

DC Housing Priorities Coalition

DC Comprehensive Plan Update
Testimony Preparation
Workshop
October 27, 2020

DC Housing Priorities Coalition

Formed 4 years ago to help update the DC Comprehensive Plan

Our guiding principles for amending the DC Comprehensive Plan:

Meet the housing demand

Equitably distribute housing

Best utilize areas near transit

Include families: ensure homes for people of all income levels and of all household sizes, including families.

Prioritize affordable housing as a community benefit

Preserve existing affordable housing

Protect tenants

Support neighborhood commercial corridors

Clarify zoning authority

Improve data collection and transparency



Portner Flats, approved as a Planned Unit Development, is a TOPA deal that preserved and added affordable housing in the 1400 block of V Street, NW. Built and owned by Somerset Development.

DC Housing Priorities Coalition

Comp Plan Update Testimony Workshop

AGENDA

Introduction

Heather Raspberry, Housing Association of Nonprofit Developers (HAND)

What is the Comp Plan?

Alex Baca, Greater Greater Washington &
Cheryl Cort, Coalition for Smarter Growth

What's at Stake

Melissa Bondi, Enterprise Community Partners

How to Testify

Doni Crawford, DC Fiscal Policy Institute

Q & A

Scott Bruton, moderator, Coalition for Nonprofit Housing and Economic Development (CNHED)

DC Comprehensive Plan Update

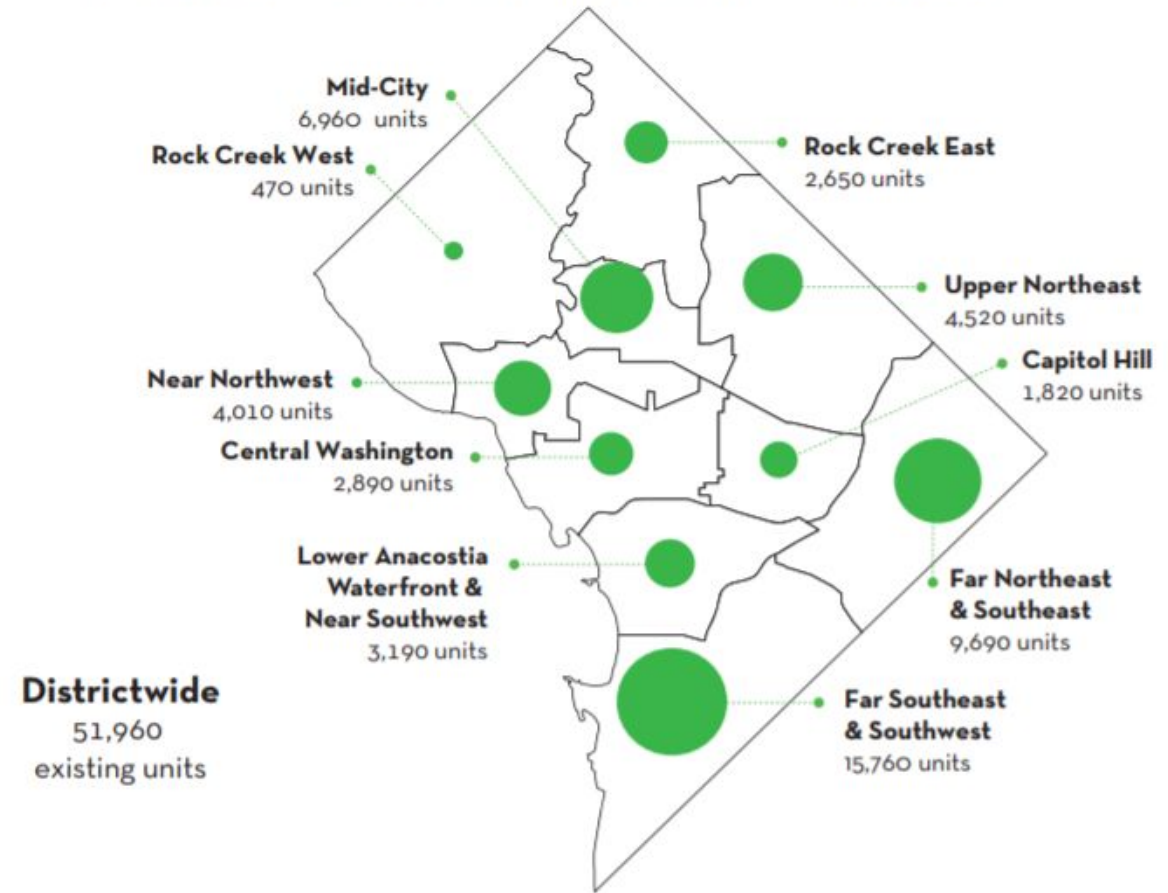
What's in the Comp Plan Why it matters

Housing Priorities Coalition, Testimony workshop 10/27/20

Alex Baca, Greater Greater Washington

Cheryl Cort, Coalition for Smarter Growth

Figure 1. 2018 Estimated Distribution of Dedicated Affordable Units



Source: the Housing Equity Report by DC Office of Planning & DHCD

DC Comprehensive Plan

The District's Comprehensive Plan establishes a vision of the future and includes goals, policies and action items as well as two maps.

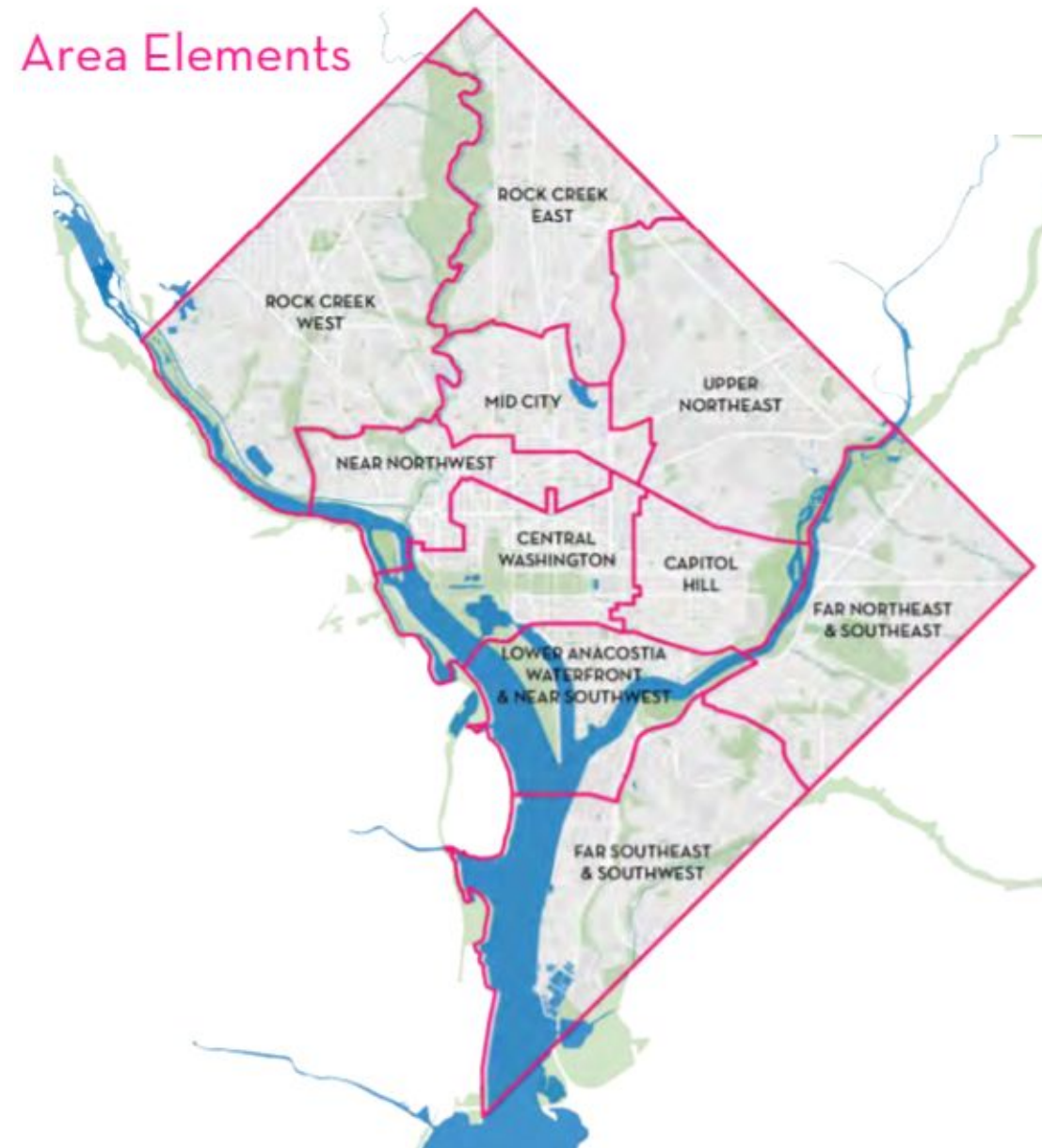
13 Citywide Elements (e.g. Land Use, Housing, Transportation)

10 Area Elements (e.g. Rock Creek West, Far NE/SE)

Future Land Use Map - land use designations to show how land in the District is intended to be used

Generalized Policy Map which provides a visual representation of how the District is expected to change over 20 years

Not self-executing



Comprehensive Plan Update Major Themes



COVID-19 and Recovery: Guides COVID-19 response and recovery including through economic monitoring, housing needs, resilience efforts, a broadened frame for emergency planning.



Equity and Racial Justice: Highlights, through a crosswalk, nearly 100 policies and actions that will help ensure all residents have what they need to thrive, no matter their race, age, neighborhood or income. These policies are supported by important data and trends throughout the update that reflect current disparities.



Housing: Presents policies and actions that support the District's goal of producing 36,000 new units by 2025 and to address pressing issues across the housing continuum, including housing affordability, physical, economic and cultural displacement, and housing for specific populations.



Resilience: Introduces approaches to help respond to both human-made and natural shocks and stressors, including displacement and other risks posed by climate change and public health emergencies.



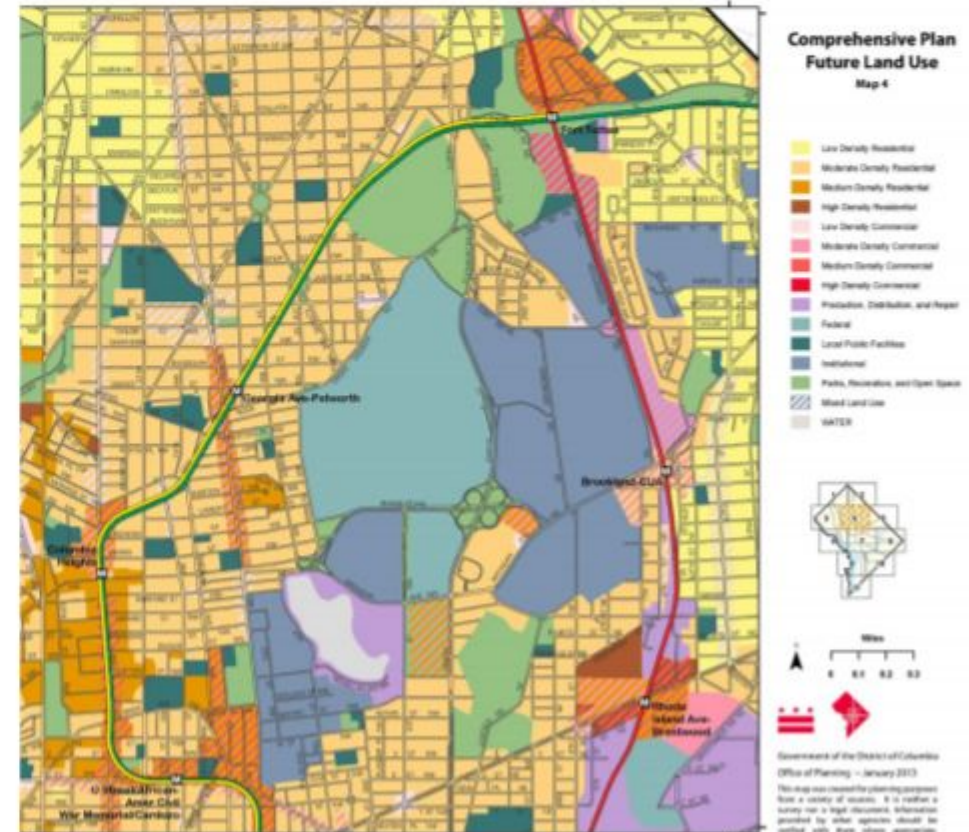
Public Resources: Introduces coordination between master facilities plans across parks, schools, libraries, and rec centers and acknowledges the importance of public spaces for cultural life and celebration.

Generalized Policy Map



Comprehensive Plan Maps

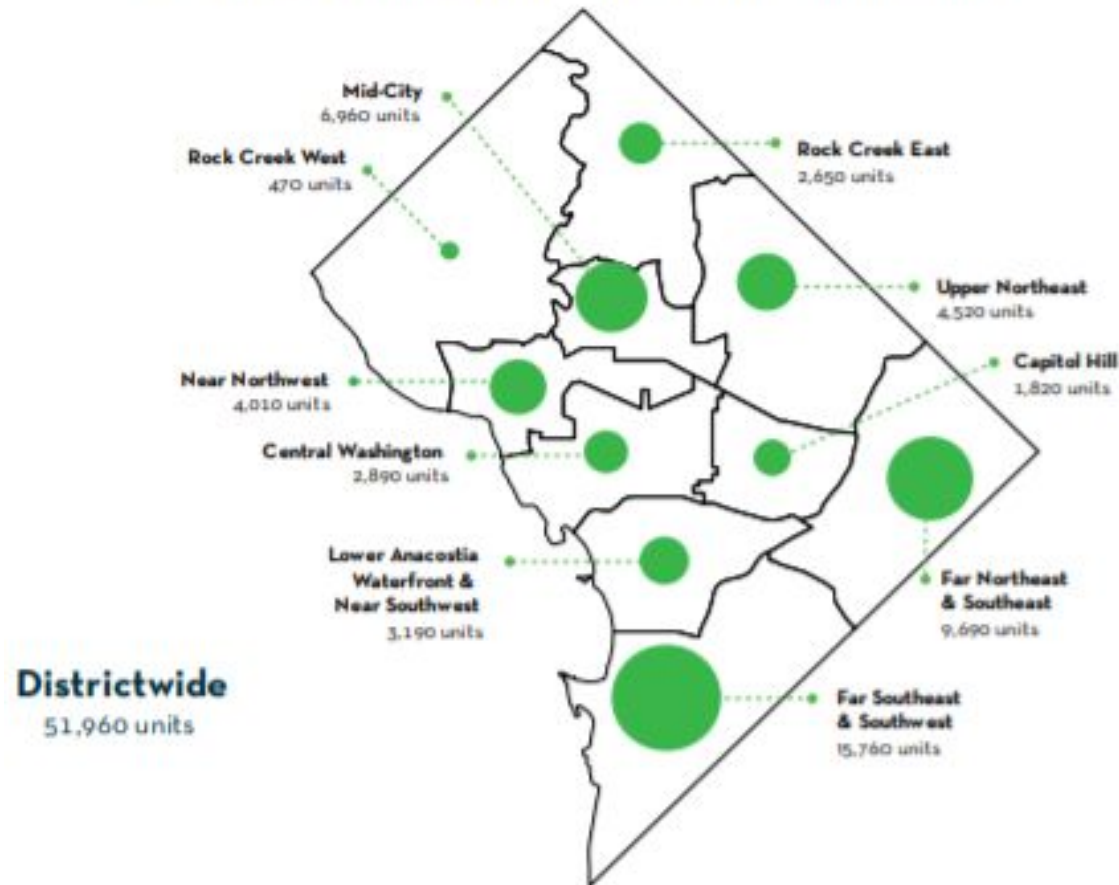
Future Land Use Map



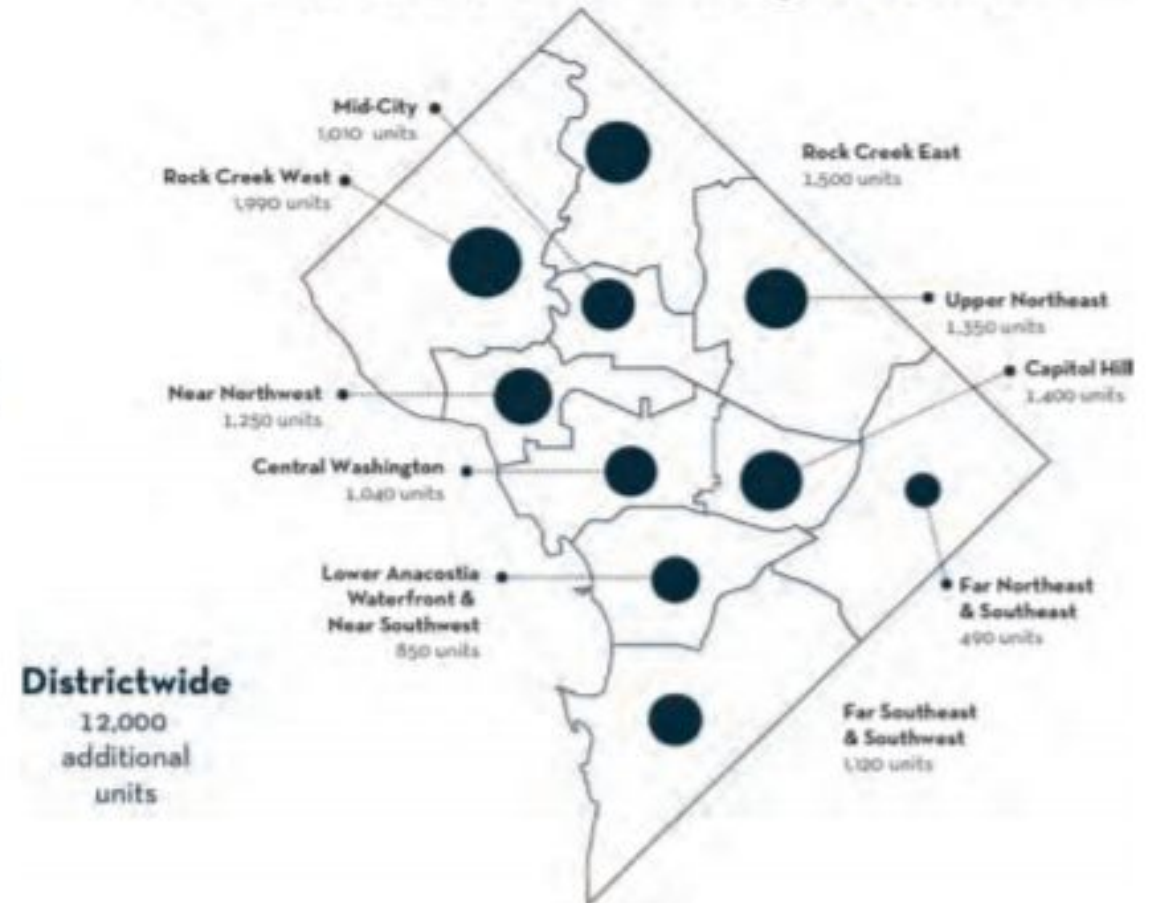
Housing Equity Analysis: Report Findings



Estimated 2018 Distribution of Affordable Units



2025 New Dedicated Affordable Housing Goals



Comprehensive Plan supports numerous decisions



Timeline for 2017-2020 update

- 2006 -- last full rewrite to the Comprehensive Plan
- June 2017 -- Open call for amendments for update
- January 2018 -- **Framework Element** of the Comp Plan bill introduced to DC Council
- March 20, 2018 – 13 hour hearing
- October 8, 2019 – Framework bill approved
- October 15, 2019 – Draft Comp Plan & Housing Equity Report
- January & February 2020 – public & ANC comments
- April 2020 – Mayor's Comp Plan proposal to Council
- **October 2020: You are here**
- November 12 & 13, Council hearings
- December 2020 – Final vote by Council?
- Full Comp Plan 2025 rewrite kicks off fall 2023



Framework Element of Comp Plan (adopted Oct. 2019)

- Elevates affordable housing, preventing displacement, and racial equity as top policy concerns
- Adds new Planned Unit Development (PUD) section
- Provides clarity for Zoning Commission's decisions held up at DC Court of Appeals

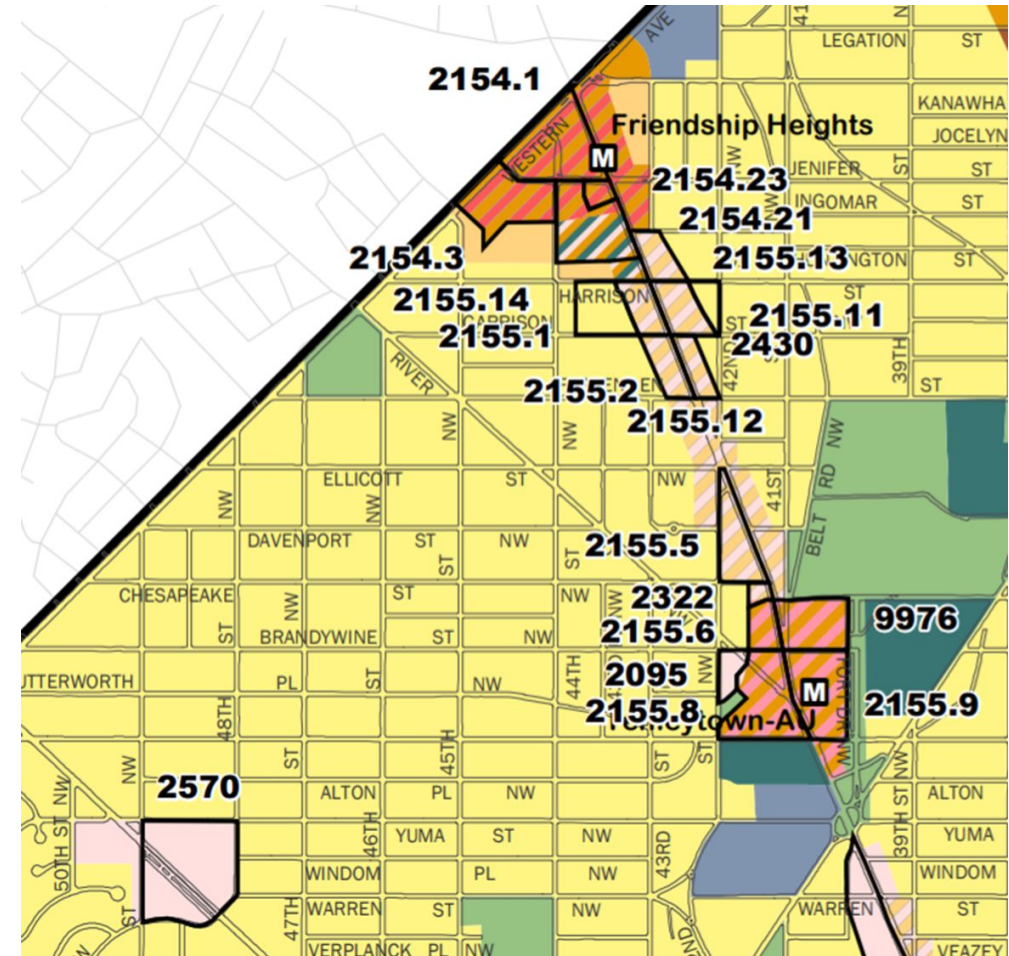
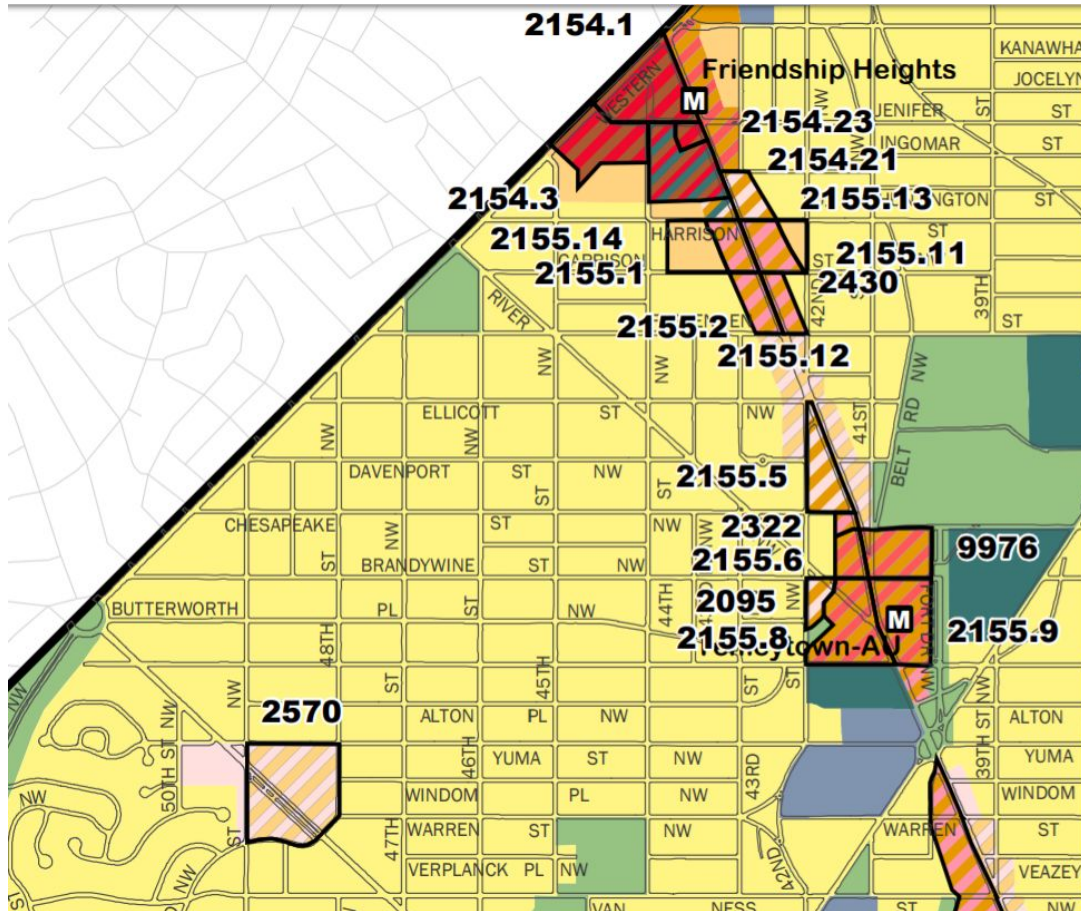


The Wren (965 Florida Ave. NW), a public land disposition with 132 affordable homes at 30%-50% AMI, under construction in 2019. Photo credit: C. Cort

Friendship Heights, Tenleytown, Spring Valley FLUM amendments

Proposed (typical) : Moderate to medium density residential/commercial
Medium to high density residential/commercial

Existing

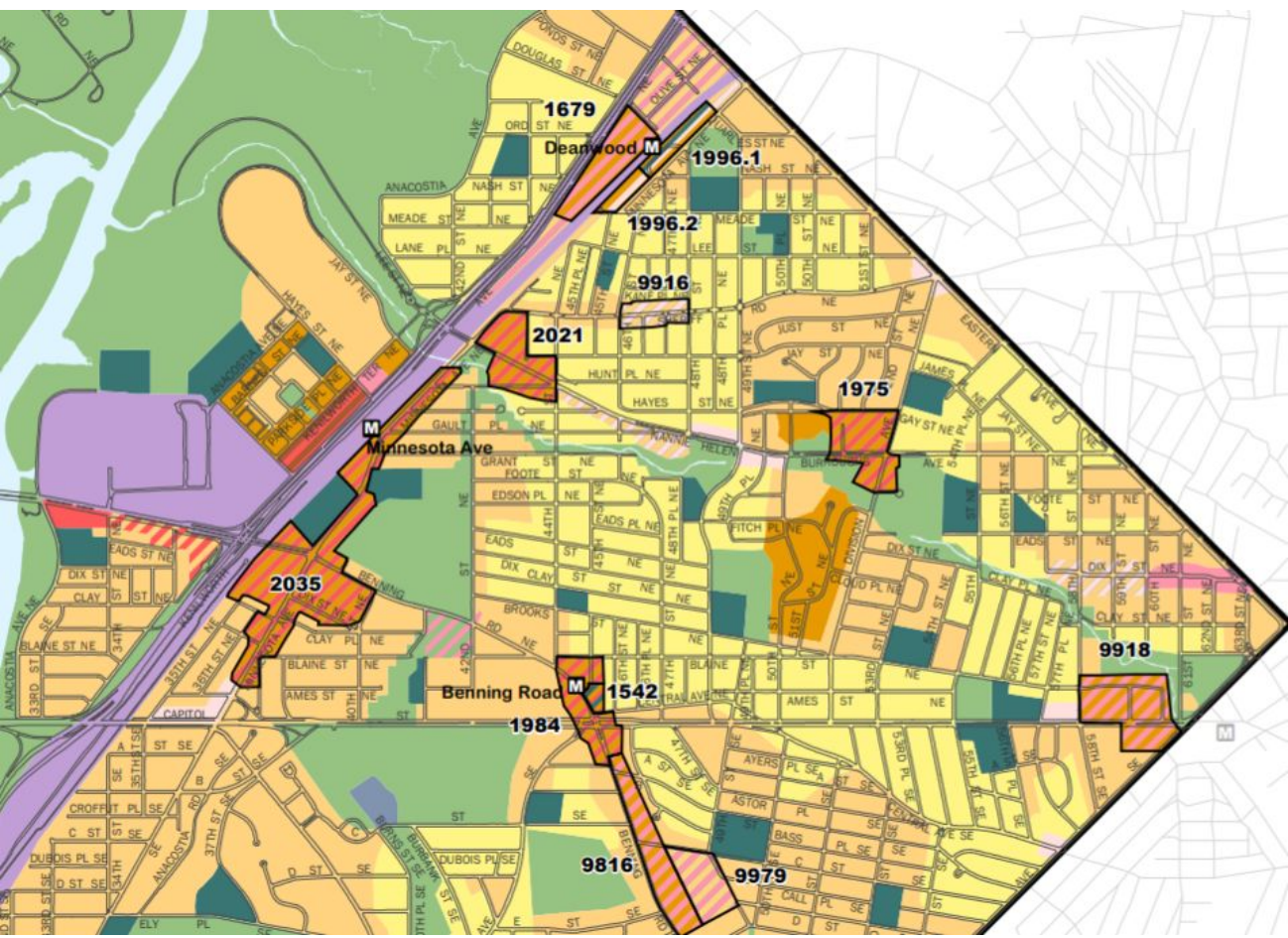


Downtown Ward 7/Deanwood/Far NE

Proposed FLUM amendments

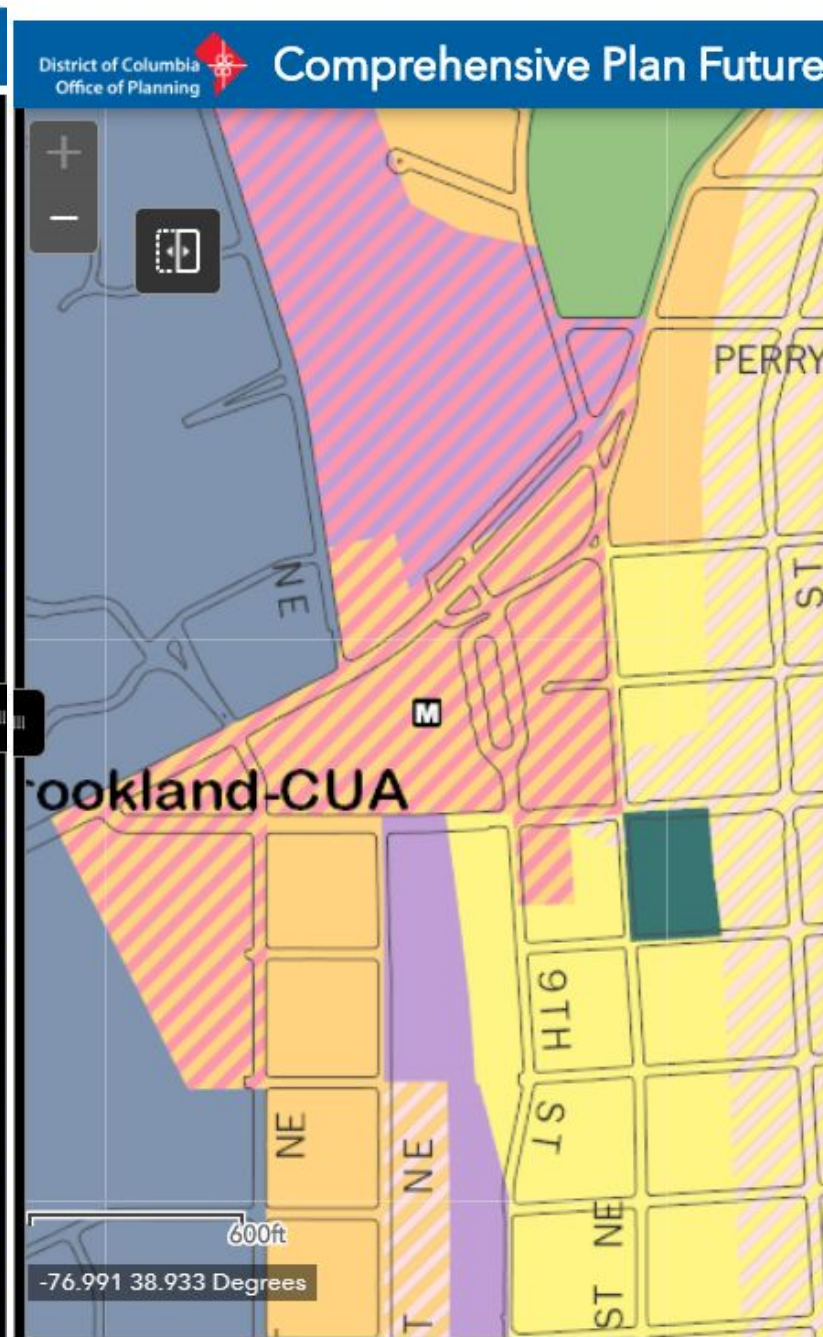
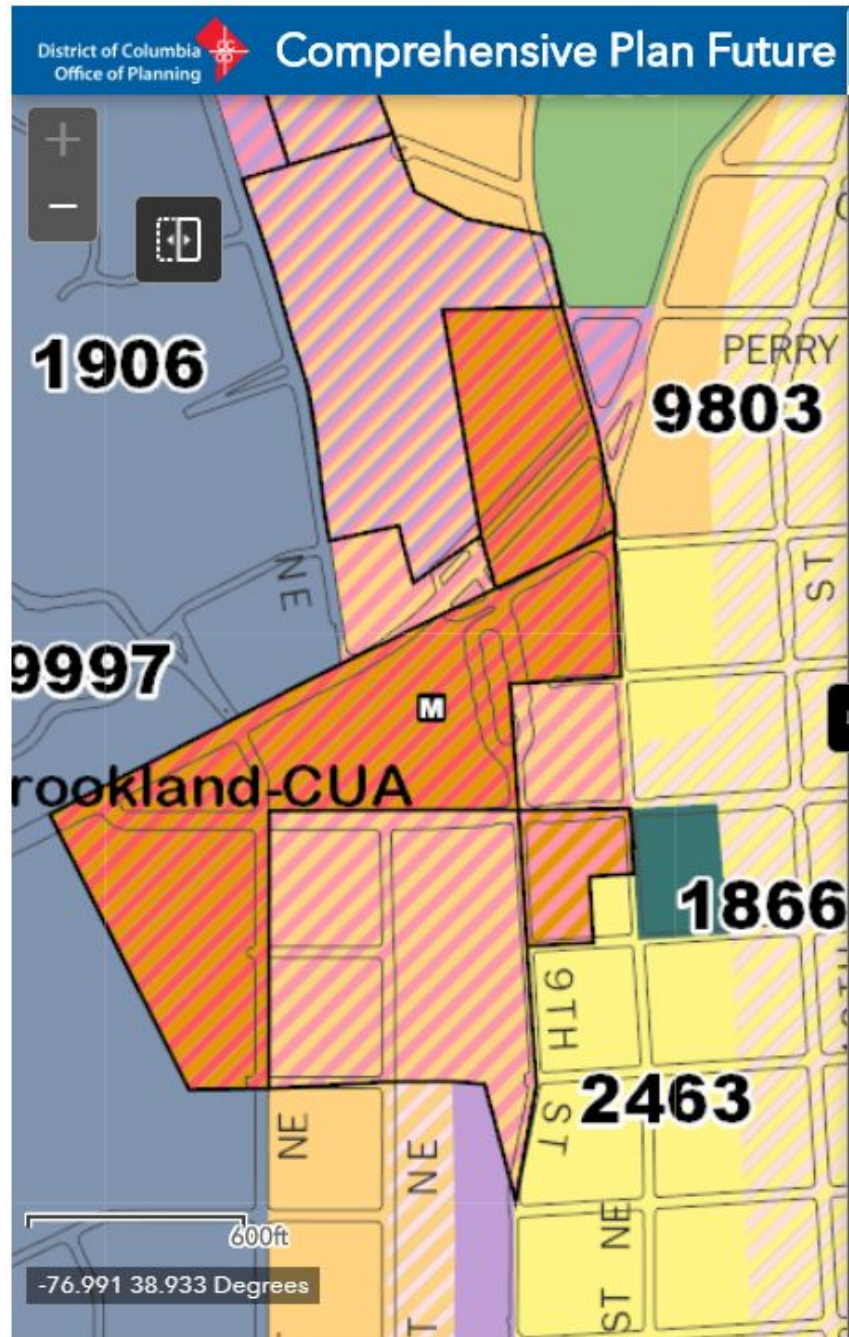
From: moderate density residential (low density commercial)
To: medium density residential

Existing



Proposed and Existing Land Use Map:

Proposed and Existing Land Use Map:



Legend

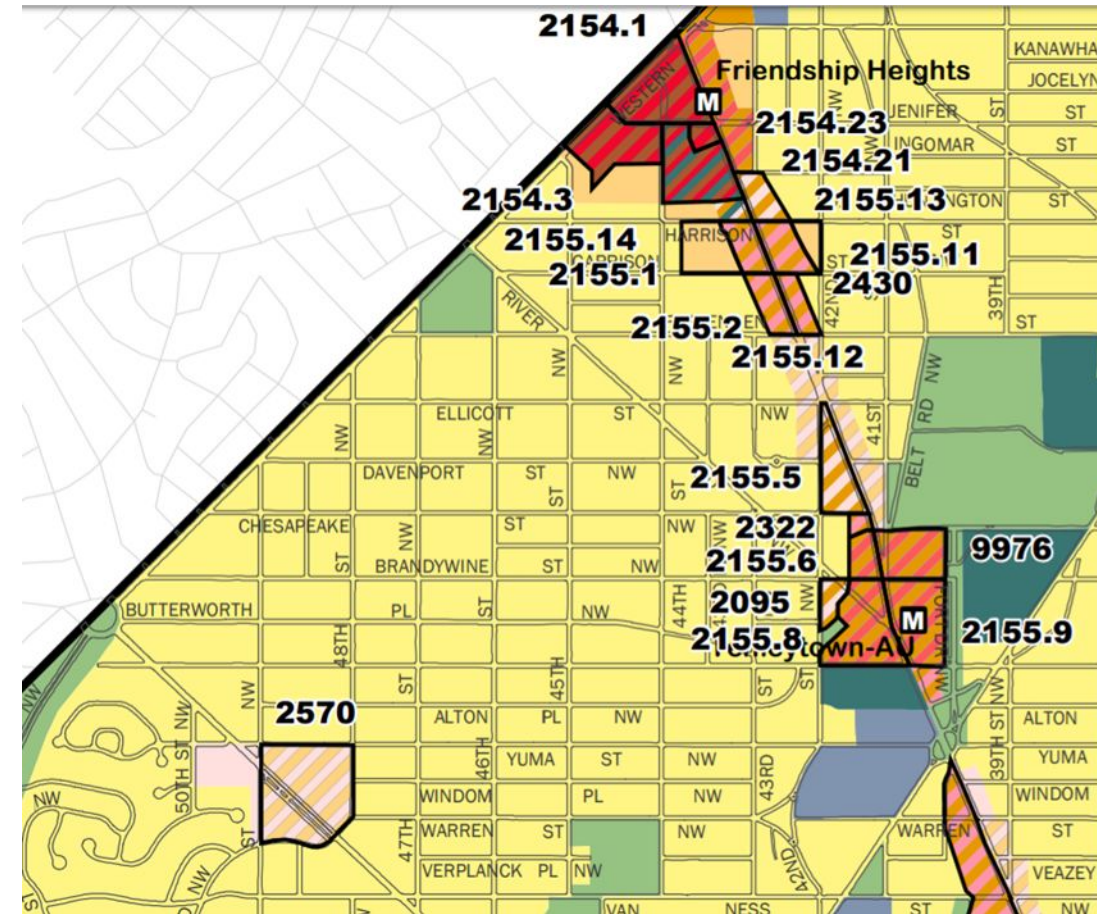
Comprehensive Plan Future Land Use

Land Use Categories

- Residential-Low Density (RLD)
- Residential-Moderate Density (RMOD)
- Residential-Medium Density (RMED)
- Residential-High Density (RHD)
- Commercial-Low Density (CLD)
- Commercial-Moderate Density (CMOD)
- Commercial-Medium Density (CMED)
- Commercial-High Density (CHD)
- Institutional (INST)
- Federal (FED)
- Local Public Facilities (LPUB)
- Parks, Recreation, and Open Space (PROS)
- Production & Technical Employment (PROTECH)
- Water
- Mixed Uses

Expanded Affordability with an Upzoning

- **Expanded Inclusionary Zoning (IZ)** to set aside more affordable units in an upzoning
- DC Zoning Commission hearing: Nov. 16, 4pm (Case No. 20-02)
- Expanded IZ captures value of increased capacity in Future Land Use Map if parcel rezoned, up to 20% set aside for IZ units



DC Council hearing is Nov. 12 & 13.

Sign up at:
[chairmanmendelson.com/cow/comp
plan/](http://chairmanmendelson.com/cow/compplan/)

Thanks

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Alex Baca
Greater Greater Washington

