

ROCK CREEK WEST ROADMAP

#36000BY2025



WE ARE WASHINGTON
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR



DEAR WASHINGTONIANS:

Coming into my second term, I set a bold goal to build 36,000 new homes by 2025. Our city's current housing stock is not enough to meet our current and future housing needs. Many residents pay a greater share of their income on housing than is sustainable. The COVID-19 pandemic has increased the housing burden on our residents, especially our Black residents and low-income residents.

Since setting that goal, the District has focused on accelerating citywide efforts to produce more housing, including affordable housing. Over the past several years, we have invested more than \$1 billion into our Housing Production Trust Fund – more per capita than any other jurisdiction in the nation. We have also expanded homeownership programs; invested in programs to make it easier for seniors to age in place; created and funded a Housing Preservation Fund; and adopted a High-Needs Area Tax Abatement program.

In addition to producing 36,000 new homes, we seek to foster more inclusive and racially-diverse neighborhoods throughout the District. The recently adopted Comprehensive Plan and *the 2019 Housing Equity Report* identified the Rock Creek West Planning Area as an important location for such efforts.

This document, the Rock Creek West Roadmap, is an important tool for government, business, and community to align around how and where we build housing and affordable housing. The Roadmap recognizes the unique housing context of Rock Creek West and identifies several near-term opportunities to significantly increase the supply of affordable housing and tools that can be used to realize those opportunities.

Through our collective action and deeper collaboration, we can meet our housing goals in Rock Creek West and advance our collective vision of an equitable city.

Sincerely,



Muriel Bowser
Mayor, District of Columbia



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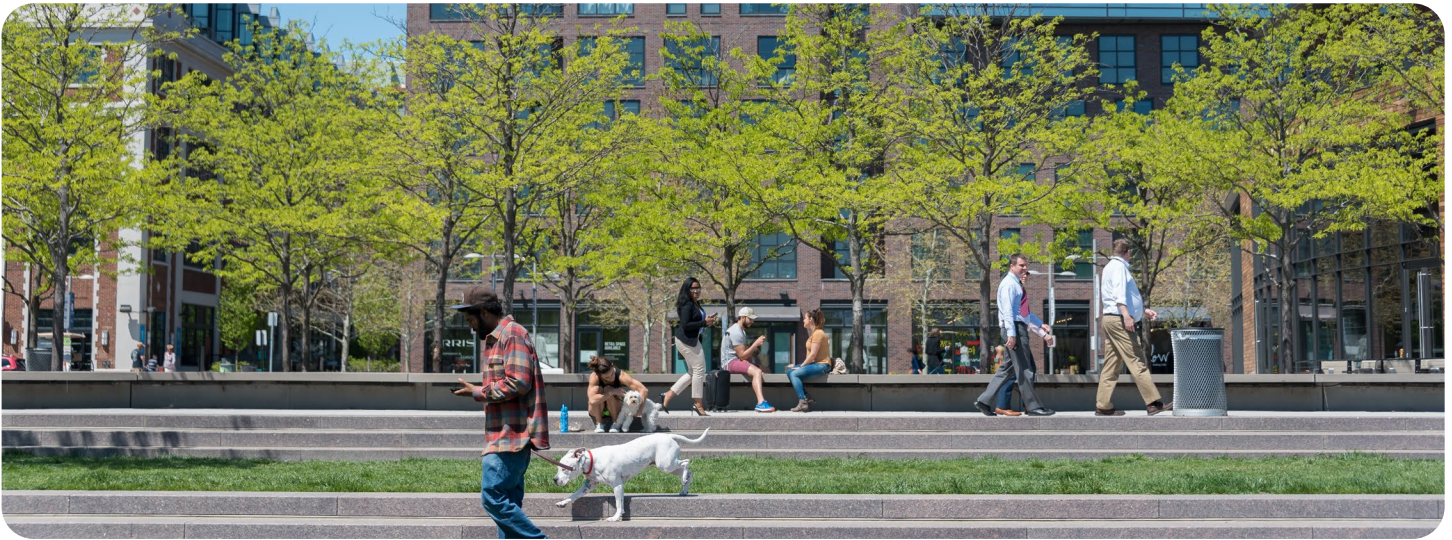
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\$5
PARKING
PER HOUR

OVERVIEW



Housing is important. Where you live and can afford to live has a major impact on your economic opportunities, health, and life outcomes.¹ Ensuring that residents in every neighborhood of the District have access to safe and affordable housing is central to advancing racial equity.

That’s why housing is one of Mayor Bowser’s top priorities. Since she took office in 2015, the District has made unprecedented investments in housing and has developed policies, programs, and tools to encourage housing development. In 2019, Mayor Bowser made the District the first city in the U.S. to set area-based affordable housing goals. Rock Creek West is the area with the highest goal – 1,990 additional affordable housing units.

We estimate that through leveraging the District’s financing tools, land use regulations, and opportunity sites, we can go beyond 1,990 units. Opportunities exist to add up to 2,400 affordable housing units to Rock Creek West in the coming years. Financial subsidies would support the largest share of affordable unit opportunities through converting existing units to dedicated affordable. The remaining units would be developed through new construction that includes both market rate and affordable units. Between 3,600 and 4,200 market rate units would accompany the affordable units developed through land use regulations and opportunity sites.

¹ Chetty, Friedman, Hendren, Jones, Porter. 2020. “The Opportunity Atlas: Mapping the Childhood Roots of Social Mobility.”

A large majority of these affordable units, about 70%, could be added in Future Planning Analysis Areas along Connecticut and Wisconsin Avenues (see map on page 9). The District is undertaking three neighborhood plans in these areas through 2023, which will be critical to harnessing opportunities to add market rate and affordable housing in Rock Creek West.

Reaching 2,400 additional affordable units in Rock Creek West will take all of us working together – the District government, housing providers, service providers, faith-based institutions, and residents. This Roadmap outlines how we can achieve our ambitious housing goals in Rock Creek West, through leveraging the District’s housing tools, making targeted investments, and developing neighborhood plans.

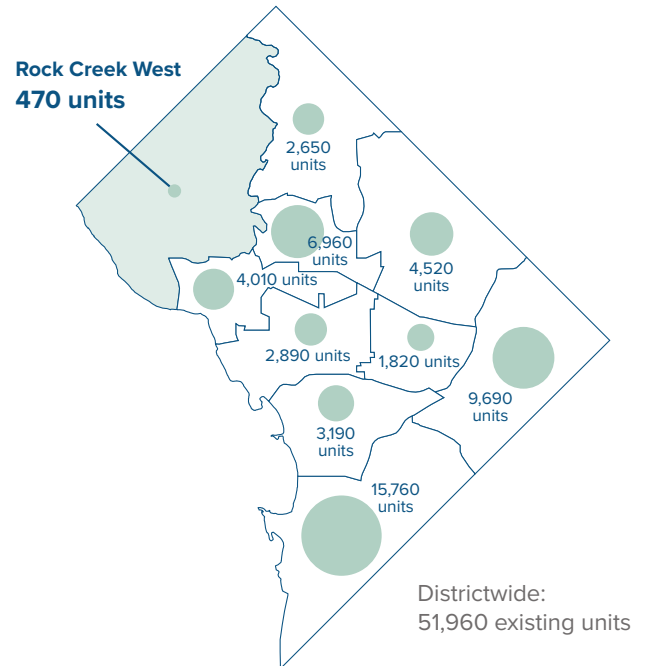
Opportunities for Production of Affordable Housing Units in the Rock Creek West Planning Area

Approach	Inside Future Planning Analysis Areas	Elsewhere in Rock Creek West	Total Affordable Units
Financial Subsidies	450 - 610	440 - 580	890 - 1,190
Land Use Regulations	460 - 550	80 - 90	540 - 640
Opportunity Sites	370 - 570	TBD	370 - 570
Total Affordable Units	1,280 - 1,730	520 - 670	1,800 - 2,400

Why Are We Planning in Rock Creek West?



2018 Estimated Distribution of Existing Dedicated Affordable Units from *the Housing Equity Report*



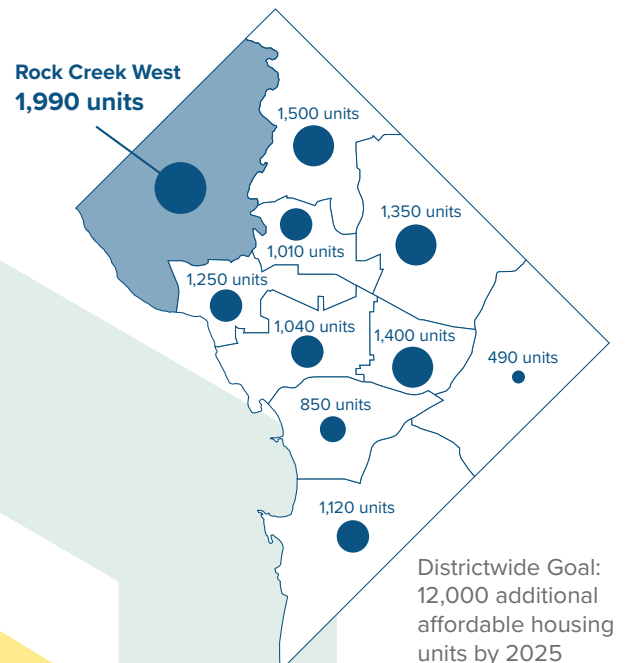
THE DISTRICT'S HOUSING GOALS

In January 2019, Mayor Bowser set an ambitious goal to deliver an additional 36,000 new units of housing and 12,000 units of dedicated affordable housing by 2025. In May 2019, she issued a Mayor's Order on housing directing District government agencies to address housing affordability. Later that year, the release of *the Housing Equity Report* made Washington, DC among the first cities in the nation to create area-specific goals for affordable housing and dedicate an entire initiative to examining the barriers and opportunities to affordable housing.

The Housing Equity Report established goals for total housing units and dedicated affordable units for each of the District's Planning Areas.¹ The report determined that of the 10 Planning Areas, Rock Creek West had the fewest dedicated affordable units – less than 1% of the District total compared to a high of 30% in the Far Southeast & Southwest Planning Area. This means that residents with lower incomes have fewer opportunities to live in Rock Creek West than other neighborhoods in the District.

A citywide survey conducted to inform *the Housing Equity Report* found that 80% of respondents felt strongly that the existing distribution of affordable housing in Washington, DC should change. Six out of ten survey respondents identified Rock Creek West as a high-priority area for additional affordable housing. Those who prioritized Rock Creek West cited the availability of transit, quality schools, and access to employment opportunities and neighborhood amenities as important neighborhood attributes that could support affordable housing. These aspects of Rock Creek West enhance economic, employment, and educational opportunities, and make the neighborhood a high-opportunity area.

2025 Dedicated Affordable Housing Production Goals from *the Housing Equity Report*



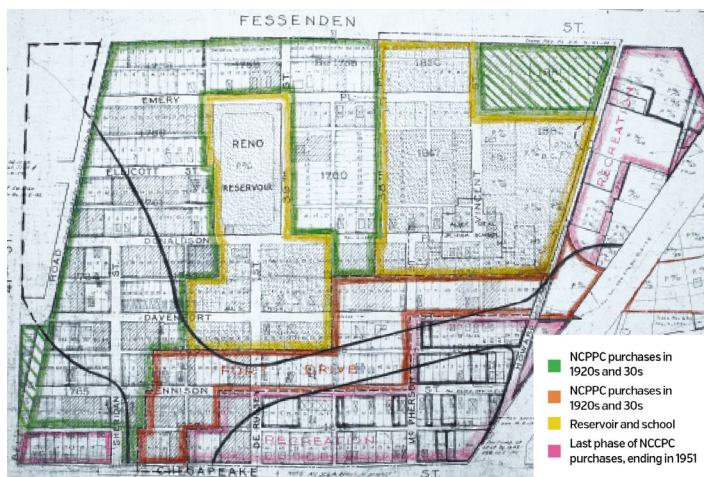
¹ The District uses Planning Areas for long-range planning as their boundaries remain constant, in contrast to Ward boundaries that change every ten years.

ADVANCING HOUSING EQUITY

To address the significant deficit in affordable units and support a path toward greater housing equity and opportunity, Rock Creek West was assigned the highest dedicated affordable housing goal in *the Housing Equity Report*: 1,990 units by 2025.

After the release of the housing goals, the District held a series of Community Conversations on Housing in late 2019 and early 2020. These events sought to expand awareness of the context that informed the goals, including the history of residential segregation and the impact of housing on economic opportunity.

Historically, discriminatory land use and financing tools have been used for the exclusion of Black residents from Rock Creek West. The Federal Housing Administration Map of 1937 graded areas of the District for loan approvals using race as a criterion, with many of the highest graded categories concentrated in Rock Creek West. Additionally, the Planning Area has a history of displacement of Black communities, such as in Reno City and the George Pointer settlement. Today, Rock Creek West remains the Planning Area with the highest share of white residents in the District.



In the late 19th and early 20th century, Reno City was a thriving Black community in Rock Creek West. As development began in nearby neighborhoods, real estate companies sought to displace Black residents in Reno City by buying up land and pressuring the federal government to take similar action. Between the 1920s and 1950s, the National Capital Parks and Planning Commission (NCCPC) used eminent domain to take land owned by Black residents in Reno City, razing dozens of homes and replacing them with two schools and 45 acres of open space.¹

¹ Image: National Archives; Neil Flanagan, *The Battle of Fort Reno*, *Washington City Paper*, November 2017.

Source: Chris Myers Asch & George Derek Musgrove, *Chocolate City: A History of Race and Democracy in the Nation's Capital*, The University of North Carolina Press, 2017.

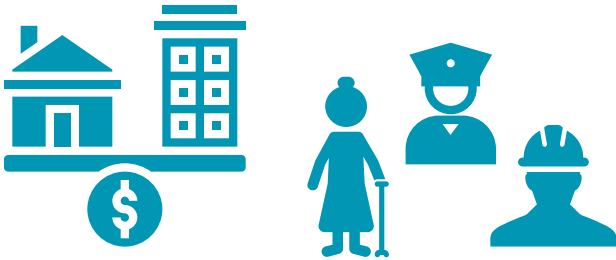


The Continuing Conversation on Housing in February 2020 featured the Undesign the Red Line interactive exhibit, which connects the intentional and systematic racial housing segregation of the 1930s to political and social issues of today.

At the Continuing Conversations on Housing event held in Rock Creek West in December 2019, David Williams from Harvard University's Opportunity Insights discussed how the geography of where children grow up impacts their life outcomes. Using economic mobility as an example, a child from a low-income household born between 1978 and 1983 who grew up in Anacostia earned \$23,000 per year on average as an adult compared to a child from a low-income household who grew up in Cleveland Park and earned \$45,000 per year on average as an adult. This example and others illustrated how a lack of affordable housing in high opportunity areas limits opportunities for lower-income residents to live there and therefore to access the economic, employment, and educational opportunities that these neighborhoods provide.

Mayor Bowser's affordable housing goals represented a first step in addressing the centuries of residential segregation in Rock Creek West and unlocking opportunities for residents of all incomes to live in the Planning Area.

Why Do We Need Affordable Housing in Rock Creek West?



Households on fixed incomes, such as older adults, and many working families that earn below 80% of the Median Family Income (MFI), have difficulty affording market rate housing. The 2021 MFI in the DC region for a family of four is \$129,000 and 80% MFI is \$103,200. For a single-person household, the 2021 MFI is \$90,300 and 80% MFI is \$72,250.

The greatest need for rental housing is typically below 60% of the MFI and homeownership is difficult to achieve even for many higher income households. The graphic to the right provides a sample of households by family size and job that fall within the less than 30% of MFI, 30% to 60% MFI, and 60% to 80% MFI income targets set by the Comprehensive Plan.

Of the District's 170,000 rental households, 25% are severely burdened, which means they spend more than half of their income on housing. Another 20% are burdened by housing costs, which means they spend between 30% and 50% of their income on housing. Housing cost burdens make it hard for households to afford other essential costs, such as food or healthcare, much less save for longer-term needs. As household income goes up, the share of households that are severely burdened declines, but many moderate-income renters still pay more than 30% of their income on housing. Therefore, the production of new affordable units and market rate units both serve an important role in moderating housing costs.

RACIAL EQUITY & AFFORDABLE HOUSING

Low- and moderate-income Black households in the District are disproportionately burdened by housing costs compared to white households. Increasing the supply of affordable housing in Rock Creek West can help to ease cost burden on these households and give them more opportunities to live in the neighborhood.

Households that may need affordable housing

Extremely Low-Income (<30% of the MFI)	Very Low-Income (30% to 60% of the MFI)	Low-Income (60% to 80% of the MFI)
<p>Retiree on Social Security & Savings Income: \$27,090</p>	<p>Psychiatric Technician Income: \$54,180</p>	<p>Computer Support Specialist Income: \$72,240</p>
<p>Fast Food Cook with 1 child Income: \$31,000</p>	<p>Insurance Claim Clerk with 1 child Income: \$61,920</p>	<p>Police Officer with 1 child Income: \$82,560</p>
<p>Physical Therapist Aide with 2 children Income: \$34,800</p>	<p>Guidance Counselor with 2 children Income: \$69,660</p>	<p>Librarian with 2 children Income: \$92,880</p>
<p>Bank Teller with 3 children Income: \$38,700</p>	<p>Construction Laborer & Dishwasher with 2 children Income: \$77,400</p>	<p>Shipping Clerk & Medical Technician with 2 children Income: \$103,200</p>
<p>Hair Dresser & Aging Parent with 3 children Income: \$42,600</p>	<p>Bus Driver & Receptionist with 3 children Income: \$85,140</p>	<p>Payroll Clerk & Pharmacy Aide with 3 children Income: \$113,520</p>

Maximum and minimum income limits, as well as rents and purchase prices, for dedicated affordable housing units are all based on the MFI and adjusted for household size.

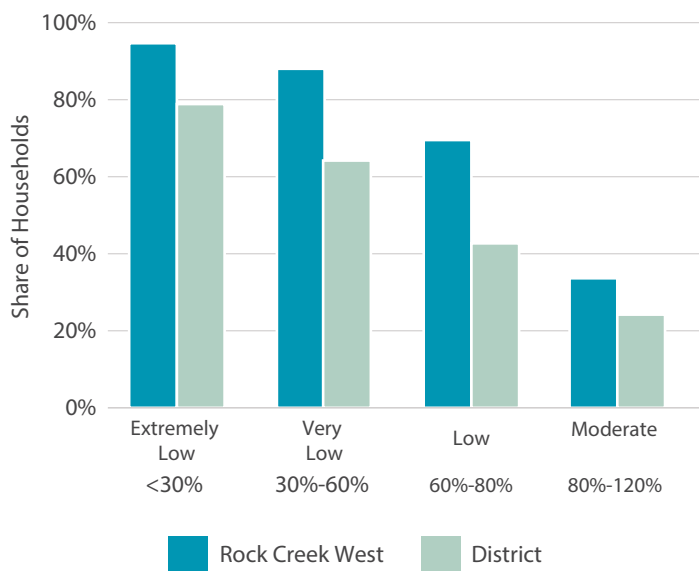
Source: US Department of Housing and Urban Development, US Bureau of Labor Statistics, DC Office of Planning

Only 1% of Rock Creek West’s housing units are dedicated affordable housing – the fewest of the District’s 10 Planning Areas. In addition, only 40% of the total rental supply in Rock Creek West is affordable to low-income households compared to 64% across the District. However, because these units are not dedicated affordable units, many of them are occupied by higher income households.

The supply of affordable units rapidly dwindles for the lowest income households, with only 2% of the total rental supply in Rock Creek West affordable to extremely low-income households that make less than 30% of the MFI. This means that lower income households have significantly fewer opportunities to choose to live in Rock Creek West, and those low-income households that do live in Rock Creek West are much more likely to be burdened and severely burdened by housing costs. Of the extremely low-income rental households in Rock Creek West, 95% spend more than 30% of their income on housing compared to 79% across the city as a whole.

When high-opportunity neighborhoods, such as Rock Creek West, lack affordable housing or when areas with affordable housing lack neighborhood services and amenities, residents in low-income households are excluded from important social and economic opportunities.

Share of Households that are Burdened or Severely Burden by Housing Costs by Median Family Income



Source: 2013-2017 American Community Survey PUMS, DC Office of Planning

WHAT IS AFFORDABLE HOUSING?

The Housing Equity Report set production targets for total housing units and dedicated affordable housing units across the District’s 10 Planning Areas.

Dedicated affordable housing is both income-restricted to households earning less than 30% of the DC region’s Median Family Income (MFI) and up to 80% of the MFI and rent-restricted to 30% of the target household income limit. The price of this housing is maintained at a level below what the free market would demand using a variety of local and federal tools.

Market rate housing is defined as housing with rents or sales prices that are allowed to change with market conditions, including increased demand. Some market rate housing may be naturally occurring affordable housing that low- and moderate-income households can afford. New market rate production is critically important to keeping the broader supply of housing affordable to the typical household. Market rents over the past several years have risen more slowly than inflation due to increased supply from new market rate rental housing.

There are also several tools that contribute to housing affordability in the District but are not considered to be dedicated affordable housing. One example is rent control, which requires rents on market rate apartments built prior to 1975 to rise only as fast as the Consumer Price Index for older adults and tenants with disabilities and the CPI plus two percent for everyone else. While rent control is an important tenant protection and anti-displacement tool, it is not based on the income of the tenant. Therefore, rent controlled units are not dedicated affordable units.

What We've Done and What We Need To Do



Connecticut Avenue
in Chevy Chase

Since 2015, Mayor Bowser has made historic investments in housing and worked to change land use policies to encourage housing production. This section will explain steps we've taken so far to achieve Rock Creek West's housing goals and highlight approaches and tools with the greatest potential to add affordable housing in the Planning Area.

THE COMPREHENSIVE PLAN

The District recently enacted Mayor Bowser's update to the Comprehensive Plan ("Comp Plan"), a guiding document that sets a positive, long-term vision for the District through the lens of physical growth and change. The Mayor's housing goals are incorporated throughout the Comp Plan in updated policies and maps that provide critical guidance to District agencies.

In parts of Rock Creek West, particularly along Connecticut and Wisconsin Avenues, the Comp Plan's Future Land Use Map (FLUM) adopted new land use designations that support more market rate and affordable housing. These new designations added or increased allowable residential density in certain areas, which could permit additional housing units, pending a change in zoning. During the Public Review period for the Comp Plan update, 5 Advisory Neighborhood Commissions (ANCs) within Rock Creek West submitted resolutions. Of the 3 ANCs that referenced the FLUM, one supported the proposed amendments and 2 supported the amendments contingent on an OP-led planning process prior to approval of zoning changes.

The Comp Plan's Generalized Policy Map also identified Connecticut and Wisconsin Avenues as "Future Planning Analysis Areas" that would require further analysis to ensure adequate planning for equitable development. The District's 2021 and 2022 budgets included three neighborhood planning efforts in Rock Creek West for the Office of Planning (OP) to begin this analysis. These neighborhood plans are an opportunity to advance the District's housing goals in the Planning Area with the least affordable housing.



The Comp Plan is a guiding document that sets a positive, long-term vision for the District through the lens of physical growth and change

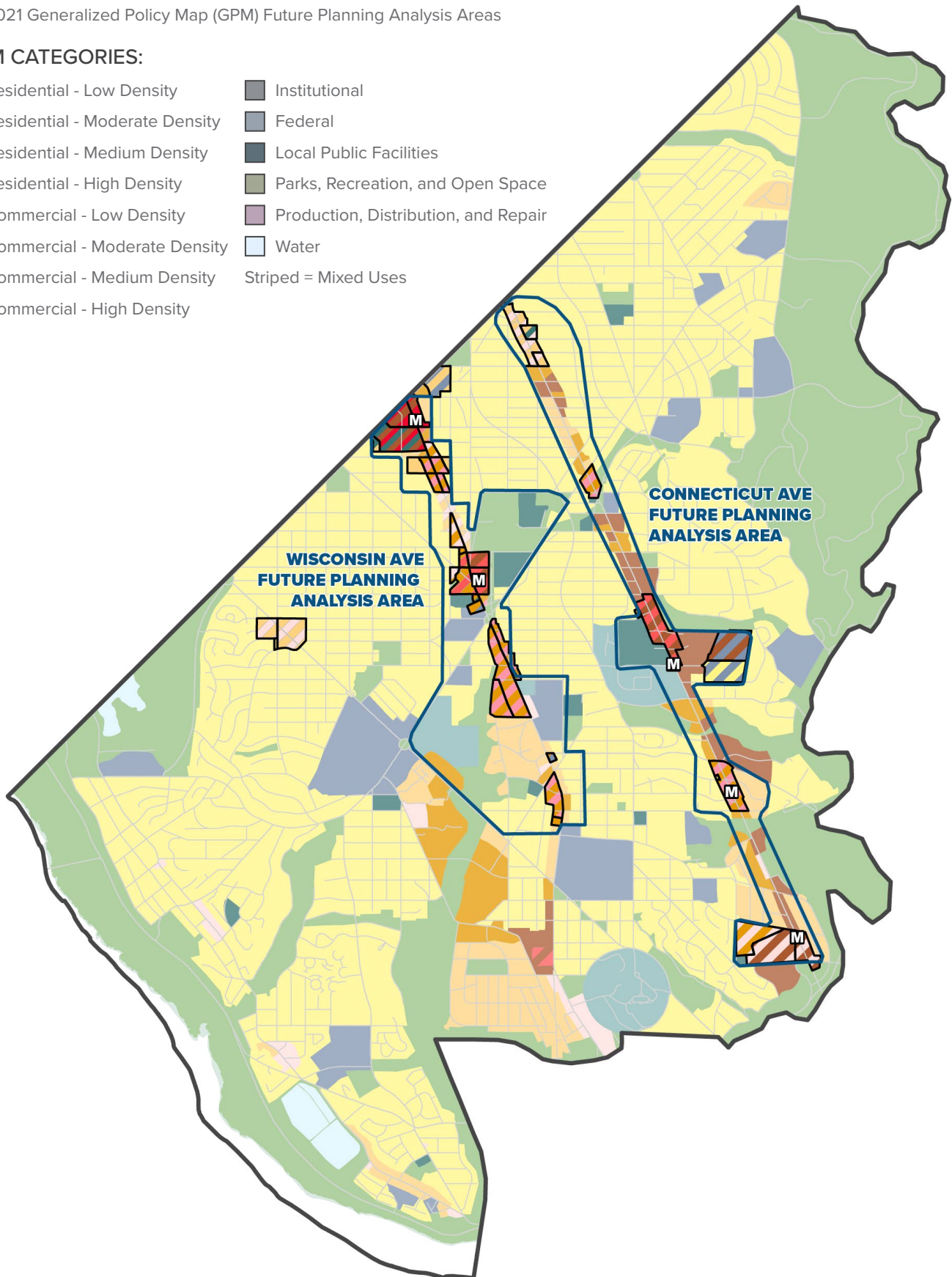
Comp Plan Future Land Use Map and Future Planning Analysis Areas in Rock Creek West

LEGEND:

- 2021 Future Land Use Map (FLUM) Changes
- 2021 Generalized Policy Map (GPM) Future Planning Analysis Areas

FLUM CATEGORIES:

- | | |
|---|---|
| Residential - Low Density | Institutional |
| Residential - Moderate Density | Federal |
| Residential - Medium Density | Local Public Facilities |
| Residential - High Density | Parks, Recreation, and Open Space |
| Commercial - Low Density | Production, Distribution, and Repair |
| Commercial - Moderate Density | Water |
| Commercial - Medium Density | Striped = Mixed Uses |
| Commercial - High Density | |



ROCK CREEK WEST'S AFFORDABLE HOUSING PIPELINE

At the time of *the Housing Equity Report*, Rock Creek West had just 470 dedicated affordable units total and 80 dedicated affordable units in the pipeline. As of year-end 2021, there are 440 affordable units in Rock Creek West's pipeline—an increase of over five times in just three years. When these units deliver, the number of affordable units in the Planning Area will have almost doubled since the release of *the Housing Equity Report*. This increase in affordable units in Rock Creek West's pipeline is a testament to the significant investment that Mayor Bowser's administration has made in advancing affordable housing across the District. However, harnessing the opportunity to add up to 2,400 affordable units in Rock Creek West in the coming years will require the District to continue to leverage every tool and resource available.

APPROACHES TO AFFORDABLE HOUSING PRODUCTION

There are three approaches typically used to produce or preserve dedicated affordable housing, which can be used separately or in combination:

- Financial Subsidies
- Land Use Regulations
- Planning for Opportunity Sites



Top: Tenants of the 3218 Wisconsin Ave Cooperative used DC Preservation Fund dollars to acquire this apartment building in Rock Creek West and convert it to cooperative ownership.

Above: Tenants selected a mission-oriented developer to acquire The Hampshire, in the Rock Creek East Planning Area, using DC Preservation Funds. Permanent financing sources for the 56 units of affordable, family rental housing include low income housing tax credits allocated by the District.

Approach 1: Financial Subsidies

Financial subsidies assist affordable housing developers in acquiring, rehabilitating, and properly managing affordable housing. These tools can include tax credits that raise equity for housing, loans that reduce the cost of borrowing money, or tax abatements to reduce the cost of managing affordable housing. Financial subsidies are needed when there is a larger share of affordable units within a project or when they are targeted to very low and extremely low-income households.

Mayor Bowser has made unprecedented investments in housing subsidies. In her first year as Mayor, she dedicated \$100 million annually to the Housing Production Trust Fund (HPTF). In 2021, she made \$400 million available to the HPTF, bringing her total investment to \$1 billion. DC invests more per capita into HPTF than any jurisdiction in the country.

The Department of Housing and Community Development’s (DHCD) Consolidated Request for Proposals (RFP): Most of the District’s financial investment in affordable housing is distributed through DHCD’s competitive Consolidated RFP. In September 2021, DHCD issued an RFP for a historic and unprecedented level of funding, including \$400 million for the District’s HPTF that can be matched with project-based local rent support and up to \$16 million of federal HOME Investment Partnership dollars. Proposals compete for these funds based on the quality of their team, the characteristics of the proposed development, and who they intend to serve. This September’s RFP gave priority to projects proposed in Rock Creek West, making a significant amount of potential funding available for affordable housing units in the Planning Area.

In addition to resources offered through the Consolidated RFP, the District is making up to \$31 million in one-time federal Fiscal Recovery Funds available for developers to acquire property for affordable housing.

High-Needs Area Tax Abatement: Under this new legislation from Mayor Bowser, property owners can compete for tax abatements worth a total of \$4 million per year by 2024. Successful applicants will make at least one-third of units available at affordable rates and will compete for the tax abatement based on affordability level and length of time units will be committed as affordable. This legislation specifically targets the production of affordable housing in Rock Creek West, along with other high-need Planning Areas such as Capitol Hill.

WHAT IS THE DISTRICT GOVERNMENT’S ROLE IN THE DELIVERY OF AFFORDABLE HOUSING?

The District government primarily provides support to produce and preserve affordable housing through policies and investments that incentivize housing developers and property owners to rent or sell to households earning less than 80% of MFI. To produce affordable housing, developers acquire property, assemble financing from multiple public and private sources, secure required approvals and entitlements, and oversee construction. The pre-development process including environmental analyses, historic preservation, finalizing architectural plans, securing zoning approvals if needed, and closing on all financing sources can take a year or more to complete after the District commits funding to a project. This complexity leads to variability in delivery timelines for individual projects.

WHAT ABOUT TENANT-BASED VOUCHERS?

In addition to incentives for developers and property owners, the District provides “tenant-based” vouchers that pay the difference between what a low-income household can pay and a reasonable rent for the neighborhood in which they live. If the tenant moves, the voucher can go with them to another property. Most vouchers serve extremely low-income households, for whom affordable payments may not be enough to cover the cost of operations, maintenance, and debt service for their unit. Although tenant-based vouchers do not increase the total number of dedicated affordable units, they are an important tool to provide deeper affordability. The District has increased its investment in vouchers to support more households while additional affordable housing units advance through the development process.

Approach 2: Land Use Regulations

Land use regulations determine what can and cannot be built on a specific lot, and have been used across the country to prevent housing in the past. These tools can support housing affordability through additional density or increased affordability requirements. Land use tools are typically good at getting a modest amount of affordable units and depth of affordability across many properties.

Expanded Inclusionary Zoning (IZ+ & IZ-XL): Adopted in 2021, IZ+ seeks to achieve higher affordability set-asides from the District’s regular IZ program when properties receive a change in zoning that permits greater density in alignment with the Comp Plan update. IZ+’s affordable set-aside requirements can increase the affordability requirements from the existing requirement of 8% to 12.5% to as much as 20%. Changes to the Comp Plan’s Future Land Use Map along Connecticut and Wisconsin Avenues create several opportunities to apply IZ+ in Rock Creek West.

IZ-XL expands IZ requirements to previously exempted areas of the District and is expected to take effect in early 2022. In Rock Creek West, the MU-27 Zone near the Naval Observatory will now have IZ requirements.

Planned Unit Developments (PUDs): PUDs provide developers additional density and zoning flexibility when they seek to build projects that exceed existing matter-of-right zoning regulations. In exchange for this flexibility, developers are required to provide community benefits, such as increased affordable housing. The Comp Plan update provided increased clarity regarding the PUD process that will make review more efficient and accelerate housing production and community benefits.

Faith-Based Zoning: Faith-based institutions represent a significant opportunity for development of affordable housing and it is often within their charitable missions. In the District, faith-based institutions own nearly 6 million square feet of vacant land and an estimated 4 million square feet of land with improvements. Much of this land is in residential neighborhoods and has zoning limited to low-density single-family homes or flats.

The Comp Plan update included policies supporting development of affordable housing on properties owned by faith-based institutions. OP is analyzing the characteristics of these properties, including in Rock Creek West, to determine appropriate amendments to the zoning regulations that will remove barriers to and support the development of affordable housing on these sites. OP proposed its first zoning map

amendment as part of this initiative in November 2021 and will work with faith-based institutions to submit additional amendments in the coming months.

Accessory Apartments: Accessory apartments, known in some jurisdictions as “accessory dwelling units,” are permitted in most of the District’s Residential zones and can be either detached from or attached to the principal dwelling unit. Residential zones comprise about 87% of Rock Creek West’s residentially-zoned land.

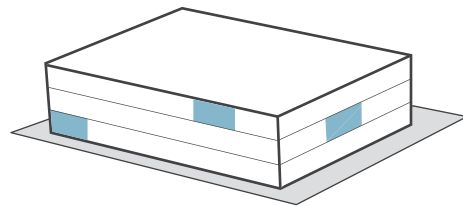
Neighborhood Planning & Land Use Regulations: Neighborhood plans can recommend zoning changes in alignment with the Comp Plan’s Future Land Use Map. In Rock Creek West, a zoning change in an area designated for increased residential density on the FLUM would create the opportunity for more housing units overall, including additional affordable housing units through IZ+ affordability set-aside requirements.

How does IZ Plus Work?

Affordable set-aside requirements increase after a rezoning that increases residential density. The scenario below demonstrates how IZ Plus works during a change in zoning from RA-2 to RA-3.

Regular IZ

Old Zone: RA-2



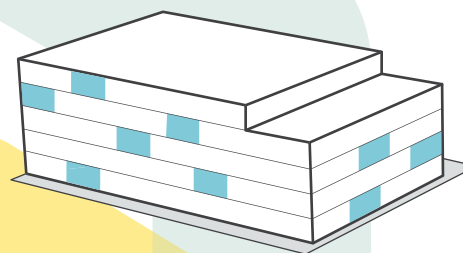
1.8
Floor Area
Ratio (FAR)

10%
Affordable
Set-Aside

Increase in FAR utilized = 100%

IZ Plus

New Zone: RA-3



3.6
Floor Area
Ratio (FAR)

20%
Bonus Density

20%
New Affordable
Set-Aside

Approach 3: Planning for Opportunity Sites

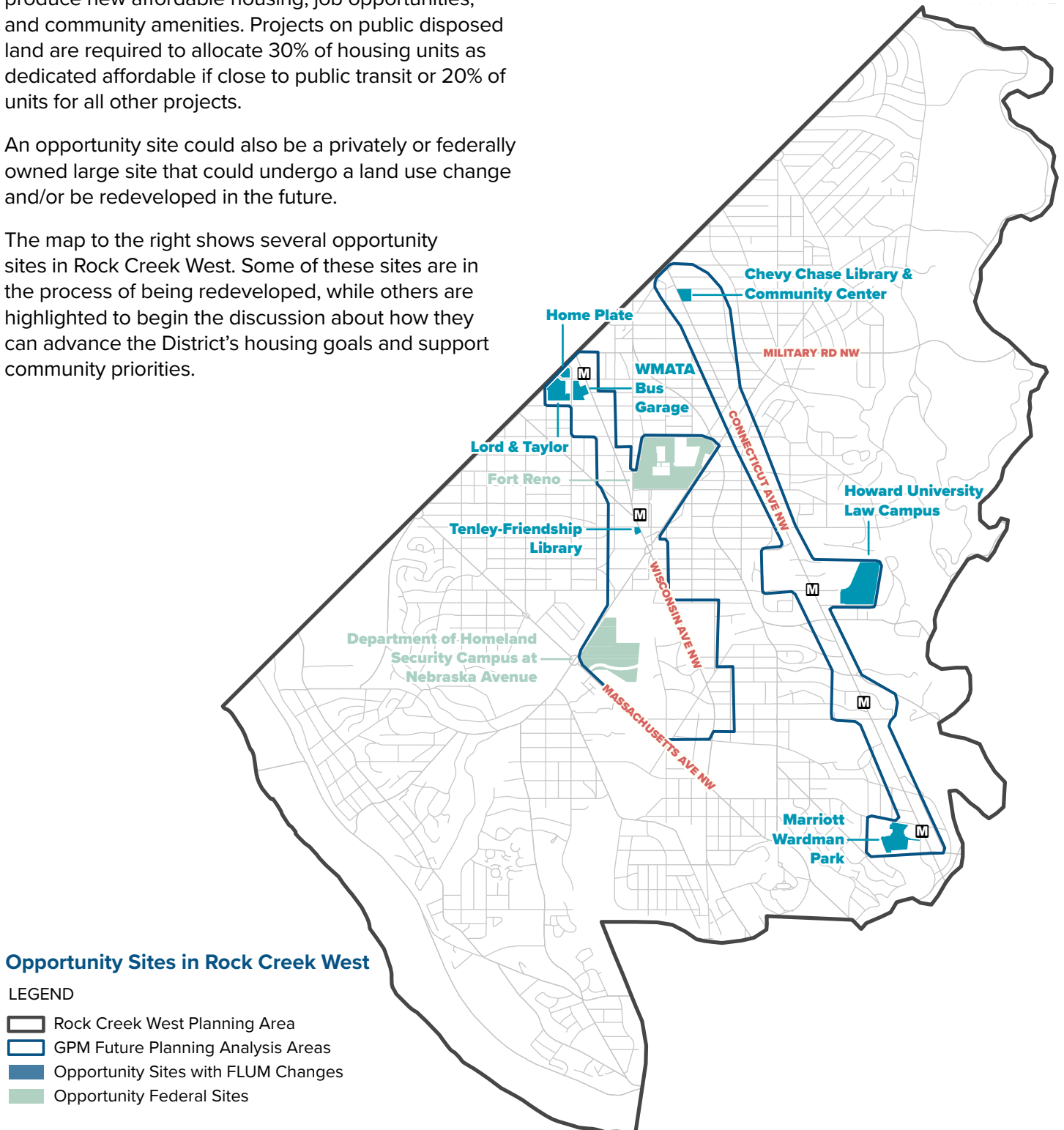
Planning for opportunity sites in Rock Creek West includes exploring the possibility of including mixed-income housing, especially for the lowest-income households, to support the District’s housing goals. Many different types of sites can be considered “opportunity sites.” For example, the District can leverage the land value of underutilized parcels of District-owned land to redevelop properties and produce new affordable housing, job opportunities, and community amenities. Projects on public disposed land are required to allocate 30% of housing units as dedicated affordable if close to public transit or 20% of units for all other projects.

An opportunity site could also be a privately or federally owned large site that could undergo a land use change and/or be redeveloped in the future.

The map to the right shows several opportunity sites in Rock Creek West. Some of these sites are in the process of being redeveloped, while others are highlighted to begin the discussion about how they can advance the District’s housing goals and support community priorities.

Neighborhood Planning & Opportunity Sites:

Neighborhood Planning can engage the community in establishing a vision and goals for redevelopment that can integrate a mix of housing options, high-quality design, public space, and community-serving amenities.



Opportunity Sites in Rock Creek West

LEGEND

- Rock Creek West Planning Area
- GPM Future Planning Analysis Areas
- Opportunity Sites with FLUM Changes
- Opportunity Federal Sites

Neighborhood Planning in Rock Creek West



In Rock Creek West, OP's 2021-2023 neighborhood planning efforts are intended to implement the Comp Plan, particularly where land use changes have been made on Wisconsin and Connecticut Avenues that increase opportunities for residential development. These land use changes were an important step for Rock Creek West to support an equitable share of the District's growth, specifically providing for more dedicated affordable and moderate-income housing.

Neighborhood planning in Rock Creek West will focus on urban design to promote a cohesive and context-sensitive approach to infill residential and mixed-use development, especially for commercial centers, major avenues, and historic districts. Urban design studies will take into consideration the scale of new buildings, the ground floor activities they support, and the public spaces between them, while achieving the goal of producing 1,990 affordable housing units. These studies will also explore the array of tools that yield high quality building design coupled with public spaces that residents and visitors alike will enjoy.

To engage in OP's neighborhood planning efforts, visit: planning.dc.gov.

PLANNING THROUGH 2023

OP is spearheading neighborhood planning efforts in Rock Creek West with residents and community stakeholders to further the updated Comp Plan's goals, including the production of more housing and affordable housing in Rock Creek West. Each plan will include coordination with District government agencies that focus on housing. While each effort includes goals around housing, they also recognize the importance of supporting vibrant public spaces, retail, and other amenities along the Wisconsin and Connecticut Avenue corridors. These efforts include the following areas and housing priorities:

The Chevy Chase Small Area Plan will offer a vision for the modest but important opportunity to realize equitable growth along a gateway corridor. It will support additional affordable housing production in an established main street corridor, with a focus on the potential for the library and community center sites to be redeveloped to also include housing. The plan will be submitted to Council mid-2022.

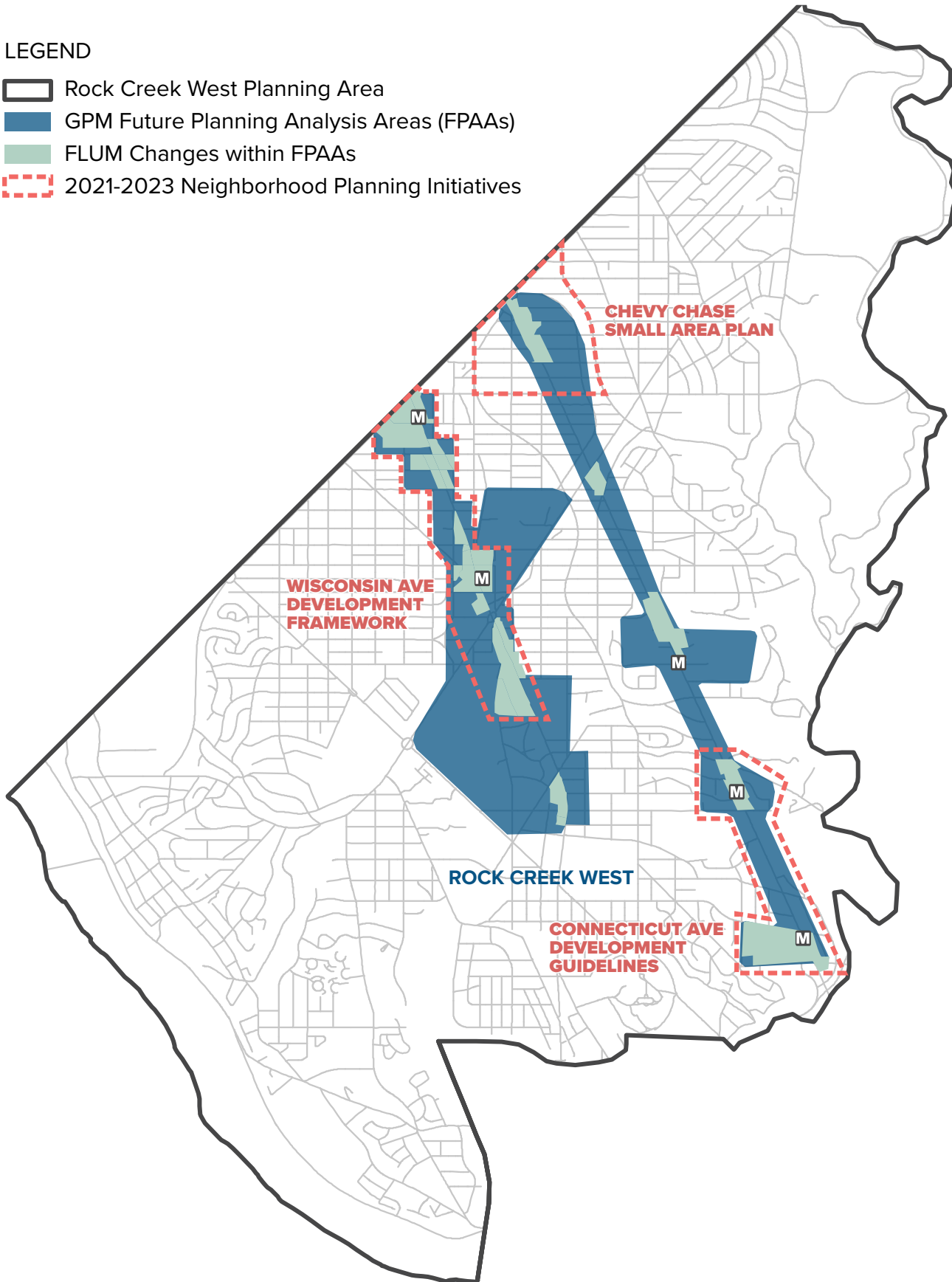
The Wisconsin Avenue Development Framework (Tenleytown and Friendship Heights) will recommend new zoning that can deliver additional housing capacity in this high-opportunity, high- and medium-density corridor. The framework will examine key sites, such as the WMATA Western Bus Garage, for opportunities to maximize affordable housing, to be completed in early 2023.

The Connecticut Avenue Development Guidelines (Cleveland Park and Woodley Park) will explore how to support additional housing opportunities in these transit-oriented nodes. The effort will include collaboration with the Historic Preservation Review Board to determine how design can both support the historic districts and meet the new land use designations provided in the Comp Plan, to be completed in early 2023.

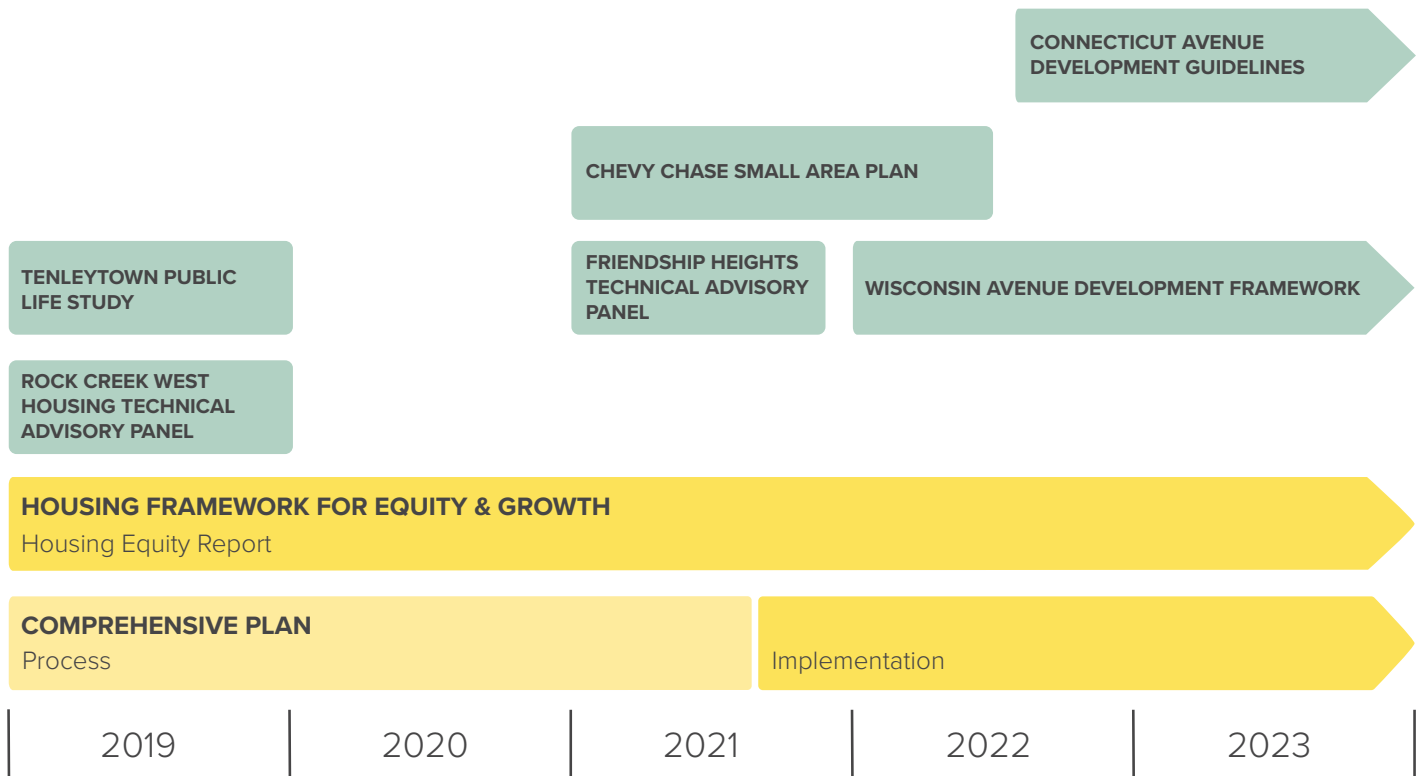
Map of Neighborhood Planning Efforts through 2023

LEGEND

- Rock Creek West Planning Area
- GPM Future Planning Analysis Areas (FPAAs)
- FLUM Changes within FPAAs
- 2021-2023 Neighborhood Planning Initiatives



Planning Efforts that Support Affordable Housing in Rock Creek West



Upcoming Plans in Rock Creek West will be informed by OP's recently completed planning work, including the Comp Plan Update, the Housing Equity Report, and neighborhood planning efforts that have explored opportunities for housing in Rock Creek West.

Resources

[DC Comprehensive Plan](#). DC Office of Planning, 2021.

[Friendship Heights Technical Advisory Panel](#). DC Office of Planning, Washington Metropolitan Area Transit Authority (WMATA) and Metropolitan Washington Council of Governments, 2021.

[Housing Equity Report: Creating Goals for Areas of Our City](#). DC Office of Planning and DC Department of Housing and Community Development. 2019.

[Rock Creek West Housing Technical Advisory Panel](#). Deputy Mayor for Planning and Economic Development, DC Office of Planning, and DC Department of Housing and Community Development. 2019.

[Tenleytown Public Life Study](#). DC Office of Planning, 2019.

[Resources for Residents & Developers](#). Housing Framework for Equity & Growth.

[Front Door DC](#). A DC Government website helping current and future DC homeowners thrive.

Meeting Rock Creek West's Affordable Housing Goals



Reaching 2,400 additional affordable housing units in Rock Creek West will require all of us to work together. In order to meet our goals in Rock Creek West and across the District, all of us will have to deepen our collaboration and advocate for greater housing opportunities.

WHAT CAN THE GOVERNMENT DO?

The DC government, with federal support and collaboration, can continue to make investments in housing and leverage land to prioritize the production and preservation of affordable housing in high-opportunity areas. It can leverage the District's robust set of housing policies, programs, and tools, while continuing to engage stakeholders to develop new ideas and innovative approaches. The Office of Planning can conduct neighborhood planning efforts that unlock the affordable and market rate housing opportunities included in the District's Comp Plan update.

WHAT CAN HOUSING PROVIDERS DO?

Developers can include affordable housing units in project plans and work with the District government, federal government, and investors to secure approvals and resources to reach affordable rents and sales prices. Owners and property managers can make vacancies available to households participating in the Inclusionary Zoning lottery and to voucher recipients. Owners selling properties in Rock Creek West can work with tenant organizations interested in purchasing to help low-income renters stay in the neighborhood.

WHAT CAN SERVICE ORGANIZATIONS DO?

Service organizations working in Rock Creek West can engage new neighbors to help them find resources for health and wellness, educational opportunities, programs for children and youth, fresh food, transportation, and other daily needs. Providers of health and human services can support individual residents with disabilities in maintaining their housing and settling into the neighborhood.

WHAT CAN FAITH-BASED INSTITUTIONS DO?

Faith-based institutions can convene their members to discuss the need for affordable housing. They can welcome new neighbors and help them to settle in, find the resources they need, and build relationships in the community. Faith-based institutions can also take direct action and develop affordable housing on a portion of their land. For more information, faith-based institutions can reach out to OP and DHCD.

WHAT CAN RESIDENTS DO?

Everyone can work to support housing equity in the District. Talk with your neighbors or civic organizations about the connection between affordable housing and opportunity. Advocate to your ANC to support projects that include affordable and market rate housing. If you own your home, you can look into adding an accessory apartment on your property. Engage in OP's current and future planning efforts in Rock Creek West to help shape the future of the neighborhood.

ROCK CREEK WEST ROADMAP

#36000BY2025



WE ARE WASHINGTON
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR

