



Resources for Housing Production



Office of Planning
Presentation to CHS Task Force
October 20, 2004



OP's Mission and Structure

“to strategically guide the preservation, revitalization, and development of the nation’s capital city using a diversity of disciplines and involving the broadest range of stakeholders”

Development Review/
Neighborhood Planning/
Historic Preservation

Revitalization
Planning

Development
Review (Zoning)

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Development Review

- OP reviews projects and proposals requiring zoning relief, large tract review, alley-closings, etc.
- Pre-development conferences provide an opportunity to influence project character, unit mix, design, etc





Zoning Requirements and Incentives

- Base Zone Standards
 - Higher FAR permitted in commercial zoning districts for housing and/or mixed use
- Overlay Zone Standards
 - Downtown Development (DD)
 - Uptown Arts (UA)
 - Reed Cooke (RC) – for affordable





Planned Unit Developments (PUDs)

- Used in residential, commercial, and mixed use zones
- Bonus density of 0.5 to 2.0 FAR offered for inclusion of affordable units in projects
- Affordable unit set-asides determined on a case by case basis





Special Needs Housing

- Community Based Residential Facility (CBRF) regulations impact housing provisions for:
 - Mentally and physically disabled individuals
 - Foster homes
 - Halfway houses
 - Emergency shelters
- Looking to expand locations to new zones





Alley Closings / PUD's

- Alley closings or PUD's resulting in increased commercial office density require contribution to Housing Production Trust Fund or creation of affordable housing off-site
- Requirements could be tightened to avoid "race to the bottom" from CDC's





Historic Preservation

- Historic Housing Tax Credit – \$1 million
- Legislative Intent
 - Benefit low and moderate income existing homeowners
 - Encourage historically appropriate rehab
 - Increase homeownership
- 10 Targeted Historic Districts – 9,243 eligible owners
- Grant program for low income homeowners
 - Households at less than 60% median income
 - Maximum grant of \$25,000--little to no match required
 - Fund serious system/ structural repairs and exterior improvements
- Tax credit provisions for moderate/upper income households





Historic Preservation

- “Special Merit” provision permits demolition “where necessary in the public interest by virtue of special merit”, has resulted in arts uses, old convention center
- Affordable housing could be a special merit component





Neighborhood Plans

- Major policy emphasis on housing production, including market rate and affordable
- Effective vehicle for identifying housing sites and the actions needed to facilitate their development
- Examples include Takoma, Cluster 23, Georgia Ave, Shaw, Anacostia





Neighborhood Plans

- Small Area Plans have uncovered opportunities for using city-owned land to increase affordable and market-rate housing
- Public education effort needed to reduce community opposition





Revitalization Plans

- Housing typically incorporated as a major component of large redevelopment plans
- Examples include St. Elizabeths Campus, Anacostia Waterfront Initiative, Reservation 13/Hill East, Southwest Waterfront





Long-Range Planning

- Comp Plan:
 - Sets city's official policies for housing production and preservation
 - Includes actions to implement housing policies
 - Identifies "Housing Opportunity Areas"
- Land Use Map identifies allowable uses and densities/intensities on all land in the city, thereby influencing development capacity and unit type
- Comp Plan guides zoning and drives the CIP
- Relevant policies and actions from the Comprehensive Housing Strategy can be incorporated into the revised Comp Plan to facilitate implementation





Comp Plan Update

- Major revision of the Comp Plan now underway
- Opportunity to:
 - Collect data useful in assessing land capacity and housing needs
 - Revisit land use map designations
 - Define appropriate land uses and densities on large development sites
 - Gather public input on housing needs and priorities
 - Develop policies and actions to address the “secondary factors” that influence the housing market—neighborhood quality, schools, retail choice, economic opportunity





Inclusionary Zoning

- Consultant currently examining best practices to develop recommendations
- Expansion and simplification of existing PUD density bonus policies likely
- Incentive-based program to be presented to Zoning Commission in Spring 2005

