zoning is one of the best tools for building affordable housing in diverse neighborhoods of mixed income households.



Policy Context for Inclusionary Zoning

Public Funds

2002 Housing Act funds

Housing Production Trust Fund

Public Lands

2004 Anacostia Waterfront Corporation
30% affordable

Private Lands

2003-2006 Inclusionary Zoning

Comprehensive Housing Strategy 2006



Board of Capital Manor Cooperative, 1400 Block of U Street, NW –
3 blocks from the U Street Metro station.



Key Principles of an Inclusionary Zoning Program

- Mandatory, covers most development
- Set aside: 10 – 20 %
- Compensation: Non-monetary (i.e. density bonuses)
- Income targeting: serves lowest feasible
- Term: Long term affordability
- Mixed income housing by limiting off-site alternatives
- Lowest incomes reached through additional assistance from housing authority & non-profits



Summary of D.C. Inclusionary Zoning

Project Threshold Size	Over 10 units of new construction; rehabilitation projects adding 50% more and 10 units or more.
Properties Covered	Matter of right development; most multifamily, R-2 residential and commercial areas covered through overlay; most Historic Districts in mapped areas covered. Downtown Development District exempted.
Affordable set asides	Steel and Concrete: the greater of 8% by right or 50% of achievable bonus density; Stick Built: the greater of 10% by right or 75% achievable bonus density.
Density bonus	20%
Eligible Incomes	High rise in mixed-use commercial zones: all at 80% AMI All other types: half at 50% / 80% AMI
Development Standards	Minimum size to be specified in regulations; comparable interior amenities but less expensive materials.
Control Period	Life of building for both rental and ownership – unit to be sold or rented to another income qualified household.
Relief	Limited to economic hardship.
Public Purchase Option	25% to the city, D.C. Housing Authority & non-profit housing providers but requires for-sale units must be sold for owner occupation.



DC IZ Timeline

- 2002: Housing Act 2002
- 2003: D.C. Office of Planning Task Force on Voluntary Process; Campaign for Mandatory Inclusionary Zoning (CMIZ) launched: ACORN, D.C. Affordable Housing Alliance (AHA), AFL-CIO, Center for Community Change, PolicyLink, + more than 50 groups
- 2004: CMIZ decides on Zoning Amendment strategy
- 2006: Inclusionary Zoning adopted by Zoning Commission & City Council
- 2007-2009: Regulations delayed from 10/07 to 9/09
- 2010: DC housing market rebounding: 1,454 housing units permits issued; 12,000 exempt units in pipeline
- 2011: First 2 IZ units on market



Cost of delay

City-wide: 140+ IZ units lost due to delay from 2007-2009

Example: U St's Utopia project dropped original 20 IZ units in 250 apartments above retail.

Example: 3910 Georgia Av. switched to PUD for \$100k cost for density bonus.

12,000 exempted units in pipeline as of 2011



“Utopia Project” at 14th & U Streets, 1 block from U Street Metro station



Affordable Units in Private Developments via PUDs by D.C. Zoning Commission 2002-2011



Chase Point , 1 block from
Friendship Heights Metro station.
-- first PUD with below market
housing units.

	Total	Affordable Units	Percent
Completed	2,023	134	6.6
Under Construction	1,997	300	15
Planned (approved)	6,974	665	9.5
Conceptual (applied)	1,444	119	8.2
Total	12,438	1,218	9.8

Source: DC Office of Planning





Campaign for Mandatory Inclusionary Zoning Steering Committee

Cheryl Cort, Washington Regional Network for Livable Communities

Tonya Love, Metropolitan Washington Council, AFL-CIO

Pocahontas Outlaw, DC ACORN

Nina Dastur, Center for Community Change

Avi Rosenblit, Jews United for Justice

Tad Baldwin, retired housing finance expert and developer; Ward 3 Smart Growth Coalition

Mackenzie Baris, DC Jobs with Justice

Janet Brown, DC Affordable Housing Alliance

Elinor Hart, DC Affordable Housing Alliance

Jim Campbell, Somerset Development

Radhika Fox, PolicyLink

Campaign Elements

- Policy, Legal, Financial
- Grassroots mobilization
- Public outreach
- Media
- Political

