

Good morning/afternoon Chairman Mendelson and members of the committee.

"My name is Reginald Black a native Washingtonian current ward 4 resident the advocacy director of people for Fairness Coalition and I'm a member of the Dc grassroots planning coalition as well as a lived experience appointee of the Interagency Council on Homelessness, and I'm testifying asking you to reject The office of planning's proposal to upFLUM neighborhoods all over the city. The existing PUD already upzones the parcels, so we are concerned because there is no practical purpose for upFLUMing other than potentially extinguishing the existing PUD to build matter-of-right. I also urge you to reject widespread upFLUMing in general as it gives away valuable air rights and eliminates community input for nothing in exchange."

Our planning coalition has put forth our housing justice priorities and amendments that reflect these values. Our housing justice priorities reflect policies that our unhoused neighbors can use to better their lives some examples include

- 1. Increasing affordability and services for people experiencing homelessness in downtown East this amendment emphasizes the desire and commitment to the plan for comprehensive services at 425 2nd street nw. Included in our recommendations are possible budgetary earmarks that will help produce equity for our unhoused neighbors downtown.*
- 2. D.C. Government Owned Land and Buildings use for Street vendors Flea Markets and Farmers Markets. This amendment seeks to establish ownership opportunities for residents who have been traditionally marginalized and underserved currently the ward park hotel could be an area in which this and many more of our amendments that will produce housing equity and economic strength to these populations*
- 3. Affordability as a public benefit over the years we have noticed projects like what is being proposed at brook land manor do not get us movement in terms of guaranteeing affordability beyond what is required by IZ and other programs as a standard to all projects with bonus height and density. This amendment seeks to make sure we eliminate stop curb halt, not minimize displacement. Black residents and poor residents are left with little choice in deciding housing accommodations they can afford. They are not really looking for better opportunities, they are being forced out.*

We are deeply committed to working with impacted communities to protect themselves from runaway development. If we do not protect residents like the brookland manor tenants, the Barry farm tenants, the park Morton tenants how could we say we are producing equity. Ask the smart growers these key questions as well. Where do you live? Have you affected housing in wards 4, 5, 6, 7, 8, 1? How did you protect community members? Are you creating amenities like public housing in your community or out of your home? And if they cannot answer theses like I could I urge you to reject the comp plan as and to include our housing justices amendments.

Thank you from the opportunity to testify and I am happy to answer any questions you may have.

NEW Unhoused addition to proposed OP version

1615.12a Policy CW-2.5.7: Increase Affordability and Services for People Experiencing

Homelessness in Downtown East

A plan for the future of the Federal City Homeless Shelter, which is also known as CCNV or the Community for Creative Non-Violence, must be devised in lieu of the Capitol Crossing development across the road, which is slated for completion in 2025 but might be completed in 2023. There is a \$10M set-aside in the Capitol Crossing budget for addressing the neighborhood impact. At least \$7M of this line item MUST be used to improve life for the 800+ homeless people that the facility can serve at a time. Being as more than half of residents are able to work, at least \$3.6M MUST be used to connect at least 450 CCNV residents to jobs paying at least \$21.00 per hour. Furthermore, the Comprehensive Plan which holds economic justice to be one of its core principles MUST incorporate the principles set forth in DC Act 20-502 beginning no later than February 15, 2018 so as to ensure that the negative impacts that can arise from this nearby development are minimized or even avoided and that the needs of CCNV shelter residents are adequately addressed in advance of a likely closure of the shelter during the 2019 to 2023 mayoral term (by October 31, 2022). Such initiatives need not be predicated on a possible shelter and should be occurring anyway. [It is imperative that the Comprehensive Plan directly and adequately adjoin the principles of B20-502 to the Central Washington Element in the subdivision titled "Downtown East."]

ECONOMIC DEVELOPMENT ELEMENT

Suggested locations – subsections of any of the following:

- 703.15 Policy ED 1.1.4: Promote Local Entrepreneurship
- 703.25 Action ED-1.1.F: Identify Underused Sites
- 705 ED-1.3 Supporting Innovation in the Economy
- 705.13 Policy ED-1.3.5: Leveraging Environmental Policy for Economic Growth
- 705.14 Policy ED-1.3.6: Equitable Opportunities in Industries Enabled by Regulatory Reform
- 705.17 Action ED 1.3.C: Support Emerging Entrepreneurs
- 705.22 Action ED 1.3H Gig Economy Workers
- 708.89 Policy ED-2.2.4: ~~Destination Retailing Support~~ Local Entrepreneurs
- 708.11a13 Policy ED-2.2.8: Innovative Retail
- 714.14 Policy ED-3.2.9: Employee-Owned and Controlled Businesses

Could also go in the Land Use Element.

NEW Unhoused recommendation

Policy – D.C. Government-Owned Land and Building Use for Street Vendors, Flea Markets, and Farmers' Markets

Provide government owned land to indigenous District residents for the creation of flea markets and farmers markets. This strategy will allow grassroots entrepreneurs to bring fresh farm produce, general merchandise, and services to the underserved areas of the District and allow District citizens to revitalize obsolete commercial areas of the city, especially in southeast D.C.

NEW Unhoused recommendation

*Note: This could replace H-1.2.7 or be a new section

Policy H-1.2.7: Affordable Housing a Required Public Benefit

In order to be approved for zoning incentives, such as increased density through the PUD process, rezoning, or granting significant zoning relief, a development must contain extra affordable housing – in addition to any underlying requirement, such as what is required by Inclusionary Zoning. This affordable housing must be affordable for people making 30% MFI and below for rental units and 50% MFI and below for ownership units.

Unhoused recommendation

506.10 Policy H-1.4.4: Public Housing Renovation

Any efforts to renovate and revitalize distressed public and assisted housing projects must utilize build-first principles and other efforts that prevent displacement, providing one-for-one replacement on-site or in the immediate surrounding area of any public housing units that are removed or re-developed. Where density is more than doubled on a public housing site, replacement units must account for the number of original units plus 50% of the new units. Public housing must be kept in public control (through the DC Housing Authority, Community Land Trust or similar entity), must be kept permanently affordable, and the share of any private entity who assists in the redevelopment must be less than 50%