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Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 04-33G

JUL 12 2016

Zoning Commission of the
District of Columbia
441 4th Street NW
2nd Floor, Suite 210
Washington, DC 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that rulemaking text amendments, which pertain to the technical changes to the Inclusionary Zoning regulations, are not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

cc: Eric Shaw, Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission

ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 245

ZONING COMMISSION
District of Columbia
CASE NO.04-33G
EXHIBIT NO.245



Delegated Action of the Executive Director

PROJECT Text Amendment to Chapter 26 of Zoning Regulations - Inclusionary Zoning Washington, DC	NCPC FILE NUMBER ZC 04-33G
SUBMITTED BY Zoning Commission of the District of Columbia	NCPC MAP FILE NUMBER 00:00(06.00)44376
	ACTION TAKEN 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 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.

* * *

Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find that the rulemaking text amendments, which pertain to the technical changes to the Inclusionary Zoning regulation, are not inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

7/1/16

Date