

DC 4 Democracy Proposed Amendment 1: Policy H-2.1.2: Expiring Federal Subsidies

EXISTING POLICY:

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.

PROPOSED CHANGE:

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. Compiling an inventory of expiring federal subsidies and associated housing units would assist the City in proactively managing affordable housing stock as outlined in Policy H-1.5.D Data Management.

DC 4 Democracy Proposed Amendment 2: Policy H-2.1.3: Avoiding Displacement

EXISTING POLICY:

Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing. These programs should include financial, technical, and counseling assistance to lower income household and the strengthening of the rights of existing tenants to purchase rental units if they are being converting to ownership unit.

PROPOSED CHANGE:

Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing. These programs should include financial, technical, and counseling assistance to lower income household and the strengthening of the rights of existing tenants to purchase rental units if they are being converting to ownership unit as well as the coordination of community stabilization programming designed to increase resident resilience, equity, and sustainability.

DC 4 Democracy Proposed Amendment 3 Policy H-2.1.B

[Current] Housing Element, 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.

[Proposed; text changes are capitalized]

Housing Element, Action H-2.1.B: Local Rent Subsidy. FUND LOCAL RENT SUPPLEMENT PROGRAM AS PART OF AN AFFORDABLE HOUSING STRATEGY TO MEET THE NEEDS OF HOUSEHOLDS EARNING 30% OF AMI OR BELOW.

DC 4 Democracy Proposed Amendment 4 Policy H-1.2.1

[Proposed text amendment; changes are capitalized]

Housing Element, Policy H-1.2.1: Affordable Housing Production as a Civic Priority. PRODUCE housing for low- and moderate-income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city. PRIORITIZE HOUSING FOR THOSE IN THE GREATEST NEED, I.E., HOUSEHOLDS EARNING 30 PERCENT OF THE AREA MEDIAN INCOME (AMI) OR LESS.

DC 4 Democracy Proposed Amendment 5 Policy H-1.2.2

[Proposed; text changes are CAPITALIZED]

Housing Element, Policy H-1.2.2: Production Targets. Consistent with the comprehensive housing strategy, work towards a goal that one-third of the new housing built in the city over the next 20 years should be affordable to persons earning 50 PERCENT or less of the Area-wide Median Income (AMI). PRIORITIZE HOUSING FOR THOSE IN THE GREATEST NEED, I.E., HOUSEHOLDS EARNING 30 PERCENT OF AMI OR LESS.

DC 4 Democracy Proposed Amendment 6 Policy H-1.2.7

[New text in CAPS] Policy H-1.2.7: Density Bonuses for Affordable Housing. Provide DENSITY incentives to developers WHO build housing FOR HOUSEHOLDS WITH INCOMES UP TO 50% AMI. PRIORITIZE AFFORDABLE HOUSING FOR THOSE IN GREATEST NEED, I.E., THOSE EARNING 30% AMI AND BELOW. Density bonuses should be granted in historic districts only when the effect of such increased density does not undermine the character of the neighborhood. THE ZONING COMMISSION, BOARD OF ZONING ADJUSTMENT, ZONING ADMINISTRATOR, AND OTHER DISTRICT AGENCIES OR BODIES REGULATING LAND USE SHALL ABIDE BY DENSITY LIMITS DESCRIBED IN THE DISTRICT ELEMENTS AND ACCOMPANYING MAPS, FUTURE LAND USE MAP READ IN CONJUNCTION WITH THE TEXT OF THE PLAN (CITYWIDE AND AREA ELEMENTS), AND SMALL AREA PLANS PERTAINING TO THE SITE, TO BAR SPOT ZONING AND REDUCE THE ADVERSE IMPACTS OF GENTRIFICATION AND DISPLACEMENT.

DC 4 Democracy Proposed Amendment 7 Policy H-1.4.4

[Current] Housing Element, Policy H-1.4.4: Public Housing Renovation. Continue efforts to transform distressed public and assisted housing projects into viable mixed-income neighborhoods, providing one-for-one replacement within the District of Columbia of any public housing units that are removed. Target such efforts to location where private sector development interest can be leveraged to assist in revitalization.

[Proposed; text changes are CAPITALIZED] Housing Element, Policy H-1.4.4: Public Housing Renovation. RECOGNIZE THAT PUBLIC HOUSING IS A CRITICAL COMPONENT OF AFFORDABLE HOUSING. MAINTAIN AND RENEW distressed public and assisted housing projects.

DC 4 Democracy Proposed Amendment 8 Policy H-2.1.1

[Proposed text amendment; text changes are capitalized]

Housing Element, Policy H-2.1.1: Protecting Affordable Rental Housing.

Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect AND EXPAND the supply of rent-controlled units and subsidized rental units FOR HOUSEHOLDS WITH INCOMES AT 50% AMI AND BELOW. PRIORITIZE HOUSING FOR THOSE IN GREATEST NEED, I.E., HOUSEHOLDS EARNING 30% AMI OR LESS.

DC 4 Democracy Proposed Amendment 9 Policy IM-1.1.7

[Proposed; text changes are capitalized]

Implementation, Policy IM-1.1.7: Housing as a PUD Amenity. Consider the provision of on-site housing for low and moderate income households, seniors, and persons with special needs as an important amenity in Planned Unit Developments. PRIORITIZE HOUSING FOR THOSE IN GREATEST NEED, I.E., HOUSEHOLDS EARNING 30 PERCENT OF THE AREA MEDIAN INCOME (AMI) or less.

DC 4 Democracy Proposed Amendment 10 Policy IM-1.3.3

[Proposed changes capitalized] Policy IM-1.3.3: Consultation of Comprehensive Plan in Zoning Decisions. Require the Board of Zoning Adjustment, the Zoning Commission, the Zoning Administrator, and other District agencies or decision-making bodies regulating land use to look to the District Elements of the Comprehensive Plan and its accompanying Maps. Decisions on requests for rezoning shall be guided by the Future Land Use Map read in conjunction with the text of the Plan (Citywide and Area Elements) as well as Small Area Plans pertaining to the area proposed for rezoning. THE ZONING COMMISSION AND LAND-USE DECISION-MAKING BODIES LISTED ABOVE SHALL ABIDE BY DENSITY LIMITS DESCRIBED BY THE FUTURE LAND USE MAP READ IN CONJUNCTION WITH THE TEXT OF THE PLAN (CITYWIDE AND AREA ELEMENTS), AS WELL AS SMALL AREA PLANS PERTAINING TO THE AREA PROPOSED FOR REZONING, IN ORDER TO REDUCE THE ADVERSE IMPACTS OF GENTRIFICATION AND DISPLACEMENT.

DC 4 Democracy Proposed Amendment 11 Action H-1.4.A

PROPOSED NEW ACTION:

Action H-1.4.A: Renovation and Rehabilitation of Public Housing

The District of Columbia government shall require developers to produce detailed tenant relocation plans which must be approved by the DC government prior to leasing or selling any units to developers for affordable housing redevelopment/renovation. The District of Columbia government shall condition obtaining a Certificate of Occupancy for the redeveloped/renovated property on the developer's adherence to the relocation plans for the property.

There shall be a written agreement between the developer(s) of the housing units, the District of Columbia government, and the tenants who are scheduled to be temporarily displaced for redevelopment/renovation of their housing. The written agreement shall state the reason for displacement, the scheduled length of displacement, and the right of tenants to return to the redeveloped/renovated property. If there are any reasonable disqualifying factors to return, they shall be stated in the agreement.

If a tenant is denied the right to return to the redeveloped/renovated property the tenant vacated, the tenant shall have standing to challenge the denial of return. The tenant may challenge the denial by filing a complaint with the Office of the Tenant Advocate or a complaint in DC Superior court against the entity preventing his return, whether the DC government or the developer(s) on the project from which the tenant was displaced. The tenant's complaint may allege, inter alia, breach of contract.

DC 4 Democracy Proposed Amendment 12 Policy H-1.4.4

PROPOSED NEW POLICY:

Policy H-1.4.4: Public Housing Renovation

District of Columbia government and developers shall, as a condition of displacing tenants for purposes of redeveloping/renovating housing units in which they resided, provide studies which show the necessity of displacement for proper redevelopment/renovation of the targeted units. There shall be displacement of only the minimum number of tenants necessary to accomplish proper redevelopment/renovation of the targeted units. The studies shall also project the reasonable period that temporary displacement will be necessary in order to complete the planned redevelopment/renovation. At the conclusion of redevelopment/renovation, temporarily displaced tenants shall have the right to return to the redeveloped/renovated properties, whether they constitute rental or owner units.

DC 4 Democracy Proposed Amendment 13 Policy H-2.1.1

PROPOSED NEW POLICY:

Policy H-2.1: Preservation of Affordable Housing

Policy H.2.1.1: Protecting Affordable Rental Housing

District of Columbia government and developers shall, as a condition of displacing tenants for purposes of redeveloping/renovating housing units in which they resided, provide studies which show the

necessity of displacement for proper redevelopment/renovation of the targeted units. There shall be displacement of only the minimum number of tenants necessary to accomplish proper redevelopment/renovation of the targeted units. The studies shall also project the reasonable period that temporary displacement will be necessary in order to complete the planned redevelopment/renovation. At the conclusion of redevelopment/renovation, temporarily displaced tenants shall have the right to return to the redeveloped/renovated properties.

DC 4 Democracy Proposed Amendment 14 Action H-2.1.1

PROPOSED NEW ACTION for Protecting Affordable Rental Housing consistent with Policy H-2.1.1.

The District of Columbia government shall require developers to produce detailed tenant relocation plans which must be approved by the DC government prior to leasing or selling any units to developers for affordable housing redevelopment/renovation. The District of Columbia government shall condition obtaining a Certificate of Occupancy for the redeveloped/renovated property on the developer's adherence to the relocation plans for the property.

There shall be a written agreement between the developer(s) of the housing units, the District of Columbia government, and the tenants who are scheduled to be temporarily displaced for redevelopment/renovation of their housing. The written agreement shall state the reason for displacement, the scheduled length of displacement, and the right of tenants to return to the redeveloped/renovated property. If there are any reasonable disqualifying factors to return, they shall be stated in the agreement.

If a tenant is denied the right to return to the redeveloped/renovated property the tenant vacated, the tenant shall have standing to challenge the denial of return. The tenant may challenge the denial by filing a complaint with the Office of the Tenant Advocate or a complaint in DC Superior court against the entity preventing his return, whether the DC government or the developer(s) on the project from which the tenant was displaced. The tenant's complaint may allege, inter alia, breach of contract.