

DC Housing Priorities Coalition

Our goals for the Comprehensive Plan Framework Element Bill, B23-1

Fall 2019

Who We Are

The DC Housing Priorities Coalition includes: Enterprise Community Partners, DC Fiscal Policy Institute, Coalition for Non-Profit Housing and Economic Development (CNHED), Somerset Development, Coalition for Smarter Growth, Greater Greater Washington, United Planning Organization, and Housing Association of Nonprofit Developers (HAND), Local Initiatives Support Corporation (LISC)

Why We Formed

The Housing Priorities Coalition formed to help update the DC Comprehensive Plan, the land use policy that guides development decisions in the District. See full Housing Priorities Coalition [amendment package](#). Our [DC Housing Priorities](#) for the Comprehensive Plan Amendments:

- Meet the housing demand
- Equitably distribute housing
- Best utilize areas near transit
- Include families: ensure homes for people of all income levels and of all household sizes, including families.
- Prioritize affordable housing as a community benefit
- Preserve existing affordable housing
- Protect tenants
- Support neighborhood commercial corridors
- Clarify zoning authority
- Improve data collection and transparency

Why These Priorities:

- Lack of affordable housing and risk of displacement are among the greatest challenges DC faces to achieving racial equity, quality of life for residents, and economic sustainability for all.
- Low-income District residents, particularly residents of color, do not currently enjoy equal access to affordable housing connected to communities of opportunity, perpetuating a gaping racial equity gap.
- The Planned Unit Development (PUD) process, which is an important way to produce new housing with substantial affordability, is now held up in constant court challenges resulting in thousands of stalled homes, including hundreds of affordable homes. Court challenges and rulings have relied heavily on narrow interpretations of the Comp Plan, so our proposed amendments help to clarify how the Zoning Commission should judge and prioritize PUDs. Such clarification is critical, because *even the risk* of lawsuits has dramatically reduced the use of PUDs for affordable and market-rate housing (ex: Park Morton public housing blocked due to Bruce Monroe PUD lawsuit). View the list of stalled projects published by Washington Business Journal [here](#).