

GOVERNMENT OF THE DISTRICT OF COLUMBIA

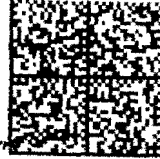
OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FOR DEPOSIT ONLY VIDEO TREASURY



UNITED STATES POSTAGE
EAGLE
MONEY BOWES
02 1M \$ 00.48⁵
0004232913 FEB 02 2016
MAILED FROM ZIP CODE 20001

ANC 7C
4651 Nannie Helen Burroughs Avenue, NE
#2
Washington, DC 20019

KA

NIXIE 207 DE 1 0002/13/16

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 20001271441 72731-02547-03-36

2000102714
2001933687 002

ZONING COMMISSION
District of Columbia
CASE NO.04-33G
EXHIBIT NO.128



Chapter 26 - Inclusionary Zoning (IZ)

Notice of Rescheduled Public Hearing



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, 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.

The screenshot shows the DCOZ website interface. At the top, there is a search bar and navigation menu. A banner for the Zoning Commission's final action on cases 08-06A, 08-06B, and 08-06C is visible. Below this, there are featured services like 'File and Manage Cases Online', 'View Webcast', 'Zoning Regulations', 'Zoning Commission Calendar', 'Case Records', 'Search Orders', 'Zoning Map', and 'BZA Calendar'. A 'Click here' arrow points to the 'Case Records' service. Below the services, there is a search box with '04-33G' entered and a 'GO' button. The search results table is shown below:

Select	Case Number	Case Type	Applicant/Case Name	Action
<input type="checkbox"/>	04-33G	ZC	Coalition for Smarter Growth, et al.	View Details
<input type="checkbox"/>	04-33F	ZC	Office of Planning	View Details
<input type="checkbox"/>	04-33E	ZC	Office of Planning	View Details
<input type="checkbox"/>	04-33D	ZC	Office of Planning	View Details
<input type="checkbox"/>	04-33C	ZC	Office of Planning	View Details
<input type="checkbox"/>	04-33B	ZC	Office of Planning	View Details
<input type="checkbox"/>	04-33A	ZC	Office of Planning	View Details
<input type="checkbox"/>	04-33	ZC	Office of Planning	View Details

ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 128

HOW CAN I PARTICIPATE?

Watch the Web-Streamed Video - You will be able to view the hearings by clicking on "Live Webcast" on OZ's website at www.dcoz.dc.gov.



Live Webcast

View live webcast of ZC and BZA meetings and hearings.

Submit Written Testimony - You may submit written testimony to the ZC by:

- a). By e-mail to zcsubmissions@dc.gov: You will be able to submit comments by emailing a PDF document (there is an 8 MB limit for documents submitted by email.); or
- b). By mail to **441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001**.

Present Oral Testimony - To present testimony before the ZC, you are strongly encouraged to sign up for the public hearing. Although it is not mandatory to sign up, please note that testimony will be given in the order that people have signed up. To sign up, please call or write Donna Hanousek at (202) 727-0789 or donna.hanousek@dc.gov, and leave your name, your phone number, and the case number (04-33G).

The ZC also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are three minutes for individuals and five minutes for organizations. Testifying in person is not required; written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

Please note: As this is a rulemaking case, there are no parties nor is there any cross-examination.

Tips for presenting testimony

- **Sign up in advance!** Although you will still be able to testify if you show up the night of the hearing, testimony will be given in the order that people have signed up.

Provide detail in your written testimony! Your written testimony is where you should provide as much detail as you need to present your views.

- **Submit your testimony well in advance of the public hearing!** This allows the Commission time to read your entire testimony prior to your oral presentation.
- **Be succinct with your oral testimony!** As your time is limited, use your time wisely and limit your oral testimony to the most important points.
- **Provide solutions in your oral testimony!** You are encouraged to propose effective solutions to issues with the proposed text.



If you have any questions, please do not hesitate to contact the Office of Zoning at 202-727-6311 or dcoz@dc.gov.

D.C. Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001
(202) 727-6311
dcoz@dc.gov - www.dcoz.dc.gov