ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 26-11
(GS Development Services NE, LLC – Text Amendment to Subtitle C § 1507.3)
October 20, 2026

THIS CASE IS OF INTEREST TO ALL ANCs.

On October 16, 2026, the Office of Zoning received an application from GS Development Services Northeast, LLC (the "Petitioner") for approval of a Text Amendment to Subtitle C § 702.4.

The Petitioner's proposed text amendment would clarify that housing developed on behalf of a local university for its own use is not subject to contribute to Housing Production Trust Fund for penthouse space. The Petitioner states in its petition that:

> *The proposed exemption is modeled on the existing exemption for University Housing in the Inclusionary Zoning ("IZ") regulations at Subtitle C § 1001.6(c). The Zoning Regulations already recognize that housing built exclusively for a university's students, faculty, or staff should not bear affordable housing obligations designed for market-rate development. The proposed amendment would extend this settled policy to the affordable housing linkage in Subtitle C § 1507. The conversion clause ensures that the District's affordable housing interests remain protected if the housing is ever repurposed for another use.* (Exhibit 2)

This case was filed electronically through the Interactive Zoning Information System ("IZIS"), which can be accessed through http://dcoz.dc.gov. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 5