



Chairman Phil Mendelson

**AN AMENDMENT (#2)**

Bill 24-1, "Comprehensive Plan Amendment Act of 2021"  
(Engrossed Version)  
May 18, 2021

(a) The individual elements attached to the Committee Print are amended as follows:

**Chapter 5: Housing**

504.11 *Policy H-1.2.4: Housing Affordability on Publicly Owned Sites*  
Require that 20 to 30 percent of the housing units built on publicly owned sites disposed of for housing, co-located with local public facilities, or sites being transferred from federal to District jurisdiction, are reserved for a range of affordable housing with long-term commitments to maintain affordability, seeking to maximize production of extremely low- and **very** low-income for rental units, and very low- and low-income households for ownership units, **and family-sized units**. Prioritize the provision of affordable housing in areas of high housing costs. **Explore strategies at these redeveloping sites to enable seniors in the surrounding community to have opportunities to age in place, and to provide housing opportunities for residents at risk of displacement in the surrounding community.** Consider Universal Design and visitability. 504.11

**Rationale:** This amendment would explore opportunities for the provision of affordable housing developed on publicly owned sites to a wider pool of residents in need, including seniors and residents in adjoining neighborhoods, to enable these groups to remain within their neighborhoods.

**Chapter 18: Far Northeast/Southeast Area**

1813.3 *Policy FSS-2.3.1: Barry Farm New Community*  
**Rebuild** ~~Encourage the revitalization of~~ Barry Farm in a manner that:  

- Ensures one for one replacement of any public housing **unit** that is removed ~~one for one along with~~, **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. and**

- 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 **should 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.**

While some increase in density will be required to meet the one-for-one replacement goal, consideration should be given to including nearby vacant land in the new community site, so that densities may remain in the moderate to medium range **with ample green and open space** as anticipated by the 2006 Barry Farm Redevelopment Plan and as measured across the overall new community site. Building heights may exceed those heights typically used in medium- density zones, particularly near larger roads on the edge of the site, to accommodate the moderate to medium density over the entire site. 1813.3

**Rationale:** This amendment provides additional policy direction to guide the redevelopment of the Barry Farm site.

**1813.6** **Action FSS-2.3.4: Barry Farm Historic Landmark**  
**Work with nonprofit partners and residents to restore the Barry Farm Historic Landmark, a grouping of five buildings at the corner of Stevens Road SE and Firth Sterling Avenue SE, to create a public museum, archive and educational space dedicated to the study of Barry Farm neighborhood history, and the connections to the early post-Civil War community, civil rights, public housing, go-go music, and other themes connected to the history of the community. 1813.6**

**Rationale:** This amendment provides an action to foster appropriate cultural development of the Barry Farm Historic Landmark.