

## Development Review Zoning Initiatives for Affordable Housing in FY 2022

Zoning Commission Public Meeting  
December 16, 2021

# Summary of Zoning Changes for Housing-



- **Amendments to IZ**
  - Adjust the MFI (2016)
  - Voluntary IZ (2016)
  - IZ Plus (2020)
  - IZ XL Phase 1 and 2 (2021)
- **New Housing focused MU zones (2021)**
- **FLUM Consistency Map Amendments (2022)**
- **Text Amendments to Ease Housing (2022)**
  - RA-1 zone amendments (2022)
  - Alley Lots (2022)
  - Accessory Apartments (2022)
- **Faith-Based Zoning Map Amendments (2022)**
- **Faith-Based Zoning Text Amendments (2022)**
- **Planning Studies – Potential Zoning Actions**
  - Chevy Chase / AFRH (2022)
  - Rock Creek West (2023)
  - NY Ave /Congress Hts (2024)



Inclusionary Zoning Updates		Approved
• IZ MFI Adjustment	ZC adjusted the MFI from 50/60 and 80 to 60 and 80	Dec. 2016
• Voluntary IZ	Owner may opt-in to IZ when they don't meet the mandatory trigger	Dec. 2016
• IZ Plus	Established a higher IZ Set-Aside for Map Amendments	July 2021
• IZ XL Phase 1	Expand IZ to exempt zones / raise height trigger from 50 to 85 feet	Jan. 1, 2022
• IZ XL Phase 2	Apply IZ to building conversion from non-residential to residential uses	eta: Feb 2022



# INCLUSIONARY ZONING

- FY 2021 and 2022: Zoning Commission has either approved or taken proposed action on text amendments to the Inclusionary Zoning program to increase the supply of affordable housing more equitably around the entire District using Housing Equity Report and Comprehensive Plan
- IZ Plus: requires an affordable housing set-aside requirement up to 20% for map amendments: **APPROVED**
- IZ XL Phase 1: prescribes an IZ requirement for most exempt zones and changes height threshold from 50 ft. to 85 ft. **APPROVED**
- IZ XL Phase 2: prescribes an IZ requirement for non-residential buildings (i.e. hotels and offices) converted to residential use: **APPROVED**



Housing-related Zoning Changes Faith-Based	Date
<ul style="list-style-type: none"><li>Faith-Based Zoning Map Amendment 1<ul style="list-style-type: none"><li>FLUM no. 8049 (Tabernacle Baptist)</li></ul></li></ul>	Nov. 2021
<ul style="list-style-type: none"><li>Faith-Based Zoning Map Amendment 2<ul style="list-style-type: none"><li>FLUM no. 8047, 8055, 356, 2334, 2331, 2340, 2349</li></ul></li></ul>	Feb. 2022 March 2022
<ul style="list-style-type: none"><li>Faith-Based Zoning Text Amendments</li></ul>	Mid 2022



## FAITH-BASED ZONING – Map Amendments

- Faith-based institutions own approximately 6 million sq. ft. of vacant land in the District, the majority of which is in low-density residential zones.
- The Future Land Use Map (FLUM) as part of the recently updated Comprehensive Plan was amended to support higher density residential development in certain areas.
- One map amendment has been set down in Ward 8 (Southeast Baptist Tabernacle), and three are forthcoming (two in Ward 7 and one in Ward 6), to make the zoning consistent with the updated FLUM to support the creation of more affordable housing.

### Timeline:

<b>1<sup>st</sup> Map Amendment:</b> First 3 cases for rezoning consistent with IZ Plus and Faith-based land consistent with the Future Land Use Map (FLUM)	<b>2<sup>nd</sup> Map Amendments (Anticipated Dates):</b>
Filed: November 16, 2021	File: February 2022
Public Hearing: February 2022	Public Hearing: April 2022
Complete: April 2022	Complete: July 2022



## FAITH-BASED ZONING – Text Amendments

- Comprehensive Plan includes language supporting development of affordable housing on properties owned by faith-based institutions.
- OP anticipates proposing changes to the zoning to allow affordable housing options for faith-based properties in zones where multi-family housing developments are not permitted:
  - 1) Matter-of-right option;
  - 2) Special exception option; and
  - 3) Planned Unit development option to accommodate larger projects.

### Anticipated timeline:

**Text Amendments:** to allow options for housing on faith-based properties, to include a matter-of-right option and discretionary options

Draft: April 2022

File: July 2022

Complete: October 2022



Housing-related Zoning Changes	Date
• FLUM Consistency Map Amendments	Nov. 2021, Dec. 2021, Jan. 2022
• RA-1 Amendments	Early 2022
• Rear Yard Amendment	Mid 2022
• Alley Lots	Mid 2022
• Accessory dwellings in accessory buildings	Mid 2022



# FUTURE LAND USE MAP CONSISTENCY



OP will be bringing forward map amendments to implement recent changes to the Future Land Use Map.

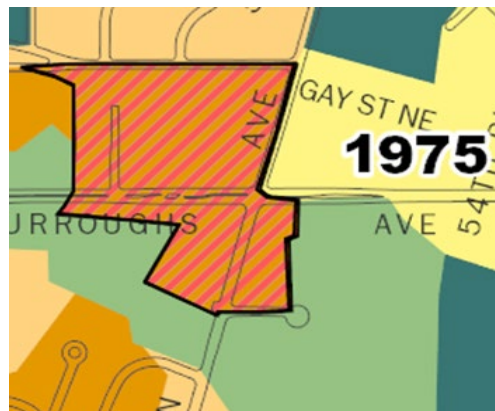
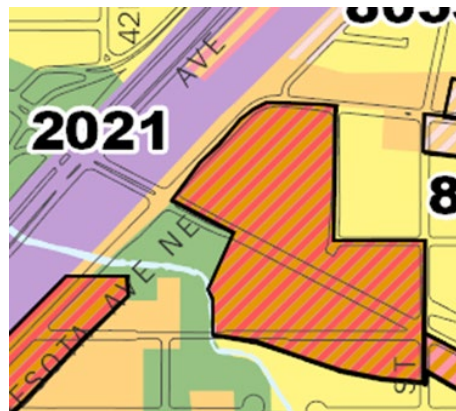
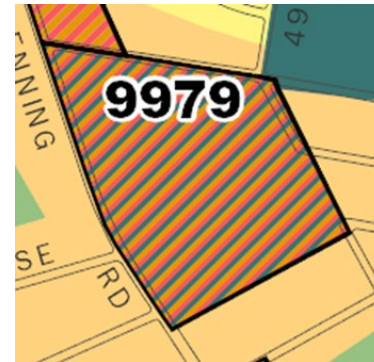
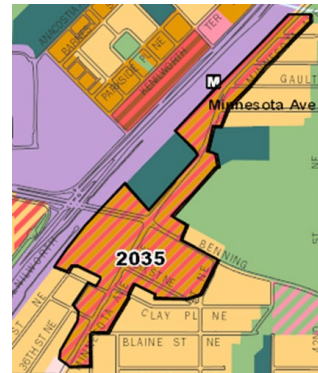
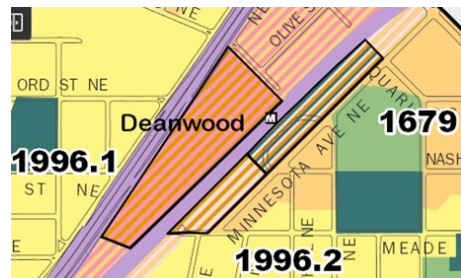
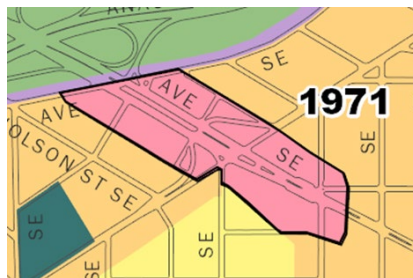
Nov. 2021 - Three cases have already been brought to the ZC: Lisner Home in Ward 3, a site in Ward 8, and the Manna property on S Street, NW.

Dec. 2021: Two cases have been filed with the ZC: A Map amendment for 1351 Alabama Avenue, SE in Congress Heights and a PUD on Georgia Ave.

Feb. 2022: Four more sites and property along Benning Road and Minnesota Avenue NE will be brought to the Zoning Commission

Mar. 2022: Three more sites will be brought to the Zoning Commission

# FUTURE LAND USE MAP CONSISTENCY WARD 7



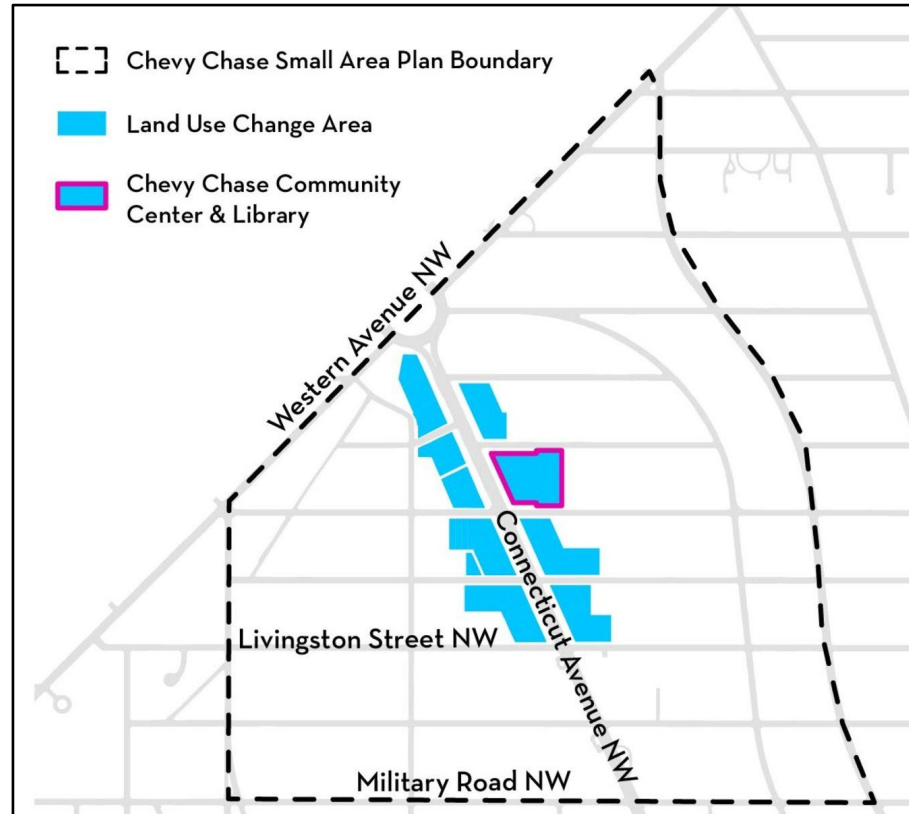


<b>Housing-related Zoning Changes Planning Area Studies</b>	<b>Date</b>
• Chevy Chase Potential Zoning Changes	Late 2022
• Rock Creek West Potential Zoning Changes	Early 2023
• Armed Forces Retirement Home Initial Zoning	2022-2023
• Congress Heights Potential Zoning Changes	Mid 2023
• New York Avenue Potential Zoning Changes	2024

# CHEVY CHASE SMALL AREA PLAN



The Chevy Chase SAP will explore how new buildings could look and function, to support the commercial district and provide new housing options including affordable housing, subject to future zoning changes. The boundary covers the two-blocks around the proposed land use change area, west to 41st Street, south to Military Road, and east to Nevada Avenue, NW.



# ROCK CREEK WEST STUDY



- Mayor Bowser set a goal for the Rock Creek West planning area to provide 1,900 additional affordable housing units by 2025 through the 2019 Housing Equity Report.
- OP is currently studying a multifaceted approach to ensure that the Rock Creek West planning area affordable housing goal is achieved.
- Ongoing planning efforts will likely provide zoning recommendations to increase affordable housing in the Rock Creek West planning area, including supporting affordable housing on faith-based owned properties.

## **Multifaceted approach to produce or preserve dedicated affordable housing:**

### **1. Financial Subsidies:**

- Conversion to Dedicated Affordable Housing
- New Construction
- HANTA
- Acquisitions
- DOPA
- Cash for Covenants

### **2. Land Use:**

- IZ Plus
- IZ XL Phases 1 & 2
- Faith-Based Zoning
- PUDS
- Accessory Apartments

### **3. Neighborhood Planning:**




- Large Scale Opportunity Sites
- Chevy Chase Small Area Plan
- Wisconsin Avenue Development Framework (Tenleytown & Friendship Heights)
- Connecticut Avenue Design Guidelines (Cleveland Park and Woodley Park)

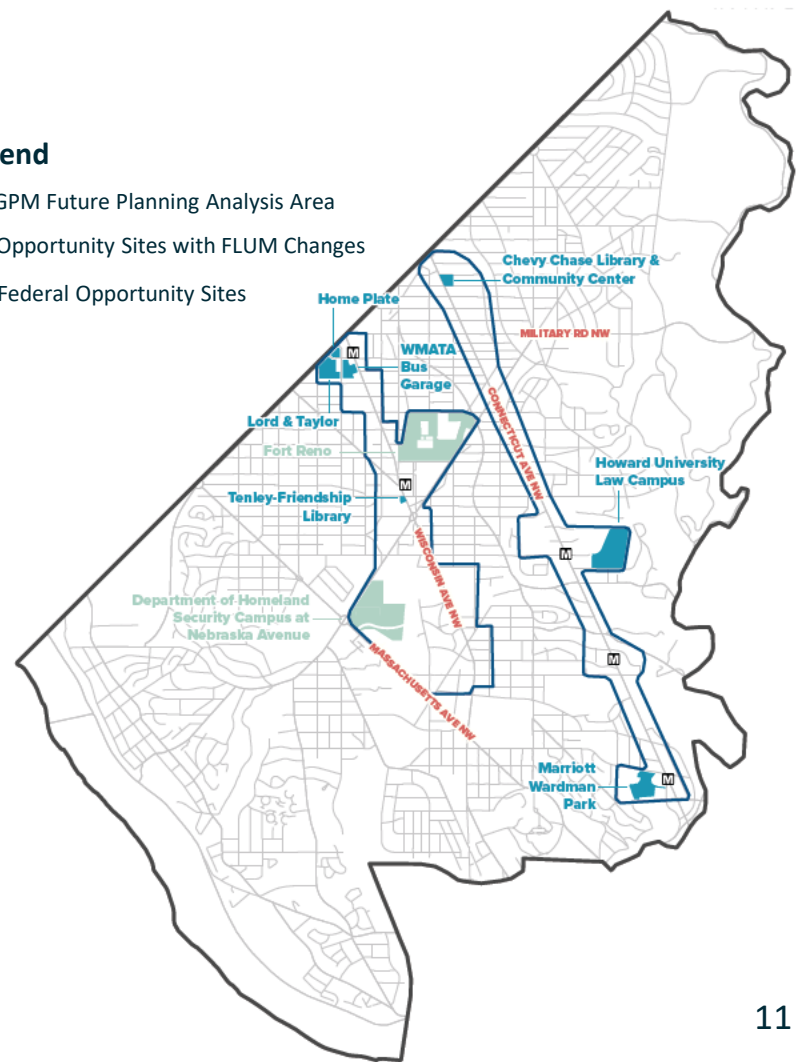
# ROCK CREEK WEST ROADMAP: OPPORTUNITY SITES

District-owned, federally-owned, and privately-owned opportunity sites present key opportunities to add mixed-income housing, with an emphasis on affordable housing, to Rock Creek West.

The Rock Creek West Roadmap highlights several sites where housing opportunities can be explored. Some of these sites are in the process of being redeveloped, while others are included to begin the conversation about how they can advance the District's housing goals and support community priorities.

## Legend

-  GPM Future Planning Analysis Area
-  Opportunity Sites with FLUM Changes
-  Federal Opportunity Sites





# Armed Forces Retirement Home



272-acre campus in the District includes more than 100 buildings and ancillary structures, many historic,

Approximately 4.3 million square feet of new development and adaptive reuse of historic buildings, as well as more than 20 acres of publicly-accessible green space

