

Resolution Adopting the DC for Democracy Housing Agenda for 2017-18

To assure that quality DC housing is affordable for every resident, DC for Democracy **resolves** that the organization should encourage the DC Office of Planning and DC Council to adopt the following policies into its Comprehensive Plan revisions currently pending:

1. include in the Comprehensive Plan language that makes clear that the Zoning Commission must follow the allowed density limits in the Comprehensive Plan when considering any Planned Unit Development, to reduce the adverse impacts of displacement and gentrification;
2. approve Planned Unit Development (PUD) applications for redeveloping affordable properties, only when developers preserve or replace the same number and size of any affordable units being redeveloped;
3. require developers to prepare and complete detailed tenant relocation plans, before the sale or lease of any units that have been taken out of the affordable housing market for redevelopment, with adherence to the relocation plans being a condition precedent to obtaining a Certificate of Occupancy from DCRA.
4. Revise the Comprehensive Plan's Housing Elements to prioritize housing for those in greatest need, i.e., those earning 30% of the Area Median Income (AMI) or less. Furthermore, the Comprehensive Plan should redefine low-income as 0-30% of AMI and moderate income as 30-50% of AMI to better fit DC's demographics.

On the issue of short-term rental units (e.g. AirBnB), DC for Democracy **resolves** that the organization will support Councilmember Kenyan McDuffie's proposed legislation to register, regulate, and license short-term rental units given the impact that unregulated short-term rentals are having on the District's housing stock and rental costs for tenants.

On the issue of the Fiscal Year 2018 budget, DC for Democracy **resolves** that the organization should encourage the Council to adopt the following budget provisions:

1. expand its commitment to funding public housing, to include acquiring additional public housing and providing \$25 million a year for public housing repairs;
2. invest \$150 million a year for the Housing Production Trust Fund, part of which should fully fund the recommendations of Housing Preservation Strike Force to preserve affordable housing; furthermore, increase to 50% (from 40%) the amount of HPTF money targeted to benefit DC residents earning less than 30% of the Area Median Income;
3. Prevent and end homelessness by funding \$30 million in rental assistance for people experiencing homelessness and \$12.2 million a year for permanent supportive housing for singles and families; and
4. That the DCRA budget include: (1) additional funding for the Nuisance Abatement Fund to be used to fix housing code violations in apartment buildings and vacant and/or abandoned housing which pose serious risk to health, safety, and security of tenants or residents next door to vacant and/or abandoned housing; (2) funding for additional full-time DCRA housing inspector positions; and (3) funding for increased DCRA enforcement

in order to make referrals to the Office of Attorney General for prosecution and/or application for receiverships to make repairs where owners/landlords have failed to repair property which poses serious risk to health, safety, and security of tenants or next door residents.

Prepared by DC for Democracy Affordable Housing Committee

As amended and passed by majority vote at the May 9, 2017 meeting of the DC for Democracy members.