



**DISTRICT OF COLUMBIA OFFICE OF PLANNING  
NOTICE OF VIRTUAL PUBLIC ROUNDTABLE**

**TIME AND PLACE:** **JULY 15, 2020, at 4:00 p.m.**  
**WebEx or Telephone – Instructions will be provided on the  
OP website by Noon of the Hearing Date<sup>1</sup>**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

Expanded IZ – Proposed Concept to Expand Inclusionary Zoning Requirements to Certain Zoning Map Amendments (ZC Case No. 20-02)

**THIS CASE IS OF INTEREST TO ALL ANCS**

On January 3, 2020, the Office of Planning (“OP”) filed a setdown report with the Office of Zoning (“OZ”) that served as a petition for a proposed concept to expand the existing Inclusionary Zoning requirements of Title 11 of the District of Columbia Municipal Regulations (Zoning Regulations of 2016, the “Zoning Regulations”). The petition requested the Zoning Commission (“Commission”) to explore a concept to create higher affordable housing set-aside requirements for certain map amendments. The concept is hereinafter referenced as “Expanded IZ” but it has also been referred to as “IZ Plus” in the press.

The petition did not recommend specific text to amend the Zoning Regulations. Instead, OP proposed to engage the Commission and the public through a discussion, conducted at a public hearing, which was intended to garner feedback and refine the proposed Expanded IZ concept. After the public hearing on the concept and based on feedback from the Commission and the public, OP would draft proposed text and advertise the text in anticipation of a future hearing.

At its January 13, 2020 public meeting, the Commission voted to set down the proposed concept for an initial public hearing. The hearing was set for May 7, 2020 but was cancelled due to the Covid19 public health emergency. On June 8, 2020, OP requested to host a roundtable discussion on the proposed concept and the Commission agreed. After the roundtable discussion, OP will refine the proposed Expanded IZ concept and draft proposed text informed by the roundtable. OP will file proposed text for setdown and a future public hearing before the Zoning Commission.

**Expanded IZ Proposal:**

As proposed, Expanded IZ would apply only to two types of requests to amend the official Zoning Map:

- 1) where a request for a new zone would permit higher density residential development; or

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<sup>1</sup> Anyone who wishes to participate in this case but cannot do so via WebEx or telephone, may submit written comments to the record. (See p. 4, *How to participate as a witness – written statements.*)

- 2) where a request for a new zone would permit residential use where the current zone does not permit it.

In either scenario, future residential development developed pursuant to the Map Amendment would be subject to Expanded IZ. In contrast, Expanded IZ would not apply to:

- 1) non-residential development developed pursuant to the Map Amendment, or
- 2) requests for a planned unit development (“PUD”), including PUDs with an associated map amendment.

While nearly all features of existing Inclusionary Zoning (“Regular IZ”) requirements would continue to apply, an Expanded IZ set-aside requirement would supersede the Regular IZ set-aside requirement and would be identified by an Expanded IZ designation on the zoning map.

The Expanded IZ set-aside requirement would be an absolute percentage that would apply to the total residential gross floor area, meaning that the calculation of the “greater of” a percent of bonus density found in Regular IZ would not apply. Instead, a sliding scale for determining the Expanded IZ set-aside requirement would be used so that the set-aside requirement is commensurate with the degree of permitted residential density gained through the map amendment.

The Expanded IZ set-aside percentage would be based on the increase of residential floor-area-ratio (“FAR”) resulting from being rezoned to a new zone. The increase in FAR would be the difference between the matter-of-right FAR in the existing zone (not incorporating the twenty percent (20%) Regular IZ density bonus) and the maximum IZ FAR (incorporating the twenty percent (20%) Regular IZ density bonus) in the new zone. The Expanded IZ set-aside requirement is anticipated to be applied to the total residential FAR of the rezoned property(ies). The table below represents the general concept and the relationship between the increased FAR and the Expanded IZ.

<b>Increase in FAR</b>	<b>0.5</b>	<b>0.51 -1.00</b>	<b>1.01-1.50</b>	<b>1.51- 2.00</b>	<b>2.01 - 2.50</b>	<b>Above 2.50</b>	<b>PDR Change</b>
Set -aside Requirement for Buildings Generally Less than 50 feet in Height	12%	14%	16%	18%	20%	20%	20%
Set-aside Requirement for Buildings Generally Greater than 50 feet in Height	10%	12%	14%	16%	18%	20%	20%

A property rezoned from a PDR zone, which allows only very limited residential use, to a zone that generally permits residential use would be subject to a twenty percent (20%) Expanded IZ set-aside requirement because the increase in permitted residential FAR over what is allowed would be significant.

An Expanded IZ set-aside requirement would be recorded on the official Zoning Map to indicate that the zone is subject to Expanded IZ requirements.

### Specific Interest for Input

Of specific interest to OP is input on what key elements should be taken into consideration in an economic analysis of the enhanced IZ concept. Examples of such elements include construction costs, unit sizes, unit mix, lot size and land values.

### Other Expanded IZ Concepts for Discussion

The Office of Planning also encourages comments on other concepts for expanding IZ. Such concepts may complement or be an alternative to the increased Expanded IZ set-aside described above. Examples include the following concepts:

1. Requiring/incentivizing family-sized units (3 or more bedrooms) and units for persons with special needs;
2. Requiring/incentivizing deeper affordability units for households earning less than 50 percent of the median family income; and
3. Requiring/incentivizing the preservation of PDR uses in areas also identified for residential uses.

At the public meeting, the Commission also provided OP with general feedback concerning the Expanded IZ concept and asked OP to explore the following additional concepts:

1. Requiring Expanded IZ to apply to zones currently exempt from Regular IZ; and
2. Incentivizing opportunities for multi-generational housing.

The Commission also provided OP with the flexibility to propose a higher affordable set-aside than the proposed twenty percent (20%) maximum based on financial modeling and forecast predictions.

The complete record in Z.C. Case 20-02, including the OP Setdown Report and the transcript of the Commission’s January 13, 2020, public meeting, can be viewed online at the Office of Zoning website, through the Interactive Zoning Information System (IZIS), at <https://app.dcoz.dc.gov/Content/Search/Search.aspx>.

### Roundtable Guidance

Participants are requested to focus on the Expanded IZ concept, as well as additional concepts, as described in this notice.

### How to participate - Oral Presentation

Interested persons or representatives of organizations may be heard at the virtual roundtable. All individuals, organizations, or associations wishing to testify at the virtual roundtable are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing by sending an email to [Julianna.jackson@dc.gov](mailto:Julianna.jackson@dc.gov) or [Jonathan.kirschenbaum@dc.gov](mailto:Jonathan.kirschenbaum@dc.gov).**

All witnesses are requested to 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 following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- |                  |                |
|------------------|----------------|
| 1. Organizations | 5 minutes each |
| 2. Individuals   | 3 minutes each |

### **How to participate as a witness - Written Statements**

Written statements, in lieu of personal appearances or oral presentation, may be submitted for consideration . The public is encouraged to submit written testimony by **email to [Julianna.jackson@dc.gov](mailto:Julianna.jackson@dc.gov) or [Jonathan.kirschenbaum@dc.gov](mailto:Jonathan.kirschenbaum@dc.gov)**. Please include a clear reference to the Case 20-02 Enhanced IZ Roundtable in your submission.

**It is highly recommended that all written comments and/or testimony be submitted to the record at least 24 hours prior to the start of the roundtable.**

**FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF PLANNING AT (202) 727-6311.**

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Joyetta Delaney at (202) 442 -8848 or [Joyetta.Delaney@dc.gov](mailto:Joyetta.Delaney@dc.gov) five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Joyetta Delaney al (202) 442 -8848 o escribiendo a [Joyetta.Delaney@dc.gov](mailto:Joyetta.Delaney@dc.gov) cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d'assistance pour pouvoir participer? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Joyetta Delaney au (202) 442 -8848 ou à [Joyetta.Delaney@dc.gov](mailto:Joyetta.Delaney@dc.gov) cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Joyetta Delaney 씨께 (202) 442-8848 로 전화 하시거나 [Joyetta.Delaney@dc.gov](mailto:Joyetta.Delaney@dc.gov) 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗?如果您需要特殊便利设施或语言协助服务(翻译或口译),请在见面之前提前五天与 Joyetta Delaney 联系, 电话号码 (202) 442-8848, 电子邮件 [Joyetta.Delaney@dc.gov](mailto:Joyetta.Delaney@dc.gov) 这些是免费提供的服务。

Quý vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Joyetta Delaney Zee Hill tại (202) 727-0312 hoặc [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለመሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) ይገናኙ። እነኝህ አገልግሎቶች የሚሰጡት በነጻ ነው።