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The Honorable Carolyn B. Maloney

Mayor
District of Columbia
The Honorable Muriel Bowser

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 20-02

December 2, 2020

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

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Text Amendments to Subtitles B, C, F, G, I, K, U, X, and Z for Inclusionary Zoning is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2020/12/ as part of the December 2020 meeting materials.

Sincerely,



Marcel Acosta
Executive Director

Enclosures

cc: Mr. Andrew Trueblood, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT	NCPC FILE NUMBER
Text Amendment to Subtitles B, C, F, G, I, K, U, X, and Z – Expanded Inclusionary Zoning	ZC 20-02
District-Wide	NCPC MAP FILE NUMBER
Washington, DC	00:00(06.00)45243
REFERRED BY	DETERMINATION
Zoning Commission of the District of Columbia	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