

## DC Zoning Regulations Questions

**1) What role do you see DC's elected AG can play in making sure any zoning rule-making or major development decisions are done in a way which contends directly with, and either mitigates or prevents any identified adverse impacts on current DC residents and their property interests?**

Any zoning rule-making or major development decisions must be carried out in a manner that least adversely impacts DC residents and their property interests. One of my primary goals as Attorney General would be to advocate for more affordable housing and protect consumers. At the same time, many of the existing zoning regulations should be updated to reflect the current state of development in downtown DC.

I will ensure that any decisions made conform to the law and adhere to the original purpose of the Downtown Development Overlay, which was to create a balanced mix of uses, including guiding office development, protect historic buildings, and foster growth for small and minority businesses.

I will also work to enforce housing laws to ensure that the District achieves its affordable housing goals. Because adjacent district affordability may be affected, I will focus particularly on overseeing new developments in those areas to be sure that they are meeting the affordable housing unit requirements. Furthermore, any proposed expansions to downtown DC should emphasize small and minority businesses.

I would also have a business liaison attorney to work with the business community to clarify any ambiguous regulations. By clarifying regulations, the Office of the Attorney General (OAG) will have an impact on economic growth and job creation. This liaison will also coordinate with the Office of Planning and concerned stakeholders like DC for Reasonable Development so that any uncertainty or conflicts in interpreting laws governing development can immediately be addressed by the OAG.

**2) Do you believe the DC Office of Planning's process of public review regarding the ZRR, and subsequent proposed rule-making now before the DC Zoning Commission appears to be arbitrary and capricious?**

The Zoning Commission has held numerous public meetings and convened working groups over the years in order to incorporate feedback from DC residents. The notes from these Working Groups indicate that planners have reviewed other cities' practices in areas including establishing parking minimums, car sharing, and environmental sustainability.

As Attorney General, I would support further measures to encourage public input and in-depth studies, including consideration of best practices from other cities. The OAG will create an Office of Affordable Housing, as well as maintain a Complaints Hotline, and I would ensure that

any concerns reported to my office are quickly transmitted to the Office of Planning and other concerned city agencies so that they may be addressed.

**3) Assuming the ZRR as proposed rule-making is arbitrary and capricious, what would you specifically do to challenge this as DC's elected AG?**

Should the ZRR's proposed rule-making fail to properly consider the public interest or violate housing or other consumer protection laws, the Office of the Attorney General will intervene to uphold the law and safeguard the public interest. For example, I would identify and pursue any unscrupulous developers and landlords, such as those who do not adhere to affordable housing laws.

I will coordinate with the DC Council, the Mayor's office, and the appropriate city agencies to ensure that the public is being provided with timely and clear information on any proposed developments, and has an opportunity to weigh in with any concerns. My office will work to make certain that any proposed changes reflect consumer and resident needs, such as increased available parking, and ensure that any resulting demands on existing public infrastructure are met.