

Washington, D.C. Region

Inclusionary Zoning Experience

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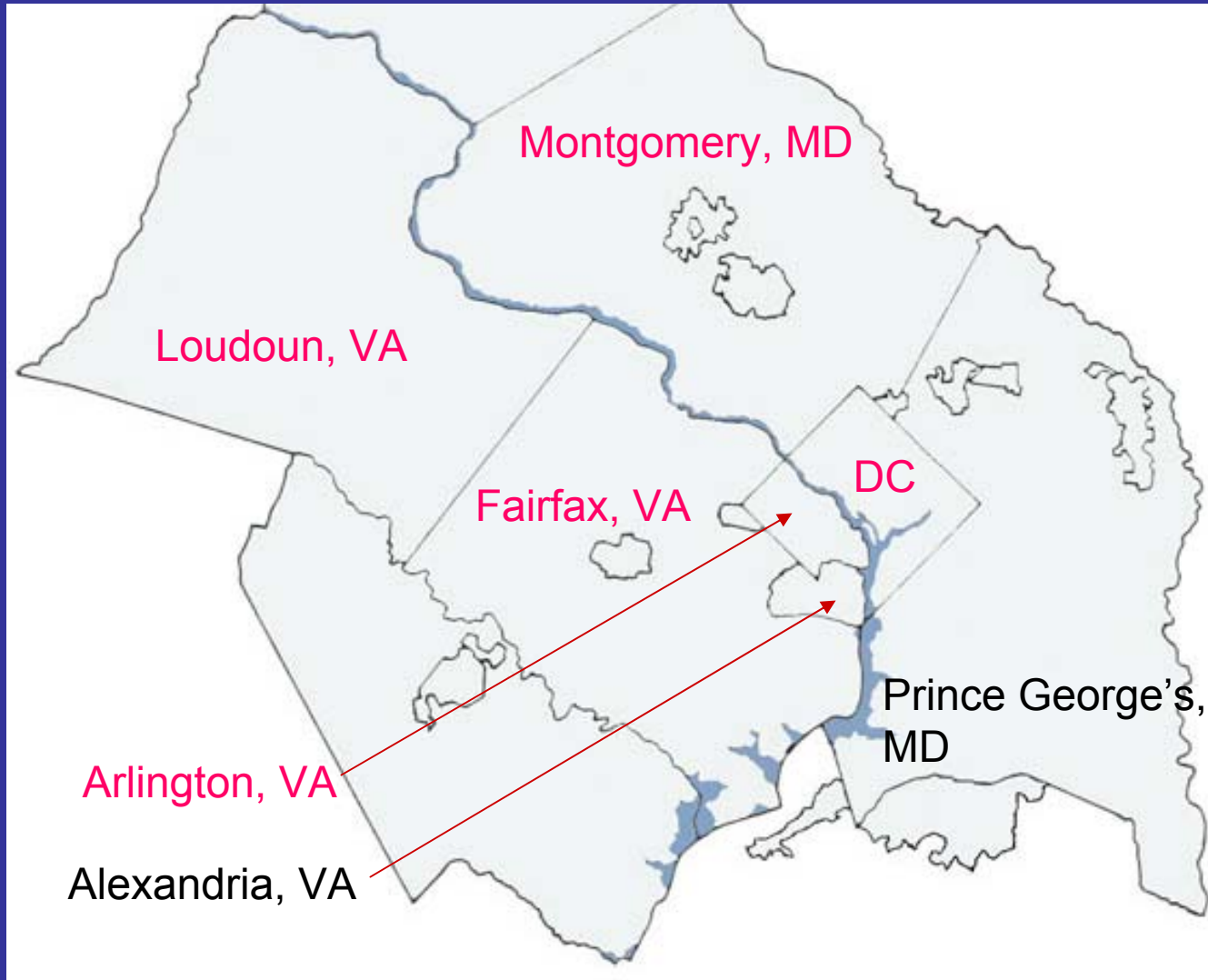


Union Row at 14th St, NW and V St. by U Street Metro station



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Inclusionary Zoning: What & Why?

“Zoning that requires a percentage of low- and moderate-income housing to be provided in a private market-rate residential development project.”

Key Advantages:

1. Essentially no cost to government
2. Mixed income neighborhoods



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



Inclusionary Zoning by Jurisdiction (1976-2004)

Jurisdiction	Total Number of Units	Years Program in Effect	Units per Year
Montgomery County, MD	11,210	26	431
Fairfax County, VA (mid rise & hi rise additions)	1,670	12	152
Loudoun County, VA	945	8	118
Arlington County, VA		Started in 2004	
District of Columbia		Delayed in 2007	

Source: *The Affordable Housing Progress Report*, Washington Regional Network for Livable Communities, April 2004



Arlington County

5% Affordable Dwelling Units or optional contributions

Compromise for Site Plans, 2005

On site ADUs	5% of increased gross floor area above 1.0 FAR
Off site	7.5% <ul style="list-style-type: none">• ½ mile of Metro station for Metro area project• Non-Metro: ½ mile of project
Off site county wide	10% of GFA increase in site plan above 1.0 FAR
Cash Contribution	\$1.5/sf GFA for 1 st FAR \$4/sf GFA: 1-3 FAR residential & \$4/sf commercial over 1 FAR \$8/sf GFA above 3 FAR residential
Control Period	30 years
Income Level	60% AMI



Arlington County Affordable Housing Ordinance Site Plan Projects

Alternative Benefits from Affordable Housing Ordinance

Date	Approved Site Plans	Total Project Units	Units if 5% of GFA	Units if 7.5% of GFA	Units if 10% of GFA	Units if GLUP chg	Contribution Option
Dec-05	1200 N. Irving Street	155	7	11	15		\$852,000
Mar-06	Two Metropolitan Park	300	12	17	24		\$1,187,000
Jun-06	Clarendon Center	244	11	16	22		\$1,439,632
Sep-06	Crystal Plaza 2	112	3	4	6		\$381,500
Nov-06	Crystal Houses Lofts	247	12	19	25		\$1,100,000
Feb-07	2000 Wilson Blvd.	141	5	8	10		\$1,224,000
Apr-07	Potomac Yard D - East	360	5	7	9		\$768,787
Apr-07	Potomac Yard D - West	331	4	7	9		\$703,612
Apr-07	Potomac Yard - E-West	office	0	0	0		\$766,338
May-07	Central Place	350	43	64	86		\$5,448,128
Oct-07	1716 Wilson Blvd	office	0	0	0		\$460,785
Nov-07	3901 Fairfax Drive	120	5	7	9		\$833,854
Dec-07	1812 North Moore St	office	0	0	0		\$4,814,320
Jan-08	2201 Pershing	188				18	\$2,627,000
Total			107	160	215	18	\$22,606,956
Total Office Contributions							\$6,041,443
Total Residential			107	160	215	18	\$16,565,513

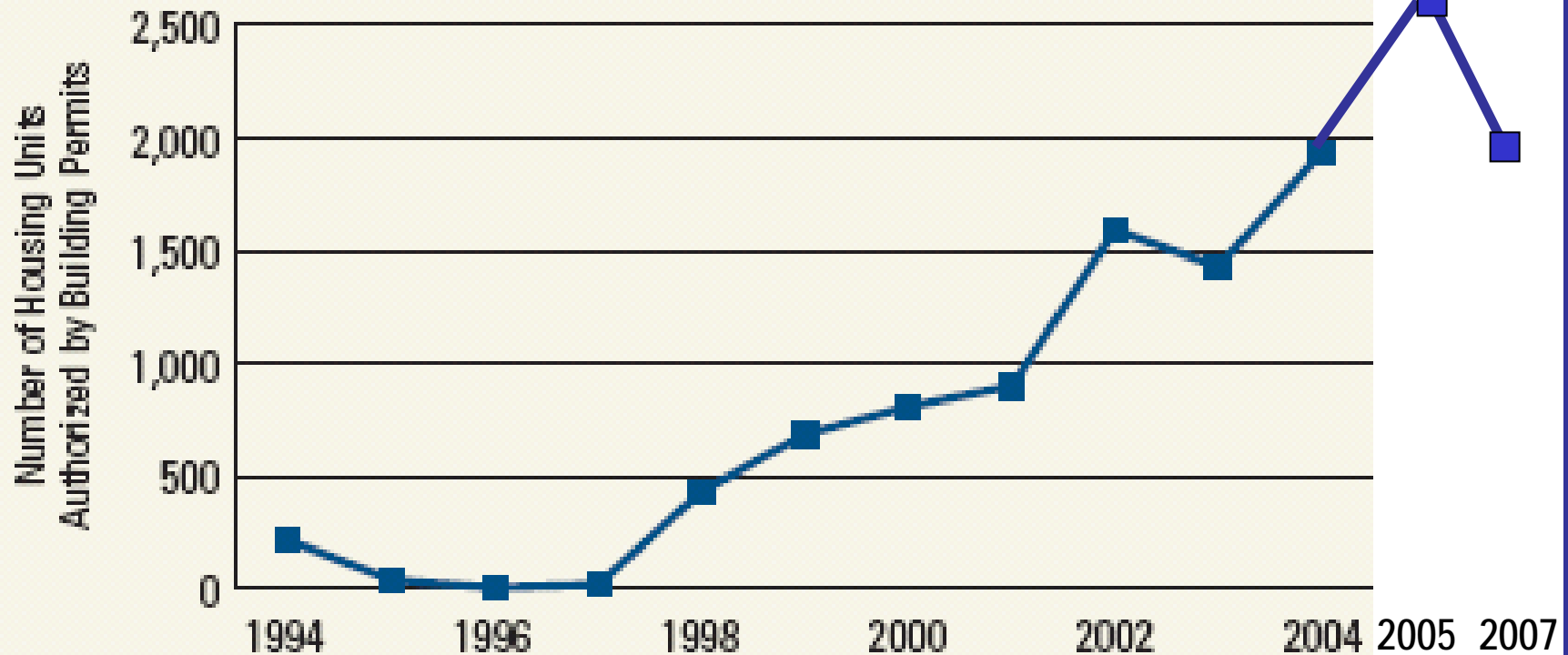


Fairfax County, Virginia

Construction Type	ADUs & Bonus density	Other Parameters
Low rise single family	12.5% ADUs for 20% density bonus (sliding scale)	<ul style="list-style-type: none"> • 50 du project threshold • 70% AMI income target • 30 year control period • 1/3 lease/sale option to County Development & Housing Authority
Low rise multifamily 3 stories or no elevator (1990)	6.25% - 12.5% ADUs for 10% - 20% density bonus	
Mid rise 4 stories, elevator, wood (2004)	6.25% ADUs for 17% density bonus 5% ADUs where 1/2 parking structured	
High rise – Workforce Housing Steel & concrete (2007)	12% workforce units for 20% density bonus	Income targeting: 80%, 100%, 120% AMI



Economic Context for DC IZ Campaign: Revival of the D.C. Housing Market



SOURCE: Data from U.S. Bureau of the Census, Building Permits Survey

From: Fannie Mae Foundation & Urban Institute, *Housing in the Nation's Capital 2005*



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



Timeline

- 2002: Housing Act 2002
- 2003: D.C. Office of Planning Task Force on Voluntary Process
- 2003: Campaign for Mandatory Inclusionary Zoning (CMIZ)
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: Stalled -- start date: October 1, 2007



Campaign Elements

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



Ellen McCarthy, Director, D.C. Office of Planning

Nina Dastur, Center for Community Change

John McIlwain, Housing Fellow, Urban Land Institute





Campaign for Mandatory Inclusionary Zoning Steering Committee

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