



TAKE ACTION NOW

Tell the DC Council to Make the Comprehensive Plan Work for DC

02-18-21

In March, 2021, DC City Council will vote *B24-0001, the Comprehensive Plan Amendment Act*, hundreds of radical changes to the city's most important land use policies, actions and maps that will affect every neighborhood, shifting power to developers at the expense of residents. [B24-0001](#):

- Fails to address the root causes underlying the displacement of 40,000 Black residents between 2000-2017 or to provide strong policies that will prevent this displacement in the future.
- Disempowers residents from participating meaningfully in the future development of their communities and from holding public officials accountable by systematically changing meaningful verbs throughout—**protect** (a meaningful verb) changed to *respect* (an attitude); **must** and **shall** to *should*; **retain** to *encourage*; **ensure** to *prioritize* or *promote*; **pursue** to *consider*.
- Lays the groundwork for radical changes in land use citywide through hundreds of amendments to the **Future Land Use Map (FLUM)**, most of them proposed by developers and property owners instead of resulting from a community-driven planning process. If these map amendments are approved by the Council, they will lead to widespread and piecemeal up-zoning and accelerate developer-driven matter-of-right" growth that eliminates the opportunity for community input and the opportunity to negotiate affordable housing or any other city or community benefit, and places the highest premium on developing what's most profitable, not what's most needed. See the [FLUM changes](#) in your neighborhood outlined in black affecting density, height & character of buildings.
- Will produce lots of market rate housing but will not produce the low income affordable housing that the city needs.
 - There are no housing goals set for different levels of affordability – 0%-30%, 30-50%, 50%-80% of Median Family Income (MFI).
 - There is no assertion that housing is a human right or that people shouldn't have to pay more than 30% of their income for housing. Nor do the amendments offer robust policies or actions to address displacement, public housing, or rent control.
 - The Mayor's goal for new housing by 2025 is 36,000 units with only 1/3 affordable (12,000) and 2/3 (24,000) market rate. To meet the most pressing needs of our city, this percentage should be reversed: 2/3 (24,000) affordable housing, 1/3 (12,000) market rate.
 - The amendments perpetuate the discredited trickle-down theory: more market-rate housing will result in lower prices for low income people. *This policy has already encouraged some of the worst gentrification and displacement in the nation.*
- Relies on developers to meet affordable housing goals through Inclusionary Zoning that currently requires "set-asides" of only 8%-10% of a building for households earning up to 60% of MFI. Even with the proposed "IZ Plus" requirement up to 20%, it would take an unrealistic number of very large buildings to produce enough affordable housing to meet the Mayor's goals:
12,000 units of IZ Plus housing @ 20% = 60,000 new units in 300 new buildings with 200 units each.

- Fails to mandate better use of spending in current programs or to restrict residential tax abatements to producing substantial amounts of low income housing.
- Fails to promote robust housing policies affecting homeownership and rehabilitation of existing properties, permanent affordability through land trusts, limited equity coops, and other means.

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Council will vote on these amendments in mid-March 2021.

Tell your Council Members to:

1. Restore strong verbs throughout.
2. Defer developer-driven FLUM map changes until community stakeholders have had a meaningful opportunity to identify and weigh in on how best to meet affordable housing goals in their areas.
3. Change housing priorities from 1/3 to 2/3 affordable housing.
4. Draft new policies with clear definitions of affordable housing goals by level of income.
5. Explicitly state that:
 - Housing is a human right
 - No one should have to pay more than 30% of their income for housing
 - Affordability includes range of housing types and financing from rent control to public housing
 - Family housing is a priority
 - Residents are guaranteed they will not be displaced through redevelopment

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To Learn More:

Unmasking the Rewrite: How to Make the Comprehensive Plan Work for DC

http://committeeof100.net/download/planning/comprehensive_plan/2020-12-Unmasking-the-Rewrite-Assessment-of-Selected-Elements-in-CP.pdf

Maps of the Comprehensive Plan

http://committeeof100.net/download/planning/comprehensive_plan/2021-01-27-C100-Maps-of-the-Comprehensive-Plan.pdf

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