



Chairman Phil Mendelson

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

(a) Section 2 is amended as follows:

(1) Section 2(a)(4) is amended as follows [Future Land Use Map]:

“(Q) The areas shown in the Mayor’s proposed amendments 2154.1, 2154.3, 2154.23 and 2154.21 are changed and extended as follows:

(i) The area bounded by Western Avenue, 100 feet east of 45th Street NW, the north edge of the alley that is approximately 100 feet north of Harrison Street, NW, and Wisconsin Avenue NW, is designated as High Density Residential/High Density Commercial.

(ii) A Local Public Facility designation is applied to the area bounded by Western Avenue, 45th Street NW, **the north edge of the alley that is approximately 100 feet north of** Harrison Street NW, Jennifer Street NW and Wisconsin Avenue NW.

Rationale: This corrects a descriptive error identified in mapping and provides a transition along Harrison Street NW with the public facility designation and the residential neighborhoods to the south.

“(T) The area generally bounded by Woodley Road NW, Shoreham Drive NW, Calvert Street NW and 29th Street NW, **and including the area shown as the Mayor’s proposed amendment #151.1,** except for the area designated for LPUB at the corner of 29th and Calvert Streets NW, is striped Low Density Commercial, creating a High Density Residential / Low Density Commercial and Medium Density Residential / Low Density Commercial areas.

Rationale: This clarifies that #151.1 is intended to be included in the proposed FLUM change proposed by the Council and will have a High Density Residential / Low Density Commercial designation.

“(FF) The change shown as the Mayor’s proposed amendment #1920 is rejected in part. The area north of Franklin Street, NE retains the existing FLUM designation of Production Distribution Repair. The area generally south of Franklin Street NE and bounded by the centerline of the alley approximately 100

feet north of Evarts Street NE and the centerline of the alley that is approximately 100 feet west of 10th Street NE and 280 feet west of 10th Street NE is changed to ~~Medium~~ Moderate Density Residential / Production Distribution and Repair.”

Rationale: This creates a transition area between the high-density designation and the townhouse neighborhoods to the east.

“(GG) The change shown as the Mayor’s proposed amendments ~~#2419.2 and~~ #2419.3, to the area generally west of the Metrorail line and extending between R Street to W Street NE, is rejected. The proposed amendment #2419.2 is changed to Moderate Density Residential /Production Distribution and Repair. ~~The area retains the existing FLUM designation of Production Distribution and Repair, except for that portion of #2419.2 located west of 5th Street NE which is changed to Moderate Density Residential / Production Distribution and Repair.~~”

Rationale: This amendment changes the Mayor’s proposed amendment #2419.2 to a designation of Moderate Density Residential/Production Distribution and Repair. This amendment responds to neighborhood interest in a mix of land uses more compatible with residential uses from the neighborhoods located to the west of the site, and in particular the opportunity to develop affordable family-sized two-, three-, and four bedroom housing units compatible with the current neighborhood.

“(ZZ) The property located at 4450 Wisconsin Avenue, N.W., and occupied by the Tenley-Friendship Neighborhood Library, is changed from Local Public Facilities to Medium Density Residential /Local Public Facilities. The property located at 4404 Wisconsin Avenue NW, Square 1729 Lot 0007, is changed from Institutional to Medium Density Residential/Institutional.”.

Rationale: This amendment would amend the Future Land Use Map to add a residential land use category to two adjacent parcels, one occupied by the Tenley-Friendship Neighborhood Library and the other a single-story school and surface parking lot. Both parcels are adjacent to other medium-density residential plots, are on Wisconsin Avenue, and are kitty-corner from the Tenleytown Metrorail stop. These parcels are ideally suited for future mixed-use development, adding residential units in an area well-served by public amenities. Indeed, when the library was built, additional funds were spent to produce a foundation sufficiently strong to accommodate future residential development above.

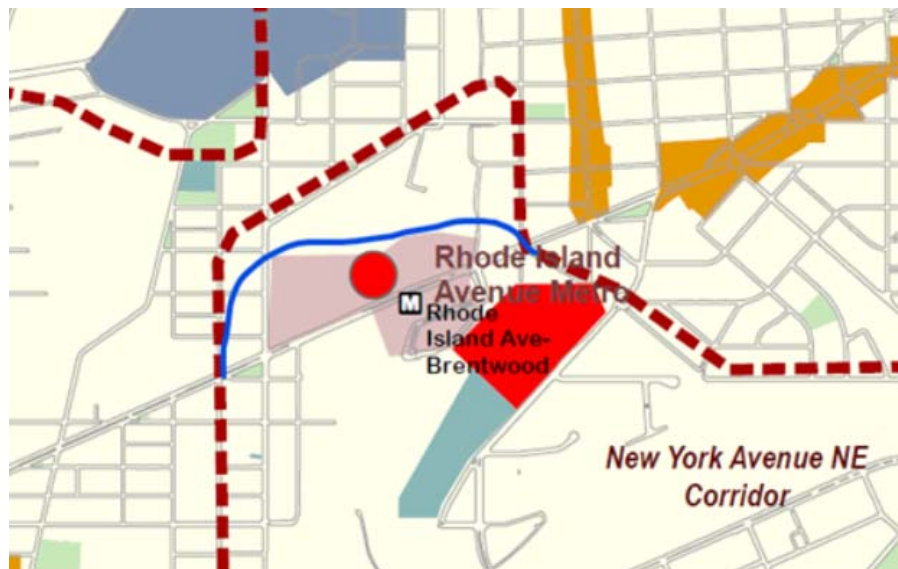
“(AAA) Lots 80, 816, and 827 and an 80-foot portion of Lot 829 in Square 5157 and a 10-foot-wide public alley that comes to a dead end at Lot 080 to the west and runs between Lots 827 and 829, generally located at the northwest corner of Sherriff Road NE and 45th Place NE, is currently designated

Moderate Density Residential and Low Density Residential, and is changed to Moderate Density Residential / Low Density Commercial.”

Rationale: REDEEM Community Development Corporation/The First Baptist Church of Deanwood is seeking to develop affordable housing units and 2000 square feet of retail space for an outreach center. It seeks to have a portion currently used as a parking lot (and intended to remain as a parking lot) redesignated on the FLUM. The FLUM change is applied to the entire site to have the FLUM map generally match the existing mixed-use zoning MU3-A on the main parcel, and to enable to proposed development to be located in close proximity to the parking lot.

(2) Section 2(a)(5) is amended as follows [Generalized Policy Map]:

“(G) The Future Planning Analysis Area located generally around New York Avenue NE is amended to reduce the area north of the Rhode Island Metro Station, as shown on the blue line in the image:



Rationale: This amendment reduces the area of the Future Planning Analysis Area located generally around New York Avenue NE, to exclude areas north of the Rhode Island Metro station that are anticipated for development in the near future.

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

Chapter 3: Land Use

304.3 Supporting growth through an equity lens places a different emphasis on development guidance and expectations, **as described in 213.7 of the Framework Element**. Growth cannot be ignored, as it is necessary for continued prosperity and revenues to provide for social supports and municipal services. A change in the Future Land Use Map designations can affect the value of the designated and neighboring properties, the capacity of the

infrastructure and civic services, and the short- and long-term expectations of development. Previous benefits and amenities used to catalyze growth are now necessities for supporting growth: affordable housing, transportation improvements, infrastructure improvements, open space development and maintenance, sustainable and resilient design, and arts and culture. Affordable housing is described in detail in the Housing Element. As used here, it is housing available to households earning 80 percent or less of the regional median family income (**MFI**). **Deeply affordable housing refers to units affordable to households earning 40 percent or less of the MFI.** 304.3

305.11 *Policy LU-1.2.4: Urban Mixed-Use Neighborhoods*

Encourage new mixed-use neighborhoods combining high-density residential, office, retail, cultural, and open space uses in the following areas:

- Mt Vernon Triangle;
- NoMa;
- Downtown East and Pennsylvania Avenue;
- Buzzard Point/National Park/Audi Field;
- Near Southeast/Navy Yard;
- Capitol Crossing (neighborhood between Capitol Hill and Gallery Place);
- Union Station air rights; and
- Near Southwest/Wharf/L'Enfant Plaza Metro Area.

The location of these areas is shown in the Central Washington, and Lower Anacostia Waterfront/Near Southwest Area Elements. Land use regulations and design standards for these areas should require that they are developed as attractive pedestrian-oriented neighborhoods, with high-quality architecture and public spaces. Housing, **especially affordable and deeply affordable** housing, is particularly encouraged and must be a vital component of the future land use mix. As areas continue to redevelop, community engagement and actions shall be undertaken to retain existing residents, particularly communities of color and vulnerable populations, and enable them to share in the benefits of area redevelopment while addressing adverse short and long-term impacts. 305.11

306.6 *Policy LU-1.3.1: Reuse of Large Publicly-Owned Sites*

Recognize the potential for and encourage the reuse of large, government-owned properties to supply needed community services and facilities; provide significant **deeply** affordable housing and desired housing types such as family housing; create education and employment opportunities; remove barriers between neighborhoods; enhance equity, including racial equity, and inclusion; provide large and significant new parks, including wildlife habitats; enhance waterfront access; improve resilience; and enhance Washington, DC's neighborhoods. 306.6

307.11 *Policy LU-1.4.3: Housing Around Metrorail Stations*

Build housing adjacent to Metrorail stations that serves a mix of incomes and household types, including families, older adults, and persons with disabilities, and prioritize affordable **and deeply affordable** housing production. Leverage the lowered transportation costs offered by proximity to transit to increase affordability for moderate and low-income households. 307.11

307.21 *Action LU-1.4.C: Metro Station and Inclusionary Zoning*

Encourage developments in and around Metro station areas to exceed the affordable units required by the Inclusionary Zoning Program, with appropriate bonus density and height allowances. **Exceeding targets for affordable housing can refer to exceeding the quantity or depth of affordability otherwise required.** 307.21

310.9 *Policy LU-2.1.2: Neighborhood Revitalization*

Facilitate neighborhood revitalization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need, especially where projects advance equitable development and racial equity, **as described in Section 213 of the Framework Element**, and create opportunities for disadvantaged persons **and for deeply affordable housing**. Engage and partner in these efforts with the persons intended to be served by revitalization, especially residents. Use social, economic, and physical indicators, such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate, as key indicators of need. 310.9

Rationale: These amendments define and support production of “deeply affordable” housing, at 50 percent MFI or lower, to address issues of racial equity and encourage production of deeply affordable housing in various locations, including the downtown core and surrounding areas and near Metro stations. Similar amendments are provided in the Housing Element.

310.15 *Policy: LU-2.1.8 Explore Approaches to Additional Density in Low and Moderate Density Neighborhoods*

Notwithstanding Policy LU-2.1.5, explore approaches, including rezoning, to accommodate a modest increase in density and more diverse housing types in low-density and moderate density neighborhoods where it would result in additional housing and particularly affordable housing. Build upon the guidance of the April 2020 Single Family Housing Report to diversify the cost of housing, available in high-opportunity, high-cost low and moderate density neighborhoods, especially near transit. However, ~~detailed~~ neighborhood planning and engagement is a condition predicate to any proposals. Infill and new development shall be compatible with the design character of existing neighborhoods. Minimize demolition of housing in good condition. 310.15

Rationale: This amendment corrects a word that was intended to be deleted in the last amendment sheet.

316.2 *Policy LU-3.2.1 Retain Areas for Industrial Uses*

Retain an adequate, appropriate supply of industrial land designated for the range of Production, Distribution, and Repair (PDR) uses to meet the District’s current and future PDR activities and economic needs. These needs include public works functions, retail warehousing, transportation storage and maintenance, construction staging such as concrete manufacturing, and back-office service needs. These services are essential to support the local economy. This policy recognizes that these services are a benefit to the entire District, yet impacts are disproportionately borne by those residents living in close proximity to industrial uses; therefore, opportunities to reduce or eliminate environmental impacts, abate nuisances, and ensure residents have neighborhood services and amenities shall be considered. The supply of ~~PDR designated land~~ **areas designated for PDR on the Future Land Use Map (FLUM)** should not fall below its current level, **unless the land is**

designated for mixed uses including PDR through a Small Area Plan (including those changes made to the FLUM as a result of a Small Area Plan). ~~of approximately three percent of the District's land area and should reflect retention of the areas designated for PDR uses on the Future Land Use Map. Accordingly, e~~Efforts to convert **PDR land areas except as just stated** to other **uses designations** must be resisted. Any further designation of PDR land must consider the racial impact, and ideally should be designated throughout the District. Zoning regulations and land use decisions shall continue to preserve active and viable PDR land uses while considering compatible uses and development under standards established within PDR zoning. Economic development programs should work to include the retention of PDR uses. 316.2

316.3 *Policy LU-3.2.2 Retain Areas for High-~~Intensity~~Impact Industrial Activities*
Within the supply of land ~~retained~~ **designated** for PDR uses **on the FLUM**, ensure adequate areas are provided for essential and high impact PDR uses such as municipal services, utilities, and asphalt and concrete batch plants. **Unless land is designated for mixed uses, including PDR, on the FLUM, u**Uses such as retail, office, or residential, ~~if considered,~~ must be accessory to these **high impact PDR uses facilities**, and must not overwhelm the PDR use or pose potential conflicts in use. Users of these areas must minimize any adverse impacts on adjacent areas that have more restrictive land uses. 316.3

316.4 *Policy LU 3.2.3: Retain and Support PDR Uses in Areas Designated for Mixed PDR Uses*
To promote long term retention of PDR uses, development on areas striped to include PDR on the Future Land Use Map must include industrial space intended for use during the life of the project, and on sites containing existing industrial space the amount of industrial space on-site should be substantially preserved. The mix of uses and site design of these areas must support the long-term retention of PDR uses, and minimize potential conflicts with PDR uses. PDR uses that are less intense and/or have less impacts may be more appropriate for **areas striped to** include PDR ~~sites~~. **The Florida Avenue Market Study area shall be subject to the industrial use concepts set forth in that Small Area Plan but is not subject to this policy.** Use the Ward 5 Industrial Land Transformation Study recommendations to guide current and future uses and redevelopment in that area. 316.4

Rationale: These amendments clarify that the retention of PDR areas is based on designations on the adopted FLUM, and address application of policies to areas covered by specific Small Area Plans.

319.3 The size of the federal workforce in the District is not expected to grow substantially during the next decade, following more than 25 years of downsizing. The District supports continued adherence to a 1968 federal policy to maintain 60 percent of the region's federal employees within Washington, DC. At the same time, the federal government is in the process of transferring several tracts of land to the District, potentially reducing the land area for expansion. This suggests the need for even greater coordination on the planning and development front. Several successful joint planning efforts have recently been completed, including plans for the Armed Forces Retirement Home, Poplar Point, and Walter Reed Army Medical Center. Efforts like these must continue as the future of ~~the Federal Bureau of Investigation and Labor Department buildings, RFK Stadium, and other large~~ federal sites is resolved. 319.3

Rationale: These amendments are at the request of the National Capital Planning Commission to reflect federal interests.

Chapter 5: Housing

- 506.4a3 NCI seeks to advance many community development and housing goals, such as promoting affordable housing across all incomes and household sizes, furthering fair housing opportunities, and preserving affordable housing. NCI aims to eliminate substandard housing and providing public housing residents with affordable replacement housing in the new community as it is redeveloped. ~~In implementation, NCI projects have taken longer than anticipated, and not always aligned with the expectations of the affected communities.~~ 506.4a3
- 506.4a7 In implementation, NCI projects have taken significantly longer than anticipated and not always aligned with the expectations of the affected communities or commitments of the initiative to redevelop communities with older public housing into mixed income neighborhoods while avoiding the displacement of residents and a net loss of affordable units.**
- 506.4a8 The first demolition for Northwest One began in 2008, while the anticipated completion of the last stage with over half of the affordable replacement units is set for 2023. While providing around 1500 units to replace the original 520 units, a third of which are affordable to low-income or extremely low-income households, or market rate, the District was not able to meet its displacement goals and instead showed that its commitment to existing low-income residents must be stronger.**
- 506.4a9 The District rescinded on the commitment to build first at Barry Farm and residents were moved for demolition that began in 2019. The build first commitment currently remains in place for Lincoln Heights/Richardson Dwellings and Park Morton. Although a 2014 evaluation found that building first would be costly and slow for Park Morton, the District is continuing to seek ways to avoid a full relocation of the community's residents prior to rebuilding. The three projects have resulted in the relocation of nearly 1,000 households to temporary housing. This creates an imperative for the District to cultivate continued community connections for displaced residents and remove all obstacles to returning, such as tenant eligibility screening.**
- 506.5 On a much larger scale, the District of Columbia Housing Authority (DCHA) has rebuilt entire communities through the federal HOPE VI Program, which is now called the Choice Neighborhoods Program, replacing deteriorating public affordable housing projects like the Frederick Douglass and Stanton Dwellings with new mixed-income neighborhoods like Henson Ridge. More recent sites within the Choice Neighborhoods program include Kenilworth/Parkside, which received local planning approval in 2016. Similar efforts have been proposed through NCI (see text box entitled The New Communities Initiative). **HOPE VI redevelopments often resulted in the original residents moving to other communities and the new developments having fewer affordable units than the prior properties. The policies for Choice Neighborhoods and NCI place more emphasis on minimizing displacement, ensuring a right to return, and one-for-one replacement of affordable units, although the policies are not yet showing different results.**
- Federal funding, ~~is decreasing for~~ not only ~~these neighborhood~~ revitalization efforts but also routine maintenance of **public housing and other** dedicated affordable housing, **has fluctuated but remained far below the minimum needed for capital repairs and**

~~improvements for decades including public housing.~~ This creates an increasingly difficult challenge for ~~the District affordable housing~~ to meet the ~~housing~~ needs of ~~the District's lowest-extremely-low-income households.~~ DCHA is working to ~~address repair or redevelop~~ approximately 2,600 affordable housing units with immediate critical needs and establish a longer-term plan for the remaining capital needs within its portfolio of ~~affordable housing units publicly assisted housing, as described in~~ ~~through~~ the August 2019 Working Draft of Our People, Our Portfolio, Our Plan. To support DCHA's 20-year Transformation Plan, the District can ~~focus-contribute~~ resources to supplement federal shortfalls; enhance existing policies, tools, and programs for resident protection and engagement; and ~~develop new ways support the capacity of DCHA to support~~ use proven and emerging approaches for housing production, preservation, public housing operations, and other housing opportunities. 506.5

Rationale: These amendments are intended to provide an expanded discussion of the challenges in implementing the New Communities Initiative and federal programs for revitalizing affordable housing.

510.4a Text Box: Strategies for the Redevelopment of Existing Income-Restricted Affordable Housing

Many of Washington, DC's affordable housing developments are aging past their functional lives. This means that, in addition to the affordability controls expiring, the structures and systems are sometimes in a state of disrepair, inefficient, and without modern amenities. Redevelopment or substantial rehabilitation to provide decent, safe housing and prevent displacement from lack of habitability is essential. Redevelopment, however, creates short- and long-term displacement risks. As the cost of housing rises, the need for income-restricted affordable units becomes even greater. Affordable housing properties may contain a layering of project- and tenant-based subsidies at the federal and local levels, as well as naturally occurring affordability. In many cases, many different types of subsidy may exist in one building, which presents a challenge in prescribing singular strategies to prevent displacement of low-income residents. 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.
- Projects accepting tenant-based vouchers must accept tenant-based vouchers following redevelopment.

In addition to the strategies listed above, redevelopment of affordable housing should increase the capacity of housing overall, including new dedicated affordable and market-rate units in mixed-income communities. 510.4a

Rationale: These amendments provide guidance on meeting family sized housing needs centered around tenant preferences and provide flexibility in meeting the “build first” strategy based on site constraints while directing any offsite units are permanent and within the neighborhood.

510.5 *Policy H-2.1.1 Redeveloping Existing Income-restricted Affordable Housing*
Redevelopment of ~~District-controlled affordable public~~ housing must make every effort to achieve all strategies in 510.41. Redevelopment of income -restricted affordable housing by other parties should implement as many of the strategies in 510.4a as possible. The availability and certainty of land use and financial and regulatory incentives to make the projects feasible are critical to achieve these strategies. 510.5

506.9 *Policy H-1.4.4: Public Housing Renovation*
Public housing is a critical part of meeting the demand for affordable housing and preventing displacement. Continue efforts to transform underfunded public housing projects to create equitable mixed-income neighborhoods. An equitable mixed-income neighborhood is one in which residents describe the neighborhood as safe for them and responsive to their concerns and ideas. Inform and engage the affected community throughout the redevelopment process. Target such efforts to locations where private sector development interest can be leveraged to assist in the revitalization, and support community programs and services that assist with creating and maintaining equity. Redevelopment of ~~District-controlled~~ public housing must achieve all applicable strategies listed in 510.4a.

Rationale: These amendments are to clarify the sections applying to Section 9 public housing owned by DCHA.

510.8 **Policy H-2.1.4 Avoid Displacement**
Maintain programs to prevent long-term displacement resulting from the loss of rental housing units due to demolition or conversion, and minimize short-term displacement during major rehabilitation efforts, and the financial hardships created by rising rents on tenants and other shocks or stresses. Employ TOPA, DOPA, and other financial tools, such as the HPTF and the Preservation Fund. In addition, provide technical and counseling assistance to lower-income households and strengthen the rights of existing tenants to purchase rental units if they are being converted to ownership units. 510.8

Rationale: This amendment clarifies language to allow for activities such as full rehabilitations.

New *Policy H-1.1.9: Housing for Families*
Encourage and prioritize the development of family-sized units and/or family-sized housing options which generally has three or more bedrooms, in areas proximate to transit, employment centers, schools, public facilities, and recreation to ensure that the District’s most well-resourced locations remain accessible to families, particularly in areas that received increased residential density as a result of underlying changes to the Future Land Use Map. Family-sized units and/or family-sized housing options including housing

typologies that can accommodate households of three or more persons and may include a variety of housing types including townhomes, fourplexes and multi-family buildings. To address the mismatch between the meeting the needs of larger households and the financial feasibility of developing family-sized housing, support family-sized housing options through production incentives and requirements that address market rate challenges for private development that may include zoning, subsidies or tax strategies, or direct subsidy and regulatory requirements for publicly owned sites. 503.11

Rationale: This amendment provides policy support for family-sized housing options in well-resourced areas and areas that have been “upFLUMed” to ensure that new housing supply, including new affordable housing, is inclusive of all household sizes. This new policy should be added following 503.10 as 503.11 with subsequent sections renumbered.

500.7c Affordable housing is defined as housing in which occupancy is limited to households meeting special income guidelines. The price of this housing is maintained at a level below what the free market would demand using restrictive deeds and covenants, and financed by grants, mortgage subsidies, vouchers, tax credits, or through land use tools. The cost of affordable housing is limited to 30percent of the targeted household’s income limit (which varies according to the number of people in the household); different affordable housing programs are benchmarked, or targeted, to specific income groups based on the median family income (MFI) of an area as annually determined by the U.S. Department of Housing and Urban Development (HUD). The benchmarked incomes for the Washington metropolitan area in 2017 are shown in the figure below. The list includes the major housing assistance programs that serve households in each group. In 2017, the MFI for a family of four was \$ 110,300. For the purposes of the Comprehensive Plan, the terms extremely low-, very low-, low-, and moderate- income correspond to up to 30 percent, 50 percent, 80 percent, and 120 percent of the MFI, respectively. Throughout this element, references to affordable housing mean housing available to households earning 80 percent of the MFI or less, using 30 percent of the household’s income **and deeply affordable housing refers to units available to households earning 40 percent or less of the MFI.** It is important to note that use of a regional MFI skews District information, given its comparatively higher housing costs compared to the region. Further, the regional MFI does not disaggregate and consider information by race, an important consideration given the income gap for communities of color in the District, with the MFI for Black households in the District less than the MFI for White households. 500.7c

500.7d Example: If a single mother of two working at ~~\$14~~ **\$15.50** per hour, her annual income would be approximately ~~\$29,000~~ **\$32,200** and fall within the extremely low-income category. If she spends 30 percent of her income on housing, she could afford to pay only ~~\$728~~ **\$886** per month on housing. Finding decent housing or any housing at this price range is a challenge in Washington, DC. 500.7d

503.4 *Policy H-1.1.2: Production Incentives*
Provide suitable regulatory, tax, and financing incentives to meet housing production goals, prioritizing ~~moderate and lower income~~ **affordable** housing production **in support of the targets in Policy H-1.2.2.** These incentives should continue to include zoning regulations that permit greater building area for commercial projects that include housing than for those that do not, and relaxation of height and density limits near transit. **Strongly encourage incentives and strategies that result in the production of more deeply affordable housing, such as the use of income averaging across a range of affordable**

housing income levels. 503.4

504.8 *Policy H-1.2.2: Production Targets*

Consistent with the Comprehensive Housing Strategy, work toward a goal that one-third of the new housing built in Washington, DC from 2018 to 2030, or approximately 20,000 units, should be affordable to persons earning 80 percent or less of the area-wide MFI. In aggregate, the supply of affordable units shall serve low-income households in proportions roughly equivalent to the proportions shown in Figure 5.8: **30 percent at 60 to 80 percent MFI, 30 percent at 30 to 60 percent MFI, and 40 percent at below 30 percent MFI.** Set future housing production targets for market rate and affordable housing based on where gaps in supply by income occur and to reflect District goals. These targets shall acknowledge and address racial income disparities, including racially adjusted MFIs, in the District, use racially disaggregated data, and evaluate actual production of market rate and affordable housing at moderate, low, very-low, and extremely-low income levels. 504.8

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. Consider Universal Design and visitability. 504.11

504.14 *Policy H-1.2.7: Density Bonuses for Affordable Housing*

Provide zoning incentives, such as through the PUD process, to developers proposing to build ~~a substantial amount of affordable housing above and beyond any underlying requirement~~ **affordable housing substantially beyond any underlying requirement.** **Exceeding targets for affordable housing can refer to exceeding the quantity or depth of affordability otherwise required.** The affordable housing proffered shall be considered a high priority public benefit for the purposes of granting density bonuses, especially when the proposal expands the inclusiveness of high-cost areas by adding affordable housing. When density bonuses are granted, flexibility in development standards should be considered to minimize impacts on contributing features and the design character of the neighborhood. 504.14

506.6 *Policy H-1.4.1: Restoration of Vacant Housing*

Target neighborhoods with a higher presence of vacant and abandoned buildings and make the restoration of vacant housing units a major government priority. Where restoration receives public funding, ensure that a substantial share of the renovated units ~~is~~ **are** made available to ~~households earning very low or moderate income~~ and persons with disabilities or **are deeply affordable.** 506.6

Rationale: These amendments define and support production of “deeply affordable” housing at 50 percent MFI or lower to address issues of racial equity and encourage production of deeply affordable housing, particularly on publicly owned sites or where the District has a regulatory or incentivizing role. Affordable housing production target values are included in the policy, in addition to referencing a chart. Amendments shift the priority for production incentives to affordable housing and encourage incentives for deeply affordable housing.

Similar amendments are provided in the Land Use Element. The example is updated to reflect numbers just above the current District minimum wage.

- 510.22 *Action H-2.1.1: **Tracking 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 target-** 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

Rationale: This amendment changes the action from tracking to also include development of a District-wide strategy to address displacement pressures.

- 503.13 *Action H.1.1.D: Research New Ways to Expand Housing*
Continue research to expand market rate and affordable housing opportunities in Washington, DC, such as expanding existing zoning tools and requirements **and evaluating housing concepts that emphasize permanent affordability, such as social housing and community land trusts.** Consider a broad range of options to address housing constraints, which could include updating the Height Act of 1910 (a federal law) outside of the L'Enfant Plan area, if it can promote housing production. 503.13

Rationale: This amendment is to include research into alternative models of housing development, including social housing and land trusts.

Chapter 7: Economic Development

- 713.6 *Policy ED-3.1.2: Targeting Commercial Revitalization*
Continue to target government economic development programs to areas of greatest need and historically neglected areas, including older business areas with high vacancy rates and commercial centers that inadequately serve surrounding areas. **Commercial revitalization should focus on serving existing neighborhood residents and opportunities to support resident-owned businesses. ~~All projects for commercial revitalization should serve existing neighborhood residents and support resident-owned businesses.~~** Focus on equitably achieving critical mass to sustain viable neighborhood commercial centers, recognizing that critical mass may vary according to zoning and historical investments. 713.6

Rationale: This amendment clarifies guidance that both resident- owned and other businesses should serve local neighborhoods.

Chapter 8: Parks and Open Space

812.22 *Action PROS-3.1.F: Park Land Transfers*
In cooperation with appropriate federal agencies, identify park resources, **including triangle parks**, in federal **ownership jurisdiction** that could potentially be transferred to the District, **as well as District jurisdiction parks that could potentially be transferred to federal jurisdiction**, for conservation or recreational purposes only, **such as Franklin Park, the Robert F. Kennedy Memorial Stadium (RFK Stadium), and Langston Golf Course, along with various triangle parks, such as Murrow and Monroe parks.** 812.22

Rationale: These amendments are at the request of the National Capital Planning Commission to reflect federal interests.

Chapter 9: Urban Design

917.9 *Action UD-3.3.B: ~~Transfer of NPS Triangle Parks to the District Small Park Management~~*
Work with NPS to **identify and transfer, lease, exchange and/or enter into cooperative agreements or partnerships of** key small parks in NPS's **jurisdiction ownership** to the District **as well as the District's jurisdiction** to enhance community use, programming, and stewardship. 917.9

Rationale: These amendments are at the request of the National Capital Planning Commission to reflect federal interests.

Chapter 11: Central Washington

1611.15 *Action CW 2.1.A: Redevelopment of FBI Headquarters Site*
The Any future **multiuse** redevelopment of Squares 378 and 379 on Pennsylvania Avenue NW, where the FBI's headquarters at the J. Edgar Hoover Building is currently situated, will be subject to the **Final** Square Guidelines adopted unanimously by NCPC in 2017. 1611.15

Rationale: These amendments are at the request of the National Capital Planning Commission to reflect federal interests.

Chapter 12: Educational Facilities

1202.6 The proposed 2018 Master Facilities Plan (MFP), for the first time, analyzed both the public charter school sector and DCPS schools. It used population forecasts, enrollment projections, utilization analyses, and facility data to better understand the current landscape of the District's public school facilities (PK through adult provided by DCPS and public charter schools), as well as facility needs five and 10 years from now. The proposed MFP GAP analysis showed that as of SY17-8, capacity exceeded enrollment by over 22,000. Fully modernizing the DCPS inventory, addressing overcrowding in DCPS feeder schools where it has already become an issue, and already approved charter expansions will increase capacity in the coming years. The proposed MFP illustrated a key challenge confronting the District. **The total of LEA projections for their enrollment in SY2027-28 appears to outstrip reasonable estimates of the number of students expected to be serviced in the multi-LEA system. The proposed 2018 MFP estimated that there would be sufficient facility capacity in aggregate within the educational sector taking enrollment patterns and market share**

into account. However, if the LEA's growth plans are taken into account, the proposed 2018 MFP estimated that may be an overall shortage of seats by SY2027-28. The analysis indicated that without coordinated planning the District could open more school capacity than required, driving up costs and diluting the ability to serve students, families and communities. 1202.6

Rationale: These amendments are at the request of DME to reflect more complete information.

1202.8 The District Council disapproved the proposed 2018 MFP submitted by the Mayor **as the Council believed the** ~~The~~ information provided in the proposed MFP lacked critical elements that would inform the Mayor's and Council's decisions on school location, school building utilization, student enrollment, and potential charter school locations. The proposed MFP also lacked comprehensive information about the plan for six vacant public school facilities. Further, the proposed MFP failed to address school overcrowding, under-enrollment, or school buildings with poor utilization (below 50 percent), and it did not clearly define the Facility Condition Index (FCI) which identified ten schools with buildings in poor condition. An updated MFP that addresses Council interests, specifically providing a plan for the District to address over-crowding in over-utilized schools and increase enrollment in underutilized buildings, and plan for forecasted population growth to provide appropriate capacity, is a critical first step to advance a master plan. This MFP must be approved by Council. A Council-approved MFP would help inform strategic and sustainable long-term facilities planning for DCPS, charter LEAs, District agencies, and others. 1202.8

Rationale: These amendments are at the request of DME to reflect attribution.

1202.13 The proposed 2018 MFP anticipated combined public charter school and DCPS growth in enrollment, from 91,484 students in SY2017-18 to between 109,000 and 122,000 students in SY2027-28, depending on the assumptions made. The upper end of the enrollment projection includes the aspirational growth plans of the public charter sector that would ultimately require DC PCSB approval and facility acquisition to actually reach that ambitious number. DCPS enrollment is based solely on school-level estimations that could reach 58,400 students in SY2027-28, up from 48,000 students in SY2017-18. When analyzed against available school capacity, the proposed 2018 MFP estimated that enrollment will outstrip DCPS's current capacity in all wards except Wards 5, 7, and 8. The District has experienced overcrowding in certain schools. There are underutilized schools, particularly in Wards 7 and 8. While current and projected capacity are influenced by population growth, demographic trends, and the physical condition of facilities, the more difficult issue that must ~~be addressed as part of~~ **inform** a revised MFP is significant disparities in school performance that lead students to enroll in higher performing schools, even if these schools are a considerable distance away. 1202.13

Rationale: DME was concerned that this language implied that a Master Facility Plan would address disparities in school performance. While facility plans can't fix all disparities in school performance, it is important for the facilities plan to be informed by a larger strategy to address disparities in school performance as an important factor in driving whether schools are over or under capacity.

1204.1 Washington, DC has made significant progress toward modernizing DCPS school buildings, investing more than \$2 billion since 2007 to modernize 73 school buildings. The District has budgeted an additional \$1.6 billion to modernize 20 DCPS school buildings from 2019-2024.

DCPS schools slated for future capital improvements will be prioritized using an approach identified in the Planning Actively for Comprehensive Education Facilities Amendment Act of 2016. This quantitative assessment employs data concerning facility conditions, school demand, community needs, and equity to arrive at an impartial ordering of school modernizations. The prioritization will inform District Capital Improvement Plans. Once the modernizations in the FY2021-26 Capital Improvement Plan are completed, 21 schools, the majority of which are east of the Anacostia River, will have yet to receive full modernizations. **The 32 DCPS school buildings that have received a partial modernization will be prioritized for full modernization funding.** By 2023, 90 percent of DCPS school buildings will have been renovated and modernized. 1204.1

Rationale: These amendments are at the request of DME to reflect intended modernization priority.

Chapter 17: Far Northeast/Southeast Area

1714.5 ***Action FNS-2.4.B: Supportive Studies Along the Benning Road Corridor***
Prepare appropriate planning and development studies to build upon and update the 2008 Small Area Plan for the Benning Road corridor to support enhanced physical connections and improved economic and community development conditions at the Minnesota and Benning Road Metro stations and sites proposed for more intense mixed-use development along Benning Road, including Fletcher Johnson. **Conduct a community-based planning study for the redevelopment of Fletcher Johnson that reinforces existing planning efforts by the Fletcher Johnson Task Force. ~~Planning studies should complement existing community planning efforts for the redevelopment of Fletcher Johnson.~~**

Rationale: The Benning Road corridor has several development projects in progress and has strong development opportunities at two Metro stations. Originally proposed as a Future Planning Analysis Area, these sites would benefit instead from planning studies linked to the timing and activities of ongoing redevelopment efforts.

1700.2 Far Northeast and Southeast is known for its established neighborhoods and its diverse mix of housing. It includes single-family communities like Hillcrest, Eastland Gardens, and Penn Branch; row house and semi-detached housing neighborhoods, such as Twining, River Terrace, and Fairlawn; and apartment communities, such as Naylor Gardens, Mayfair Mansions, and Lincoln Heights. The area has a robust transportation network, including the Minnesota Avenue, Benning Road, and Deanwood Metro stations, Interstate I-295, and several major avenues linking neighborhoods to the underserved communities in Wards 7 and 8 to Central Washington. Far Northeast and Southeast is one of the District's greenest areas. The recently renovated Marvin Gaye Park is home to the District's segment of the Watts Branch Tributary. Watts Branch flows aboveground through the park to the Anacostia River, bisecting the southeastern portion of Ward 7. Thanks to recent infrastructure investments, the community is now able to enjoy both the Watts Branch Trail and the Anacostia Riverwalk Trail. It is home to several of the Civil War Defenses of Washington, otherwise known as the Fort Circle Parks, including Fort Mahan, Fort Chaplin, Fort Dupont, and Fort Davis. Fort Dupont Park and Anacostia Park are two of the largest parks in the Far Northeast and Southeast area, where residents have been able to enjoy recreational activities for generations. There are multiple shopping centers in Far Northeast and Southeast, such as East River Park and **The Shops at Penn Branch Penn Hill** (formerly Penn-Branch Shopping Center), as well as smaller neighborhood commercial districts along

Alabama Avenue SE, Bowen Road SE, Division Avenue NE, Pennsylvania Avenue SE, Nannie Helen Burroughs Avenue NE, and other local streets and arterials. The commercial area known by residents as Downtown Ward 7 can be found along Benning Road NE and Minnesota Avenue NE. It is a retail area with fast casual and some sit-down restaurants, as well as convenience stores, but it is still considered underserved regarding restaurant options and grocery stores. 1700.2

- 1701.4 Following the removal of restrictive housing covenants in the late 1940s, the racial composition of the community shifted. By 1960, a majority of the area's residents were Black. The pace of development slowed after 1970, and the community entered a period of population decline as many families left the District for suburban Maryland and elsewhere. Despite the loss of residents, many vibrant neighborhoods remain in Far Northeast and Southeast, and today, there are signs of reinvestment in nearly all parts of the community. Public investment in recent years has included the reconstruction of H. D. Woodson High School in 2011 and the opening of the Ron Brown College Preparatory High School in 2016. Four libraries in the Planning Area, including Dorothy I. Height and Francis A. Gregory, were built or modernized, as well as five recreation centers. The Benning ~~Stoddard~~ **Stoddert**, Deanwood, Marvin Gaye, and Ridge Road Recreation Centers have been completely modernized, offering state-of-the-art facilities and amenities. Public-private investment brought the Nationals **Youth** Baseball Academy and the Unity **Health Care Health Medical** Centers, delivering much-needed resources. 1701.4

Rationale: These amendments are to provide up-to-date, accurate names.

Chapter 22 Rock Creek East

- 2200.7 The future of the Planning Area's evolution holds a number of land use and community development challenges and opportunities. Public schools are being renovated, while public charter schools are locating or expanding in Rock Creek East. Georgia Avenue NW continues to have high commercial vacancy rates, aesthetic issues, parking problems, and land use conflicts where commercial businesses abut low-density housing. While attracting new businesses to the avenue is a high priority, helping existing businesses thrive is also important. In Takoma, there are issues related to the impacts of infill development around the Metro station. The CSX rail corridor in Manor Park and Lamond-Riggs continues to support industrial land uses, sometimes without sufficient buffering for adjacent residential areas. However, new zoning regulations passed in 2016 address additional buffers for industrial or production, distribution, and repair (PDR) uses. The ongoing redevelopment of the Walter Reed campus will bring new jobs, amenities, and residents, contributing to the growth of upper Georgia Avenue NW while responding to the needs of the surrounding community. As noted above, portions of the AFRH may be developed in the coming years, which presents the opportunity to improve **connectivity, multimodal crosstown mobility**, open up publicly accessible green space, convert historic assets into new amenities, and provide new housing options to meet Washington, DC's growing demand. 2200.7
- 2209.8 *Policy RCE-1.2. 8: Recreational Acreage*
Expand access to parkland in the southern part of the Planning Area (Petworth, Brightwood, and 16th Street Heights). The Parks and Recreation Master Plan identified these areas as being particularly deficient in parkland acreage. The opportunity for publicly accessible open

space at the AFRH should be **considered as part of the site’s redevelopment realized in the event the site is redeveloped**. 2209.8

2215.9 *Policy RCE-2.5.2: Reintegrating AFRH into the District*
 Private-use redevelopment of AFRH should physically engage with the District and invite people into the site, **where possible**. Develop a neighborhood that is designed to prioritize transit, walking, and bicycling, compatible with recommendations in the Crosstown Multimodal Transportation Study. Internal street designs should reflect current best practices and connect with the existing public street network to enhance access along and across Irving and North Capitol Streets NW. 2215.9

2215.10 *Policy RCE-2.5.3: Housing and Community Opportunities*
 Strongly support a variety of housing types, developed at a range of densities and serving a range of incomes, in the event the AFRH is developed. The opportunity to develop larger units suitable for families on the site should be recognized. Adequate servicing infrastructure and accommodation of necessary public facilities should be provided on-site to the extent feasible, **including schools, parks, libraries, and emergency services** to support a successful urban neighborhood. 2215.10

Rationale: These amendments were requested by the National Capital Planning Commission to meet federal interest considerations and align with the Memorandum of Understanding involving the Armed Forces Retirement Home.

2210.2 **Figure 22.3: Policy Focus Areas Within and Adjacent to Rock Creek East** 2210.2

Within Rock Creek East	
2.1	Takoma Central District
2.2	Georgia Avenue/Petworth Metro Station Area
2.3	Upper Georgia Avenue/Walter Reed
2.4	Kennedy Street NW
2.5	Riggs Road and South Dakota Avenue Armed Forces Retirement Home/Washington Hospital Complex
2.6	Central 14th Street NW Riggs Road and South Dakota Avenue
2.7	Walter Reed Army Medical Center Site Central 14th Street NW
2.8	Armed Forces Retirement Home/Washington Hospital Complex Former Walter Reed Army Medical Center Site
Adjacent to Rock Creek East	
1	14 th Street/Columbia Heights
2	McMillan Sand Filtration Site
3	Fort Totten Metro Station
	Georgia Avenue Corridor

Rationale: These amendments correct the section names to be consistent with the sections in the Element. The Office of Planning is directed to revise Map 22.1 to ensure the names are also consistent.

2503.3 Notwithstanding 2503.2, re-zoning proposals received prior to planning studies in these Future Planning Analysis Areas may be considered if the following occur or have occurred: a Small Area Plan, development framework, technical study, design guidelines, Planned Unit Development, master plan already approved by the National Capital Planning Commission, or the re-zoning proposal would have been consistent with the 2012 Future Land Use Map. The intent is that both steps of the two-step process must occur: planning analyses and then appropriate rezoning, although in the case of a Planned Unit Development the planning analyses and rezoning may be combined. To advance deeply affordable housing production, proposals that reserve at least **one third (33 ~~25~~ percent)** of housing units as affordable to very-low- and extremely-low-income households for the life of the building in Future Planning Analysis Areas with high housing costs and few affordable housing options may proceed in advance of planning analyses. 2503.3

Rationale: The amendment makes the affordable housing provision, which allows certain types of development to advance prior to planning in a Future Planning Analysis Area, more substantial and generally consistent with broader District goals that one third of new housing production be affordable housing.

Table 25.1 Table 25.1, the Summary Table of all action items contained in the individual elements is amended to reflect the text of the action items in the individual elements as a conforming change for purposes of enrollment of the final bill.

Rationale: This amendment will allow General Counsel to make conforming changes to the Action Items Table 25.1 that conform to the individual action items in each element.