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District of Columbia Comprehensive Plan

Resolved, that ANC 1D advises the District of Columbia Office of Planning to consider the D.C. Housing and Development Priorities Statement, attached to this resolution, when reviewing amendments submitted for the District of Columbia Comprehensive Plan.

The D.C. Housing and Development Priorities Statement addresses the following objectives:

1. Meet the housing demand.
2. Equitably distribute housing.
3. Best utilize areas near transit.
4. Include families.
5. Prioritize affordable housing as a community benefit.
6. Preserve existing affordable housing.
7. Protect tenants.
8. Support neighborhood commercial corridors.
9. Clarify zoning authority.
10. Improve data collection and transparency.

Regarding Priority 4, “Include families,” we advise the District of Columbia Office of Planning to prioritize the preservation of “family-sized” units (that is, those with three or more bedrooms) throughout our neighborhood, including our rowhouse blocks. The conversion of rowhouse flats to apartment houses of three or more units should not be encouraged.

Regarding the area of application of the other priorities in the boundaries of ANC 1D, we advise the District of Columbia Office of Planning to maintain the same area of focus as in the current version of the Comprehensive Plan. That is, the area along Mount Pleasant Street and in the area between Mount Pleasant Street and 16th Street (The Comprehensive Plan for the National Capital, §2015.8).

Regarding Priority 7, “Protect Tenants”, ANC 1D further advises the District of Columbia Office of Planning to ensure that the tenant rights of immigrant resident populations—regardless of immigration status—are protected to the same degree as any other resident population.

Regarding Priority 9, “Clarify zoning authority”, ANC 1D further advises the District of Columbia Office of Planning to take the following, additional guidance into consideration:

- i. Maintain existing community-based processes (such as the Planned Unit Development and Historical Preservation Review Board processes, among others) for reviewing new development and construction, so that residents continue to have a voice in the future of their neighborhood.
- ii. Ensure that policies in the Comprehensive Plan remain consistent so that the Office of Zoning, and the Zoning Commission can be similarly consistent in their decision making (particularly in the cases of Planned Unit Developments).
- iii. Set clear boundaries on the level of flexibility that the Comprehensive Plan grants to the Office of Zoning

and the Zoning Commission so that the Zoning Commission cannot dramatically overstep the zoning code, the Comprehensive Plan, or the minimum criteria for Planned Unit Developments.

Why: Mount Pleasant already includes a significant mix of the above-mentioned priorities. Therefore, the purpose of this resolution is to ensure that—through amendments to the Comprehensive Plan—Mount Pleasant can continue to grow based on the principles embodied in the priorities. Chief among these principles is inclusivity for all residents, so that Mount Pleasant remains an accepting, diverse, and vibrant neighborhood.

Of particular concern are the acute problems related to preserving Mount Pleasant’s existing affordable housing stock. The bulk of the neighborhood is a Historic Preservation District—a designation that makes building a significant amount of new housing unlikely. Thus, our community should take steps to preserve family-sized units, which current zoning does not address and the continued loss of which may make it difficult for our community to maintain our local elementary school and our inclusivity.

Passed by 4 to 0 vote at the legally noticed, public meeting of ANC1D on June 20, 2017, with a quorum present. Voting “yes”: Commissioners Stewart, Karrer, McKay, Karaffa. A quorum for this commission is three; four commissioners were present.

DC Housing and Development Priorities Statement

We are a diverse group of DC-area organizations and companies who build housing (for-profit and not-for-profit), advocate for policies that increase affordable housing, support the needs of disadvantaged communities, strengthen neighborhood commercial corridors and locally owned businesses, and educate the public on planning issues. We have agreed on the following priorities for DC's Comprehensive Plan revision:

- **Meet the housing demand.** Through the Comprehensive Plan, the District should forecast, plan for, and encourage the creation and preservation of a supply of housing (market-rate and subsidized affordable) to meet the demand at all income levels. The supply of housing should be sufficient to slow rising costs of rental and for-sale housing.
- **Equitably distribute housing.** Through the Comprehensive Plan, the District should fight against segregation, foster equitable access to opportunity, and comply with Affirmatively Furthering Fair Housing (AFFH) priorities. The District should require that every part of the city participate in adding housing to meet the need for all income levels, with an emphasis on transit and commercial corridors.
- **Best utilize areas near transit.** When redevelopment occurs on blocks surrounding Metrorail stations and priority transit corridors, the District should, through the Comprehensive Plan, permit and encourage mixed-use developments of medium to high density. To the extent feasible, redevelopments involving increased zoning should include affordable housing in excess of what is required by inclusionary zoning
- **Include families.** The District should be a city that houses people of all income levels and of all household sizes, including families. Through the Comprehensive Plan, the District should promote the creation and preservation of 3+ bedroom units along with other housing types.
- **Prioritize affordable housing as a community benefit.** When rezoning or granting significant zoning relief, the District should affirm through the Comprehensive Plan that affordable housing (in addition to any underlying requirement) is the highest priority benefit and that other community benefits should be long-lasting.

- **Preserve existing affordable housing.** When redevelopment occurs on properties with housing made affordable through subsidy, covenant, or rent control, the District, Zoning Commission, and neighborhoods should work with landowners to create redevelopment plans that preserve such units or replace any lost ones with similar units either on-site or nearby. These entities should provide the necessary density and/or potential funding to ensure it is financially feasible to reinvest in the property with no net loss of affordable units.
- **Protect tenants.** Through the Comprehensive Plan, the District should ensure that when affordable housing is undergoing redevelopment, tenants have a relocation plan, are allowed to continue their tenancy with minimal disruption, and will have the right to return to their units or an equivalent replacement. Whenever feasible, redevelopment should observe build-first principles.
- **Support neighborhood commercial corridors.** Through the Comprehensive Plan, the District should encourage the success of neighborhood commercial corridors and locally owned businesses, especially in disadvantaged communities. This includes increased housing density that supports businesses and providing equitable opportunities for locally owned businesses in mixed-use and commercial developments.
- **Clarify zoning authority.** Through the Comprehensive Plan, the District should affirm that the Zoning Commission has the purview to allow increased density for Planned Unit Developments that supersedes the levels in the Comprehensive Plan's maps in exchange for community benefits.
- **Improve data collection and transparency.** The District should provide the highest quality public data. It should standardize housing-related data collection across agencies, and release all data and forecast analyses to the public, to facilitate transparency and regular reporting on the status and progress of housing-related programs. Data should include a comprehensive housing database and demand-based forecasts alongside existing supply-based (pipeline) forecasts.

Date: December 15, 2016