



Submit a Proposed Amendment to the Comprehensive Plan of the National Capital: District Elements

Use this form to submit a **proposed text or map amendment** for the Second Amendment Cycle to the 2006 *Comprehensive Plan of the National Capital: District Elements*. If you are submitting more than one amendment, please use multiple forms. **Only one amendment will be accepted per form.**

The information you provide will assist in evaluating and selecting Comprehensive Plan amendments for the DC Office of Planning to ultimately submit for legislative approval. **It is the responsibility of the applicant to demonstrate the need for and appropriateness of an amendment.** Please review the *Comprehensive Plan Proposed Amendment User Guide* prior to completing this form for further details and assistance in completing this form correctly.

To review the current text and maps of the District's Comprehensive Plan, please visit the DC Office of Planning's website at <http://planning.dc.gov/page/comprehensive-plan>.

HOW TO SUBMIT THIS FORM

Completed forms are due to the DC Office of Planning **no later than May 26th**. Forms submitted after the deadline will not be considered.

You can submit proposed amendment in three different ways:

1. using an interactive version of this form online at <https://AmendPlanDC.dc.gov>.
2. email a completed copy of this pdf to plandc@dc.gov. Submit each proposed amendment with any attachments as a separate email address and form.
3. complete a printed copy of this form and provide it by mail or in person to DC Office of Planning, Attn: Josh Ghaffari, 1100 4th Street SW, Suite E650, Washington, DC 20024. Copies of this form are expected to be available in all DC libraries.

Thank you for your interest in the District's Comprehensive Plan and for completing this form. All proposed amendments will receive equal consideration. If you have any questions, please contact the project team at 202-442-7600 or plandc@dc.gov.

I. APPLICANT INFORMATION

Date of Submission:

Person proposing amendment:

Organization or Government agency name (if applicable):

Mailing Address:

City: State: Zip Code:

E-Mail:

What Ward do you live in?

Need help finding which Ward you live in? please visit the "What's is My Ward" website <http://app.dc.gov/whatsmyward/myward.html>

I propose this change (check all that apply):

- as a Resident
- as a Non Resident
- on behalf of Business
- on behalf of an Organization
- on behalf of a Government Agency
- Other

II. Please provide the following information. Please note that certain sections apply only to map or text amendments. Be as clear and complete as possible.

PLEASE COMPLETE FOR BOTH TEXT AND MAP AMENDMENTS

1. What type of amendment are you submitting? This question applies whether you want to amend existing content or add new content.

- Text Amendment
- Map Amendment

2. Please provide a brief description of the amendment you propose. If you have specific text for the amendment, please provide it here:

Amendments to the Housing Element that serves to preserve and protect the socio-economic, environmental, and cultural aspect of this special city.
See attached.

3. Describe the impact(s) of the amendment you propose. Explain why the proposed amendment will benefit the District of Columbia and/ or a specific geographic area (if it applies to a specific neighborhood, area or location):

To preserve and protect the mixed incomes of the city community while we development for the future. See attached.

4. If applicable, provide the Ward and/ or name of the geographic areas, neighborhoods, locations or sites affected by this proposed amendment:

Ward:

Specific location(s):

Need help finding ward you live in? please visit the "What's is My Ward" website <http://app.dc.gov/whatsmyward/myward.html>.

5. Please indicate the type of change(s) the proposed amendment will accomplish (check all that apply):

- Incorporate key content from Small Area Plans & other DC Office of Planning or District government plans completed or underway since 2010

List Name of Plans:

- Reflect current, new or emerging issues, initiatives & policies

Identify Issue, Initiative or Policy:

- Change to the land use designation
 Remove outdated information or other technical correction

- Other

FOR MAP AMENDMENTS ONLY

6.a Which map would you like to amend?

Future Land Use Map

- if yes, what new Land Use Designation do you propose?:

Generalized Policy Map

- if yes, what changes do you propose?:

6.b Please help us understand exactly what area you propose to modify, please provide one of the following:

- Describe the area by listing the streets that mark its boundaries:

- List one or more entire Squares:

- List one or more lots for a specific Square

Square:

Lot number(s):

*If you need assistance finding the square and lot number, please visit the **PropertyQuest** website <http://propertyquest.dc.gov/>.*

FOR TEXT AMENDMENTS ONLY

7. Provide one of the the following information to help us locate the text to be modified. (To see existing text, please visit the *2006 Comprehensive Plan: District Elements* at <http://planning.dc.gov/page/comprehensive-plan>):

Legislative Citation:

Policy Number:

Action Number:

8. If you are proposing to add new text to the Comprehensive Plan, provide the Element the new text should be placed:

Element (required):

9. Is this amendment supported by an ANC resolution?

Yes. if yes, please don't forget to attach the resolution.

No

Don't Know

FOR ALL AMENDMENTS

10. If applicable, please attach any photos, maps, Advisory Neighborhood Commission resolutions, or other documents that may clarify or support the proposed amendment or assist in evaluating it.

Number of attachments:

509 H-2.1 PRESERVATION OF AFFORDABLE HOUSING

509.1 In 2006, the Comprehensive Housing Strategy Task Force concluded that there were roughly 30,000 affordable and inexpensive market rate housing units throughout the District of Columbia that were at risk of being lost. This is more than 10 percent of the city's housing stock, and it shelters many of the city's most vulnerable residents. To avoid displacement, the District will need to channel a greater share of the revenues being created by the strong housing market into new programs that preserve affordable units. This must be a priority in the city's most affluent areas as well as its poorest areas—indeed, preserving affordable units in affluent neighborhoods is especially important given the high cost of producing new units. 509.1

509.2 Many of the units that are at risk currently receive their funding through the federal Section 8 program. The program was initiated in 1974 and placed 20- to 40-year affordability contracts on apartment buildings. Thousands of these contracts are now expiring, with many of the units being converted to market rate rentals. In fact, half of the current project-based Section 8 dwellings are due to expire between 2005 and 2009. Many are located in gentrifying neighborhoods, and there are few incentives to building owners to keep them affordable. 509.2

The DC Fiscal Policy Institute estimated that rising rents alone caused a loss of 7,500 units with rent levels under \$500 a month between 2000 and 2004. Over the same period, the number of homes valued at or below \$150,000 decreased by 9,400.

509.3 Coupled with the loss of Section 8 units has been the demolition of 3,000 public housing units to make way for mixed income projects at East Capitol Gateway, Ellen Wilson, Henson Ridge, Wheeler Creek, and Arthur Capper Carrollsburg. Among these, only Ellen Wilson and Capper Carrollsburg include “one for one” replacement units for each subsidized unit removed. 509.3

509.4 Looking to the future, the city will need new programs to preserve its affordable stock, particularly its subsidized rental units. Rental housing comprises almost 60 percent of the housing stock and is the main housing option for those just entering the workforce and those without the initial resources to purchase a home. Low income renters are already more likely to pay more than half of their incomes on housing than any other group. A proposal for a District-sponsored rent subsidy program (similar to Section 8) has been included in the city's Comprehensive Housing Strategy to offset the expiring federal subsidies and help other households who are cost-burdened. The proposal calls for direct rental assistance to 14,600 extremely low income renters. 509.4

509.5 **Policy H-2.1.1: Protecting Affordable Rental Housing**

Recognize the fundamental importance of protecting and preserving rental and ownership housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Evaluate local socio-economic conditions, housing types, land values, and market trends specific to the areas around

new developments or where city policies and zone districts are anticipated to change. Use the required reporting and evaluations to protect those properties and residents that may vulnerable to displacement impacts brought on by land use changes and new developments. UndertakeRequire that financing programs and conditions for development approvals seek to protect fully the supply of subsidized rental units and low-cost market rate units and homes owned by DC residents.- 509.5

509.6 **Policy H-2.1.2: Expiring Federal Subsidies**

Preserve expiring subsidies for affordable housing units, particularly those in Section 8-based projects, and projects funded with Low Income Housing Tax Credits and Tax Exempt Bonds, wherever possible using city and private financing soruces.-509.6

509.7 **Policy H-2.1.3: Avoiding Displacement**

Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing. These programs must includeshould include direct public and private financial subsidies , as well as technical; and counseling assistance to lower income households, and the strengthening of the rights of existing tenants to purchase rental units if they are being converted to ownership units through TOPA and DOPA. Require development review conduct meaningful local analysis of displacement pressures on the areas surrounding proposed new projects and require that zoning and other project approvals be conditioned on substantial private investment into preventing displacement of families, seniors, and those vulnerable to rising housing costs. 509.7

Rental housing comprises almost 60 percent of the housing stock and is the main housing option for those just entering the workforce and those without the initial resources to purchase a home.

509.8 **Policy H-2.1.4: Conversion of At-Risk Rentals to Affordable Units**

The city must use DOPA or support TOPA rights Support efforts to so that residents may purchase affordable rental buildings that are at risk of being sold and converted to luxury apartments or condominiums, in order to retain the units as affordable. Implement Consider a variety of programs, public and private, to manage these units, such as land banks, community land trusts and sale to non-profit housing organizations. Require that zoning and other project approvals be conditioned on substantial private investment into preventing displacement of families, seniors, and those vulnerable to rising housing costs. 509.8

509.9 **Policy H-2.1.5: Long-Term Affordability Restrictions**

Ensure that affordable housing units that are created or preserved with public financing are protected by permanent long-term affordability restrictions and are monitored to prevent their transfer to non-qualifying households. Except where precluded by federal programs, affordable units should remain affordable for the

~~life of the building~~ permanently through covenants that ride with land deeds and conditions for any future dispositions, with equity and asset build up opportunities provided for ownership units. 509.9

509.10 **Policy H-2.1.6: Rent Control**

Maintain rent control as a tool for moderating the affordability of older rental properties and protecting long-term residents, especially the elderly. In considering future refinements to the rent control program, the District should be careful to determine whether the proposed changes improve effectiveness, fairness and affordability without discouraging maintenance and preservation of rental housing units. Eliminate any loopholes in rent control policies, including ending guarantees for developers and landlords of an arbitrary annual profit. Ensure that as condition for approving hardship petitions, landlords are required to provide temporary housing options at equal housing costs until any renovations are complete so that landlords can renovate aging buildings and allow residents to return without being displaced. 509.10

509.11 **Policy H-2.1.7: Direct Rental Assistance**

Require the development of, and fully fund, programs that provide direct rental subsidies for extremely low- and low-income households (earning less than 30% of areawide median income), including homeless individuals and families in need of permanent shelter. Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, and the Housing Choice Voucher Program. 509.11

509.12 **Action H-2.1.A: Rehabilitation Grants**

Require the city provide ~~Develop a~~ rehabilitation grants ~~program~~ for owners of small apartment buildings, linking the grants to income limits for future tenants. Such programs have been successful in preserving housing affordability in Montgomery County and in many other jurisdictions around the country. Require new developments be conditioned on providing financing into a rehabilitation fund dedicated to helping the neighborhoods surrounding the project area. 509.12

509.13 **Action H-2.1.B: Local Rent Subsidy**

Implement a local rent subsidy program targeted toward newly created public housing units, newly created extremely low income housing units, and newly created units of housing for formerly homeless individuals and families. 509.13

509.14 **Action H-2.1.C: Purchase of Expiring Section 8 Projects**

~~Consider legislation that would give the~~ The District must the right to purchase or employ eminent domain to prevent displacement and acquire assisted, multi-family properties (and to maintain operating subsidies) where contracts are being terminated by HUD or where owners are choosing to opt out of

contracts. 509.14

509.15 **Action H-2.1.D: Tax Abatement for Project-Based Section 8 Units**

Implement the program enacted in 2002 that abates the increment in real property taxes for project-based Section 8 facilities. Consider extending the abatement to provide full property tax relief as an incentive to preserve these units as affordable. 509.15

509.16 **Action H-2.1.E: Affordable Set-Asides in Condo Conversions**

~~Implement a r~~Requirement that ~~20~~at least thirty -percent (30%) of the units in all condo conversions be earmarked for qualifying low and moderate income households. The requirement should ensure that at least some affordability is retained when rental units are converted to condominiums. In addition, require condominium maintenance fees to be set proportionally to the unit price so as not to make otherwise affordable units out-of-reach due to high fees. 509.16

509.17 **Action H-2.1.F: Housing Registry**

Develop a registry of affordable housing units in the District and a program to match these units with qualifying low income households. 509.17

The provisions of Title 10, Part A of the DCMR accessible through this web interface are codification of the District Elements of the Comprehensive Plan for the National Capital. As such, they do not represent the organic provisions adopted by the Council of the District of Columbia. The official version of the District Elements only appears as a hard copy volume of Title 10, Part A published pursuant to section 9a of the District of Columbia Comprehensive Plan Act of 1994, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1 -301.66) . In the event of any inconsistency between the provisions accessible through this site and the provisions contained in the published version of Title 10, Part A, the provisions contained in the published version govern. A copy of the published District Elements is available www.planning.dc.gov.

516 H-4.2 MEETING THE NEEDS OF SPECIFIC GROUPS

516.1 The housing needs of the District's most vulnerable populations vary with each group. Some require housing with specific physical attributes, such as wheelchair ramps or bathrooms with grab bars. Some require housing with on-site support services, such as meal service or job counseling. Most simply need housing that is safe, secure, and affordable. Five specific groups are profiled below. 516.1

516.2 **Seniors**

In 2000, there were 70,000 District residents over 65, including 8,500 residents over 85. As the baby boom generation matures and as average lifespan increases, the population of seniors in the District is expected to increase dramatically. At the national level, the Census projects the number of senior citizens will increase by 104 percent between 2000 and 2030—almost four times the rate of the population at large. There will be a need for a broad range of senior living environments, serving residents across the income spectrum. This will be accompanied by a need for new programs, ranging from those that help seniors “age in place” through home retrofits to those that provide on-site nursing and health care in a congregate environment. As already noted, higher levels of assistance and affordable housing provided -by both city and private sources will be is required to help senior homeowners on fixed incomes and to protect elderly renters from displacement. Ensure that extended family housing, where seniors can live with their children and grandchildren, is encouraged in new developments and is protected from displacement. 516.2

516.3 **Persons with Disabilities**

A disproportionately large share of the region's disabled population resides in the District of Columbia. While the city is home to just 12 percent of the region's total population, it is home to 34 percent of its low income disabled adults. In 2000, the District was home to 82,600 disabled adults— amounting to over 20 percent of its working age population. Many of these adults are unable to work due to mental or physical handicaps, and a quarter of them earned incomes below the poverty line. The number of housing units specifically designed for persons with disabilities, particularly units in facilities with services to help cope with these disabilities, is

far short of the actual need. [All new developments and adaptive reuse of existing buildings and community facilities must include universal design principles seeking to allow access by all District residents.](#) 516.3

516.4 **The Homeless**

Homelessness in the District of Columbia is a significant problem and one that has become worse in the wake of the current housing boom. In January 2005, the Metropolitan Washington Council of Governments estimated that there were 11,419 homeless persons in the region, including 2,694 who were chronically homeless. More than half of the homeless population, and two-thirds of the chronically homeless population, lived in the District. Provisions to assist the homeless must include emergency shelter, transitional housing, and permanent housing, along with supportive services. On so many levels, the need for such facilities and services outpaces supply. The shortfall will get worse if nothing is done, with more District residents at risk of becoming homeless. [The city must ensure that a downtown shelter and day care service center is developed and maintained permanently.](#) 516.4

516.5 **Ex-Offenders and Supervised Offenders**

Each year, the prison system in the District of Columbia releases 9,400 people. Between 2,000 and 2,500 of these ex-offenders return to the District, usually without the means to pay for market rate housing and in some cases without the skills or means to find a decent job. Many return to neighborhoods of high crime and poverty, remain chronically unemployed, and find shelter in group homes or shared housing. Unstable housing and a lack of employment undermine an ex-offender's success and can perpetuate the cycle of poverty and violence in the District's poorest neighborhoods. [New developments and community projects and programs must be required to include training and substantial hiring of returning citizens who are District residents.](#) 516.5

516.6 **Persons with HIV/AIDS**

In 2002 the rate of reported AIDS cases in the District was 162.4 per 100,000

compared to 14.8 per 100,000 for the United States. In fact, the District has the highest incidence of AIDS in the United States, with a rate nearly double that of New York or San Francisco. In 2003, about 8,900 persons with AIDS resided in the District. Many persons with AIDS require special housing suitable for long-term care, yet a recent District survey found that the local need was double the number of units available. 516.6

The number of housing units specifically designed for persons with disabilities, particularly units in facilities with services to help cope with these disabilities, is far short of the actual need.

516.7 **Policy H-4.2.1: Short-Term and Emergency Housing Options**

Ensure that adequate short-term housing options, including emergency shelter and transitional housing, exists for persons with special needs, including people living with HIV/AIDS, harm-reduction units for substance abusers, detoxification beds and residential treatment facilities, halfway houses and group homes for returning offenders, and assisted-living and end-of-life care for seniors. The city must ensure a downtown shelter and day care service center is available for all District residents needing these social services. 516.7

516.8 **Policy H-4.2.2: Housing Choice for Seniors**

Provide a wide variety of affordable housing choices for the District's seniors, taking into account the income range and health-care needs of this population. Recognize the coming growth in the senior population so that the production and rehabilitation of publicly-assisted senior housing that meets universal design standards becomes a major governmental priority. Acknowledge and support the establishment of Senior Villages throughout the city that allow seniors to remain in their homes and age in-place. Ensure that extended family housing, where seniors can live with their children and grandchildren, is encouraged in new developments and is protected from displacement.

516.9 **Policy H-4.2.3: Neighborhood-Based Senior Housing**

Encourage the production of multi-family senior housing in those neighborhoods

characterized by large numbers of seniors living alone in single family homes. This will enable senior residents to remain in their neighborhoods and reduce their home maintenance costs and obligations. Ensure that extended family housing, where seniors can live with their children and grandchildren, is encouraged in new developments and is protected from displacement. 516.9

516.10 **Policy H-4.2.4: Barrier-Free Housing for the Disabled**

Work toward a target of designing eight (8) percent of the new housing units added to the city's stock over the next 20 years specifically to meet the accessibility needs of persons with physical disabilities. These units should be spread evenly across affordability brackets. 516.10

516.11 **Policy H-4.2.5: Ending Homelessness**

Reduce the incidence of homelessness in the city through homeless prevention efforts, development of subsidized housing for the homeless, and actively coordinating mainstream social services for persons who are homeless or at risk of becoming homeless. 516.11

516.12 **Policy H-4.2.6: Housing for Returning Citizens ~~Ex-Offenders and Supervised~~
~~Offenders~~**

Create ~~adequate~~substantial housing plans for returning citizens ~~people exiting jail or prison~~ so that they do not become homeless, including the removal of barriers to reentering offenders living in public housing. Ensure that returning citizens ~~ex-offenders~~ are not concentrated into assisted housing projects but can find housing throughout the city that is affordable, clean, and barrier-free. 516.12

~~Multi-family senior housing in neighborhoods where many seniors are living alone in single family homes will enable seniors to remain in their neighborhoods and reduce home maintenance costs and obligations.~~

516.13 **Policy H-4.2.7: Persons with Mental Illness**

Support the production of housing for people with mental illness through capital and operating subsidies. Improve the availability and coordination of such housing with wrap-around mental health and other human services. Steps should be taken to prevent the eviction of mentally ill persons from publicly financed housing so long as they are following the rules of tenancy, and to ensure that each individual's housing is maintained if and when they need to be hospitalized. 516.13

516.14 **Policy H-4.2.8: Neighborhood-Based Homeless Services**

Encourage the provision of homeless services through neighborhood based supportive housing and single room occupancy (SRO) units, rather than through institution-like facilities and large-scale emergency shelters. The smaller service model can reduce the likelihood of adverse impacts to surrounding uses, improve community acceptance, and also support the reintegration of homeless individuals back into the community. 516.14

516.15 **Action H-4.2.A: Incentives for Retrofits**

Create financial incentives for landlords to retrofit units to make them accessible to persons with disabilities, and to include units that are accessible in new housing construction. 516.15

516.16 **Action H-4.2.B: Incentives for Senior Housing**

Explore incentives such as density bonuses, tax credits, and special financing to stimulate the development of assisted living and senior care facilities, particularly on sites well served by public transportation. 516.16

516.17 **Action H-4.2.C: Homeless no More**

Implement the recommendations outlined in "Homeless No More: A Strategy for

Ending Homelessness in Washington, DC by 2014.” Among the recommendations are the production of 2,000 permanent supportive housing units for the chronically homeless and 4,000 units of permanent housing for households who experience temporary homelessness or are at risk of becoming homeless. 516.17

516.18 **Action H-4.2.D: Emergency Assistance**

~~Revive and strengthen~~ Require full city funding for the emergency assistance programs that cover ~~for~~ rent, mortgage, and/or utility expenses for all very low-and low-income families who need it and ~~to~~ prevent displacement homelessness. 516.18

Source: Comprehensive Plan Amendment Act of 2006, effective March 8, 2007 (D.C. Law 16-300) published at 54 DCR 924 (February 2, 2007); as amended by Comprehensive Plan Amendment Act of 2010, effective April 8, 2011 (D.C. Law 18-361) published at 58 DCR 908, 915 (February 4, 2011).

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