



## Delegated Action of the Executive Director

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<b>PROJECT</b> <b>Text Amendment to Chapter 26 of Zoning Regulations - Inclusionary Zoning</b> Washington, DC	<b>NCPC FILE NUMBER</b> ZC 04-33G
<b>SUBMITTED BY</b> Zoning Commission of the District of Columbia	<b>NCPC MAP FILE NUMBER</b> 00:00(06.00)44376
	<b>ACTION TAKEN</b> Approval of report to the Zoning Commission of the District of Columbia
	<b>REVIEW AUTHORITY</b> Advisory Per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

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The Zoning Commission of the District of Columbia has previously referred several District of Columbia Zoning Regulation Inclusionary Zoning text amendments (ZC 04-33A to ZC 04-33F) to NCPC for review and comment. This amendment addresses various changes to the Inclusionary Zoning (IZ) regulations.

The amendments and alternatives presented in the current case, ZC 04-33G, address seven (7) recommended technical changes to the IZ regulations, namely:

- (1) Two options to change the amount of Median Family Income (MFI) targeted areas (affects § 2603.4 and 2603.3);
- (2) Fewer For-Sale Units at Deeper MFI (§ 2603);
- (3) Enabling Voluntary Compliance (§ 2602.1 (d)); this would provide for voluntary participation in the IZ program where it would not otherwise be required;
- (4) Occupancy and Administrative Flexibility (§§ 2600.2 and 2606.3);
- (5) Expand Mayor's Right to Purchase (§ 2603.5);
- (6) Administrative Off-site Flexibility (§2607); and
- (7) Technical Corrections, Clarifications and Updates

Staff has reviewed the materials and notes that the proposed text amendments are not inconsistent with the 2016 Comprehensive Plan for the Federal Capital, nor will they affect any other federal interests.

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