



PRESS RELEASE For Immediate Release - 5/15/17

***Housing for Low and Moderate Income People:
An Urgent Priority for the District***

The *Committee of 100 on the Federal City* (C100) has released its *General Principles of Affordable Housing for DC*.

http://committeeof100.net/download/planning/comprehensive_plan/2017-05-09-C100-Principles-of-Affordable-Housing.pdf

The statement lists a variety of simultaneous strategies to promote an inclusive city that will produce greater housing affordability and a larger variety of affordable units for low and moderate income people who earn 60% or less of the AMI (Area Median Income) and who should not have to pay more than 30% of their income for housing. The C100 Principles advocate policies and tools for both housing preservation and new housing including:

- Prevent displacement of DC residents. Ensure that zoning, tax programs, and planning actions do not unfairly create a burden on low and moderate income residents and risk forcing these residents to abandon their homes.
- Ensure that existing tenants are protected, afforded first rights under Tenant Opportunity to Purchase Act (TOPA) to buy their homes, allowed to continue their tenancies with minimal disruption; or, have the right to return or the right to an equivalent relocation if they must relocate when re-development is proposed on rent controlled, subsidized, or other housing identified by the Department of Housing and Community Development (DHCD).
- Protect existing affordable housing, and build additional housing, suitable for larger families (i.e., 3+ bedrooms).
- Require the Department of Consumer and Regulatory Affairs (DCRA) to notify the Zoning Commission (ZC) of property violations by any landlord who seeks zoning approval for new development, and require clean hands certification prior to ZC consideration of new construction project approval.
- Require affordable housing in all residential developments of 10+ units, including those in the Central Employment Area, that permit or receive bonus density including transfer of development rights.
- Approve Planned Unit Developments (PUD) only if they add significantly to the number of affordable housing units in the neighborhood and are consistent with the Future Land Use Map of the Comprehensive Plan.
- Repurpose vacant land and vacant non-residential buildings that are no longer economically viable for their original purpose as affordable housing through zoning, implementation of DOPA, and financial incentives.
- Deny incentives for development that would replace existing buildings that reasonably meet current zone development standards and that could be retrofitted as affordable housing.
- Require developers who purchase publicly owned buildings, including DOPA buildings, to avoid involuntary displacement and provide additional affordable housing and complementary neighborhood services and retail where permitted.

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