

DC Campaign for Inclusionary Zoning



What is Inclusionary Zoning, and why is it important?

- Inclusionary Zoning (IZ) is an affordable housing program that works through the zoning rules. It **requires that 8 to 10 percent of most new housing developments be affordable**. To offset the cost of the affordable units, the development can also build more market-rate units.
- By assuring affordable housing is built in to nearly every new development, Inclusionary Zoning contributes to the **geographic diversity of the city's affordable housing stock**. IZ ensures more low- and moderate-income households can afford to live in high-opportunity neighborhoods: with well-performing [schools](#), quality stores and services, and access to transit and jobs.
- Inclusionary Zoning **harnesses the strength of the rising housing market**, not subsidy, to produce affordable housing. IZ can create affordable housing even in high-cost neighborhoods without using limited budgetary resources.

How can Inclusionary Zoning provide more affordable homes for low-income families?

- Inclusionary Zoning (IZ) was intended to serve a mix of low- and moderate-income households. But it's turned out that **only 12 percent of IZ units are affordable to low-income households**. Most IZ rental units are priced around \$1,600 a month for a one-bedroom. That's still too expensive for low-income families, who are much more likely to [struggle with high housing costs](#), and who are two-thirds of the households on the waiting list for IZ units.
- We can make Inclusionary Zoning stronger, so it produces more affordable housing for our low-income. We [asked](#) the DC Zoning Commission to make IZ units – especially rental units – affordable to lower income households. And **now the DC Zoning Commission is considering several options to strengthen IZ**. With DC's affordable housing crisis at record levels, now is the time to sharpen our affordable housing tools and ensure IZ fulfills its potential.

How you can help strengthen Inclusionary Zoning

Speak up: Tell the DC Zoning Commission that Inclusionary Zoning can do more for DC's low income families. The Zoning Commission wants to hear from you – someone who is a concerned resident, but maybe hasn't weighed into the process before – at a public hearing. We'll help you prepare your testimony. If you can't attend the hearing, you can still weigh in by submitting your testimony to the DC Zoning Commission by mail, email, or fax.

DC Zoning Commission Public Hearing

January 28, 2016 at 6:30 pm

441 4th St NW, Suite 220-South Hearing Room

More info [here](#).

Questions? Contact:

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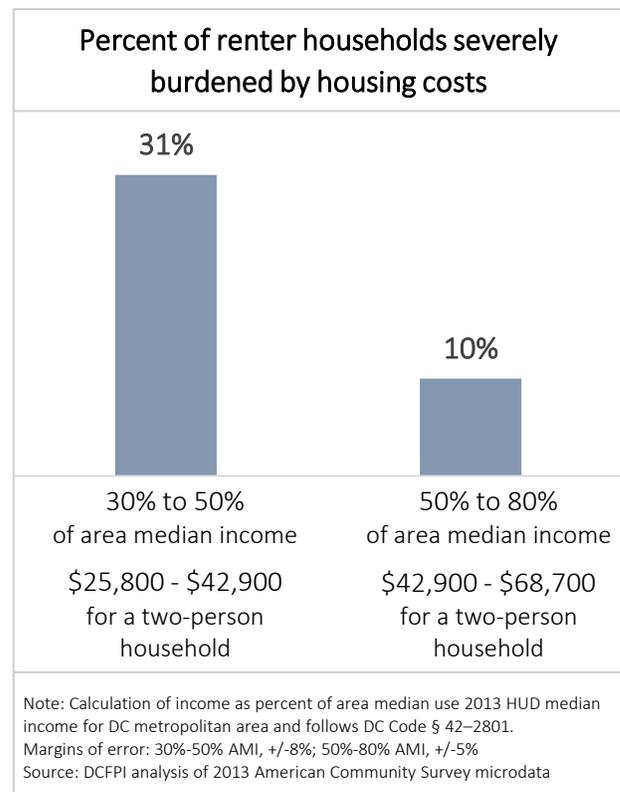
More on why and how Inclusionary Zoning can be a stronger affordable housing tool

What are DC’s affordable rental housing needs?

We can gauge DC’s need for affordable rental housing needs by at families who don’t have it: renter households who are severely burdened by housing costs, who spend half or more of their income on rent. These families then have less to spend on necessities like food, healthcare, and transportation.

For renters in the income range where most IZ rental units are targeted now, \$42,900 to \$68,700 for a family of two, 10 percent are severely burdened by housing costs. By contrast, nearly 1 in 3 rental households around the lower income level, \$25,800 to \$42,900 for a family of two, are severely rent burdened. But only 6 percent of IZ rental units are targeted to that income level – most are too expensive.

To better serve the families who tend to struggle the most with DC’s high housing costs, IZ rental units need to be more affordable to families at the lower income level.



Today’s Inclusionary Zoning

Income level	Inclusionary Zoning production	Example households
Low income Up to 50% of the area median, \$43,700 for a two-person household	12% 6% of IZ rental units 42% of IZ condos	A security guard and part-time childcare worker A bus driver with one child
Moderate income Up to 80% of the area median, \$69,900 for a two-person household	88% 94% of IZ rental units 58% of IZ condos	A medical assistant and part-time computer user-support specialist A reporter with one child

One option the DC Zoning Commission is considering

Income level	Inclusionary Zoning production	Example households
Low income Up to 60% of the area median, \$52,400 for a two-person household	All IZ rental units	A delivery truck driver and part-time receptionist A mail clerk with one child
Moderate income Up to 80% of the area median, \$69,900 for a two-person household	All IZ condo units	A medical assistant and part-time computer user-support specialist A reporter with one child

Sources: Income limits: DC Code § 42–280. IZ production: Overall, courtesy of DHCD; By tenure, DC Office of Planning preliminary setdown report for case no. 04-33G. Occupations: US Department of Labor, Bureau of Labor Statistics, State Occupational Employment and Wage Estimates, 2014. Note: Income limits are slightly different than those used in chart; chart data is from 2013 so uses 2013 income limits; this table uses 2015 income limits.