



TEXT AMENDMENT TO THE ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA TO PROMOTE AFFORDABLE HOUSING (INCLUSIONARY ZONING)

Washington, D.C.

Delegated Action of the Executive Director

February 24, 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed text amendment to the zoning regulations of the District of Columbia to promote affordable housing (Inclusionary Zoning) would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any federal interests.

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The Zoning Commission of the District of Columbia has taken a proposed action to approve text amendments to the Zoning Regulations of the District of Columbia to promote affordable housing (Inclusionary Zoning). The most important general purposes of the Inclusionary Zoning Program will include the following:

- To utilize the skills and abilities of private developers to produce quality affordable housing
- To leverage private development, combined where appropriate with zoning density increases, produce affordable housing throughout the District of Columbia
- To mitigate the impact of market rate residential development on the availability and cost of housing available and affordable to low and moderate income households
- To increase the production of affordable housing units throughout the District to meet existing and anticipated housing and employment needs
- To provide for a full range of housing choices throughout the District for households of all incomes, sizes, and ages to preserve diversity and to ensure the benefits of economic integration for the residents of the District

- To stabilize the overall burden of housing costs on low and moderate income households
- To create a stock of housing that will be affordable to low and moderate income residents over a long term
- To make homeownership opportunities available to low and moderate income residents

Staff has determined that Inclusionary Zoning would not be inconsistent with the *Comprehensive Plan for the National Capital: Federal Elements*. In particular, the following Federal Workplace policies from the Development of Workplaces with Communities will be supported by the proposed action:

- “Ensure, in the relocation of federal employees, similar or improved availability of...affordable housing for the employees and their families within a convenient commuting distance.”
- “Consider locating federal workplaces near a variety of housing options to benefit employees. Priority should be given to locations that are easily accessible for employees to walk, bike, or take public transportation to commute between home and work.”
- “Promote housing initiatives for a variety of housing options close to public transit or federal facilities. These initiatives should provide housing that makes the commute of the federal employees more convenient.”

Staff has determined that the proposed action would not have an adverse impact on any federal interests.

Patricia E. Gallagher, AICP
Executive Director