



Delegated Action of the Executive Director

PROJECT
Text Amendment to Subtitles B, C, F, G, I, K, U, X, and Z – Expanded Inclusionary Zoning
District-Wide
Washington, DC

REFERRED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 20-02

NCPC MAP FILE NUMBER
00:00(06.00)45243

DETERMINATION
Approval of report to the Zoning Commission of the District of Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred a text amendment from the Office of Planning (DC OP) for review and comment. The amendment expands the existing inclusionary zoning (IZ) requirements for certain map amendments. In particular, the new requirements would apply to a map amendment where the new zone permits a higher maximum residential floor-area-ratio (“FAR”) than the existing zone; for a change from a PDR zone to an R, RF, RA, MU, D, CG, or ARTS zone; or for a change from “Unzoned” to an R, RF, RA, MU, D, CG, or ARTS zone. The new requirements would not apply to a planned unit development (“PUD”) application with a related map amendment or a map amendment to a HE (Hill East), NHR (North Howard Road), SEFC (Southeast Federal Center), StE (St. Elizabeth), USN (Union Station North), or WR (Walter Reed) zone or to the BR (Barry Farm) zones.

The proposed amendment would increase the regular IZ set-aside requirement relative to the increase in permitted residential FAR to create a new Expanded IZ set-aside requirement of up to 20 percent. It also provides an alternative set-aside requirement if all of the inclusionary units are reserved for households earning no more than 50 percent median family income (MFI) or if 50 percent of the inclusionary units have three or more bedrooms. All other regular IZ program requirements would remain the same and apply to Inclusionary Developments located in zones subject to the expanded IZ set-aside requirement.

Federal properties are not subject to local zoning and therefore would not be impacted by the proposed amendment. Further, the amendment does not appear to be inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would it impact any other identified federal interest.

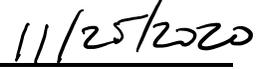
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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Text Amendment to Subtitles B,

C, F, G, I, K, U, X, and Z regarding Expanded Inclusionary Zoning is not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* nor would it impact any other identified federal interest.



Marcel Acosta
Executive Director



Date