

COMPREHENSIVE

PLAN

UPDATE



June 8, 2021

AGENDA

COMPREHENSIVE PLAN UPDATE - JUNE 2021

FIRST

BACKGROUND

- The work of the DC Grassroots Planning Coalition

SECOND

WINS & LOSSES

- Key Comp Plan Outcomes

THIRD

NEXT STEPS

- Implementation



THE DC GRASSROOTS PLANNING COALITION

- Guided by Steering Committee
- Monthly meetings since April 2017 featuring trainings, case studies, government officials
- Study circles in each of the city's 10 planning areas
- Dozens of proposed amendments submitted, oral and written testimonies, meetings with Councilmembers and staff
- Drafting specific suggested amendments
- Messaging through traditional and social media
- Over 30 groups endorsing our priorities and over 1,200 residents from all 8 wards involved

RESULTS

STRONGER LANGUAGE

Most areas where Mayor changed "ensure" or "shall" to "should" were reversed

RACIAL EQUITY

Added as a required analysis throughout the Plan

LOW INCOME HOUSING

Defined deeply affordable housing and made priority throughout Plan

RACIAL EQUITY



Racial equity added as a guiding principle in the Framework Element

Racial Equity lens required by Office of Planning & Zoning Commission

Racial equity, equitable development, added to dozens of policies, action and narrative sections

2501.7 Action: IM-1.1.B Equity Tools for District Agencies, including the Zoning Commission

Prepare and implement tools, including training, to assist District agencies in evaluating and implementing the Comprehensive Plan's policies and actions through an equity, particularly a racial equity lens. This includes tools to use as part of the development review process, preparation of plans, zoning code updates, and preparation of the capital improvement program, that considers how to apply an equity analysis in these processes, including any information needed. This shall specifically include a process for the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis. 2501.7

2501.8 Action IM-1.1.C: Equity and Resilience Training

Provide regular training on equity, racial equity and resilience to development review decision makers and related staff, including the Zoning Commission, Board of Zoning Adjustment, and the Historic Preservation Review Board. 2501.8

2501.4

Throughout the Comprehensive Plan elements, the term “racial equity lens” is used for activities ranging from preparing small area plans to evaluating development decisions. The intent is for District agencies to develop processes and tools tailored to various programs, activities, and decisions, that center and account for the needs of residents of color, to achieve these outcomes:

- Identify and consider past and current systemic racial inequities;
- Identify who benefits or is burdened from a decision;
- Disaggregate data by race, and analyze data considering differing impacts and outcomes by race; and
- Evaluate the program, activity or decisions to identify measures, such as policies, plans, or requirements, that reduce systemic racial inequities, eliminate race as a predictor of results, and promote equitable development outcomes.

LOW INCOME HOUSING



"Deeply Affordable" housing defined as up to 40% AMI

"Deeply affordable" added as a priority for multiple policies

Production targets not changed

503.11

Action H-1.1.B: Annual Housing Reports and Monitoring Efforts

Develop an annual State of the District Housing Report, which improves the quality of information on which to make housing policy decisions. Include information on current conditions, trends and needs, such as the availability and affordability of units by income, tenure, building type, number of bedrooms, and production patterns and capacity by Planning Area and other characteristics. Include information on the demand for, housing for low, very low and extremely low-income households. Assess the availability of housing for Black communities and other communities of color, seniors, families, people with disabilities, and vulnerable communities. The report should also include a framework for evaluating progress toward measurable goals. Create a Housing Oversight Board composed of residents representing different incomes and household types, and for profit and nonprofit developers, that would review this report and provide an assessment each year on the effectiveness and outcomes of the District's housing programs.503.11

STOP DISPLACEMENT



Anti-Displacement Strategy

Stronger build-first language
for public housing

Anti-displacement pilot
project in Ward 8

STOP DISPLACEMENT

510.22 Action H-2.1.I: Anti-Displacement Strategy

Track neighborhood change, development, and housing costs to identify areas of Washington, DC that have experienced, are experiencing, or are likely to experience, displacement pressures. Collect, disaggregate, and monitor data to consider income and racial characteristics of the neighborhoods and households affected by or at risk of displacement. Conduct racial equity analyses that identify the policies and underlying forces contributing to any inequities. Such analyses must consider different sources of displacement pressures, including a lack of new housing in high-demand neighborhoods and effects new development may have on housing costs in adjacent areas. Monitor best practices and identify new strategies for displacement prevention. Use the information to create a District-wide anti-displacement strategy, prepare reoccurring reports, improve program performance and identify targeted areas within which to deploy resources to prevent displacement and help residents with the highest displacement risks stay in their neighborhoods. Examine ways to support low-income residents in areas that have already experienced rapid displacement, such as those in Mid-City and Near Northwest. 510.22

STOP DISPLACEMENT

510.4a

...Redevelopment or rehabilitation of income- restricted affordable housing should use the following strategies, ordered by priority, to minimize displacement, maximize the return of tenants to their community, and retain affordable housing.

- Include tenants' right of return to a replacement unit under the same tenancy qualifications. Provide a comprehensive relocation plan for tenants prior to redevelopment.
- Implement one for one replacement of income-restricted affordable units at the same affordability levels, and for the same unit sizes needed by existing residents. Replace family sized housing in a manner that meets tenants' housing needs and the needs of households on the waiting list that are the hardest to house in the private market, on a one for one basis, including the preferences of multi-generational families.
- When redeveloping the property, build replacement affordable units first prior to any off-site physical relocation from existing affordable units, or provide appropriate offsite affordable units as new permanent housing within the project neighborhood, if necessary due to site constraints.

506.9 Policy H-1.4.4: Public Housing Renovation

...Redevelopment of public housing must achieve all applicable strategies listed in 510.4a.

COMMUNITY-LED DEVELOPMENT



Community development fund
NOT included in Comp Plan

FLUM changes implemented
in most cases

Community development
language advanced in Ivy
City and Barry Farm

COMMUNITY-LED DEVELOPMENT

1813.3 Policy FSS-2.3.1: Barry Farm New Community

Rebuild the Barry Farm in a manner that:

- Ensures one for one replacement of any public housing unit that is removed at unit sizes needed by former residents and residents' right to return to a replacement unit under the same tenancy qualifications. Provide family sized housing in a manner that meets tenants' housing needs and the needs of households on the public housing waiting list.
- Incorporates measures to assist residents and avoid dislocation and displacement or personal hardship, such as provision of storage.
- Creates additional opportunities for affordable, moderate-income and market rate housing on the site, consistent with the requirements of the District's NCI, and homeownership opportunities for returning residents.
- Provides new amenities, such as community facilities, parks, early childhood development, incubation of resident-owned businesses, and improved access to the Anacostia River and Anacostia Metro station.
- The District of Columbia Housing Authority and site developers must continue to engage, inform and provide equitable community participation with the residents, neighborhood, and other stakeholders throughout the redevelopment of the Barry Farms property, **and document site development and community agreements.**
- Honors the significant history of the Barry Farm community and its many residents who have contributed to DC's culture through academic, sports, music and the struggle for the liberation of African Americans through the study of the commemorative reuse of the Barry Farm historic landmark site.
- Respects the self-governance and leadership of subsidized tenants by recognizing and supporting resident-led organizations and initiatives, respecting resident input and influence over decision making, and ensuring that no two-tiered system of residency rights and privileges is created whereby subsidized tenants are treated differently or have lesser access to amenities than their nonsubsidized counterparts.**

IMPLEMENTATION

*Track / watchdog
implementation of Plan
policies - especially:*

- OP & ZC use of racial equity
lens*
- Build first, 1-for-1 replacement*
- Ivy City & Barry Farm policies*

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NEW POLICIES

Work with DC Council to draft, introduce and pass policies that build on Comp Plan ideas, or address priorities ones that were not included, like

- Anti-Displacement strategy / pilot project*
- Community-led Development Fund*

2



OVERSIGHT & BUDGET

*Incorporate Comp Plan
policies into:*

- Council oversight of DC
agencies*
- budget advocacy*

3



ORGANIZING

Continue to convene and grow the DC Grassroots Planning Coalition

- recruit new Steering Cmte Members*
- Revisit/formalize organizational membership*
- Build Ward level structures for involvement*

4



WARD LEVEL ORGANIZING

Create training & support for Ward-level engagement in equitable development work:

- *Small Area Planning*
- *Surplus Properties*
- *Zoning Hearings*
- *ANC Committees*
- *At-risk public and affordable housing*

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THANK YOU

for your support & involvement!

Phone Number

(202) 234-9119 x100

Website

www.empowerdc.org

Email Address

parisa@empowerdc.org