

## **2020 RESOLUTION ON THE DC COMPREHENSIVE PLAN and PROCESS OPEN SOURCE POLICIES**

### PROCESS AND LAW

\_\_\_\_GROUP\_NAME\_HERE\_\_\_\_ is deeply concerned that the process whereby the Framework Element was discussed over nearly two years consisting of 60 pages to review and comment on versus the Mayor providing just about 100-days to review 1500-pages of OP's redline rewrite of the rest of the plan is inadequate and inappropriate. \_\_\_\_GROUP\_NAME\_HERE\_\_\_\_ believes the process lacks language access provisions without copies provided at all libraries and lacks appropriateness and impact studies. Moreover, no efficacy report was produced by OP demonstrating the need for 1500 pages of changes, deletions, and additions to the existing policies. \_\_\_\_GROUP\_NAME\_HERE\_\_\_\_ to date does not have any real sense of what existing Plan polices are working or not, and why or why not, thus giving us no substantiation as to OP's proposed amendments. *The Mayor's Comprehensive Plan amendment process significantly challenges Chapter 25 of the Plan itself (Implementation Element), if not outright contravenes DC Code § 1-306, et seq, especially subsection § 1-306.04. Preserving and ensuring community input regarding the DC Comprehensive Plan.*

### Arbitrary Up-FLUMing

\_\_\_\_GROUP\_NAME\_HERE\_\_\_\_ is deeply concerned that the push to increase the development densities shown on OP's amended DC Future Land Use Map (FLUM) is being done arbitrarily and unlawfully, without social, health, transportation, and environmental impacts. Thus, the likelihood of direct and adverse affects on the well being of \_\_\_\_GROUP\_NAME\_HERE\_\_\_\_ constituents is imminent, as well as on those vulnerable to development impacts throughout the city, such as children with asthma, the elderly, those with disabilities, working families, and the poor, et seq. The changes to the FLUM were largely driven by developer-interests without explanation besides plain greed at our expense.

### VACANCIES

\_\_\_\_GROUP\_NAME\_HERE\_\_\_\_ is highly frustrated and concerned that the Mayor and OP are pushing for more housing – status quo unaffordable housing – to be built in our community and throughout the city. This real estate boom has been fostered without any understanding or reporting, per Chapter 25 of the Comprehensive Plan, the Implementation Element, of the levels of vacancies and empty units in all the new housing, rental and condo, built over the past decade, no real study or meaningful data-based understanding of the gentrification and displacement pressures all of the new luxury housing is bringing onto our community, and no study and reporting of the affect on land values, property taxes, and rents for our constituents in \_\_\_\_GROUP\_NAME\_HERE\_\_\_\_ and throughout the city. This would be considered unethical planning behavior according to the American Institute of Certified Planners Code of Ethics.

### Public Housing Must be Fully Supported

\_\_\_\_GROUP\_NAME\_HERE\_\_\_\_ seeks policies that preserve, protect, and grow public housing options. There is very little mention in OP's redline amendments to this end despite public housing being the last safety net before homelessness. There is a 40,000 person public housing waiting list. Public housing has not been adequately maintained and is now being threatened with demolition and

privatization. Public housing must remain in public control, fully funded and fully maintained. *There must be public housing in every Ward and available for all vulnerable DC residents who require it to avoid becoming homeless, especially for DC families waiting years to access this critically important and most affordable housing option. All existing public housing residents shall be able to stay nearby or at their public housing site during any renovations and redevelopment projects.*

### Income and Family Housing Equity in All Projects (1/3–1/3–1/3)

Currently 80-90% of new housing units being built in DC in the past decade have been luxury studio and one-bedroom units leading to substantial increases in land values and massive displacement of longtime District residents and families. *To truly build an inclusive and successful city, all new residential and mixed-use projects shall be required to produce 1/3 very low income units, 1/3 affordable middle income units, 1/3 market rate units. Of the units created, no more than 1/3 shall be studios and one-bedrooms, no more than 1/3 shall be 2 bedrooms, and the rest shall be family sized units at 3+ bedrooms. And, all new projects shall qualify under DC's rent-control legislation.*

### Prioritize the People of DC

\_\_\_\_\_GROUP\_NAME\_HERE\_\_\_\_\_ asks OP to consider our request to include policies that ensure no more public financing or provision of any zoning or planning approvals and construction permits for any wealthy playthings — luxury apartments, condos, hotels, or stadiums — that is until:

- All DC residents who need housing, including the chronically homeless, are indeed housed, and this housing is sustained and maintained in humane conditions;
- At least 90% of all employment positions created by any and all projects, initiatives, or campaigns that receive public approvals, public assistance, or are publicly subsidized in any way shall be verifiably filled by DC residents seeking work and ready access to training for the work;
- All longtime small DC businesses, and families and residents, who are vulnerable to gentrification and at risk of losing their tenancy due to rising living and business costs shall be protected from displacement through purposeful mitigation programs, public financing, and legislation created by those directly affected; and,
- All public transportation needs, including access to jobs in regional employment centers, are fully funded, with no cuts to any public Bus or Metro services at all, and all public transportation shall be made gratis for low- to moderate-income residents by 2022.

### Equity in Public Institutions and Equal Access to Social Services

\_\_\_\_\_GROUP\_NAME\_HERE\_\_\_\_\_ takes the position that no Ward shall have significantly more institutional access and more social services than any other. We ask OP to include policies that ensure public institutions and social services like parks, libraries, schools, medical facilities, clinics, transportation, food services, quality of life services, et. seq, shall be made as equitable and accessible as possible across all neighborhoods. Active public programs, financing, and legislation must be implemented to ensure parity for all social services and public institutions across DC.

The above policies and concerns are passed to the Mayor and Office of PlanninG per the DC Code, and we anticipate a timely and specific response in writing to each of these concerns and issues.