



# Chapter 26 - Inclusionary Zoning (IZ) Notice of Rescheduled Public Hearing

ZONING COMMISSION  
District of Columbia  
CASE NO.04-33G  
EXHIBIT NO.114

A public hearing is scheduled for March 3, 2016 at 6:30 p.m. to entertain a petition filed by the Coalition for Smarter Growth, et al., to amend Chapter 26, Inclusionary Zoning (IZ) (Z.C. Case No. 04-33G). The Office of Planning (OP) has also recommended alternative text, which is part of the same case.

## INCLUSIONARY ZONING

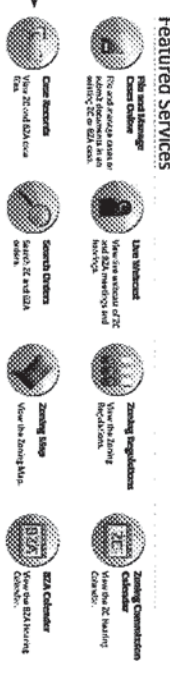
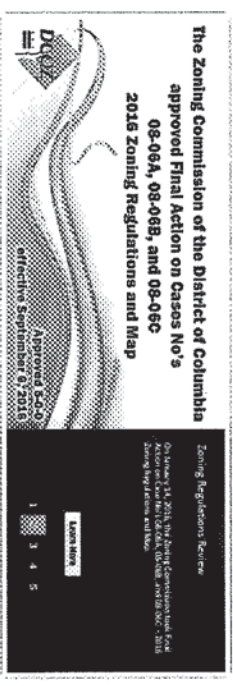
Inclusionary Zoning requires that a certain percentage of units in a new development, or a substantial rehabilitation that expands an existing building, set aside affordable units in exchange for a bonus density. The goals of the program are to:

- create mixed income neighborhoods;
- produce affordable housing for a diverse labor force;
- seek equitable growth of new residents; and
- increase homeownership opportunities for low and moderate income levels.

The Zoning Commission (ZC) only promulgates those regulations that were established to provide for minimum obligations of property owners applying for building permits or certificates of occupancy under the IZ Program. All other aspects of the program, including the setting of maximum purchase prices and rents, the minimum sizes of the units, the selection and obligations of eligible households, and the establishment of enforcement mechanisms such as covenants and certifications, are determined by the Council and Mayor of the District of Columbia.

## HOW TO VIEW THE PROPOSED TEXT

The text recommended by Smarter Growth, et al. and OP can be found on the Office of Zoning (OZ) website at [www.dcoz.dc.gov](http://www.dcoz.dc.gov), by clicking on Case Records and putting the case number (04-33G) in the search box and clicking on "Go." Find Case No. 04-33G in the list of Search Results and to the right of it, click on "View Details." You will then be directed to the DCOZ Case Report page for this case. On the right hand side, click on "View Full Log" – this will allow you to see all of the exhibits submitted in this case. The Notice of Rescheduled Public Hearing, which contains the recommended text, can be found at Exhibit No. 53. If you require assistance, please do not hesitate to contact OZ at [dcoz@dc.gov](mailto:dcoz@dc.gov).



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