



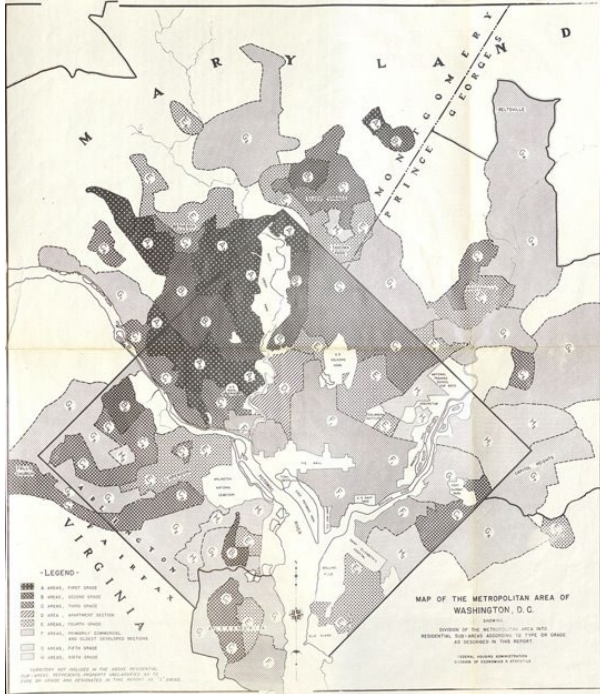
## Racial Equity in Practice

July 28, 2022

# Why Racial Equity?



## Historic Policies Shaped Planning in the District



## Historic Policies Drive Outcomes for Residents

### Household Median Income

\$77,649  
Districtwide

# OP Racial Equity Narrative



"The District of Columbia Office of Planning (OP) acknowledges that urban planning has been part of systems that, through racially discriminatory and exclusionary policies, have harmed Black residents, other people of color, and their communities.

Recognizing the continuing effects of this legacy, OP is working to achieve racial equity, which we define as when race no longer drives disparities or life outcomes for District residents, and when everyone has equitable access to opportunities and what they need to thrive, inclusive of all identities and no matter where they live.

OP is committed to applying a racial equity lens both in our internal operations and external work and to confronting and rejecting structural racism where it exists. We commit to advancing racial equity through transparent processes, centering community voices in planning, maximizing accessibility of our services and programs, and holding ourselves accountable for the impact of our work.

We will name and address inequities when we encounter them. We will build a planning practice centered on racial equity for land use; design and preservation; and the built environment. We will continue to advance racial equity to increase affordable housing, inclusive economic opportunities, and healthy neighborhoods where all residents can access what they need to achieve equitable outcomes."

[planning.dc.gov/racialequity](https://planning.dc.gov/racialequity)

# Racial Equity in the Comprehensive Plan

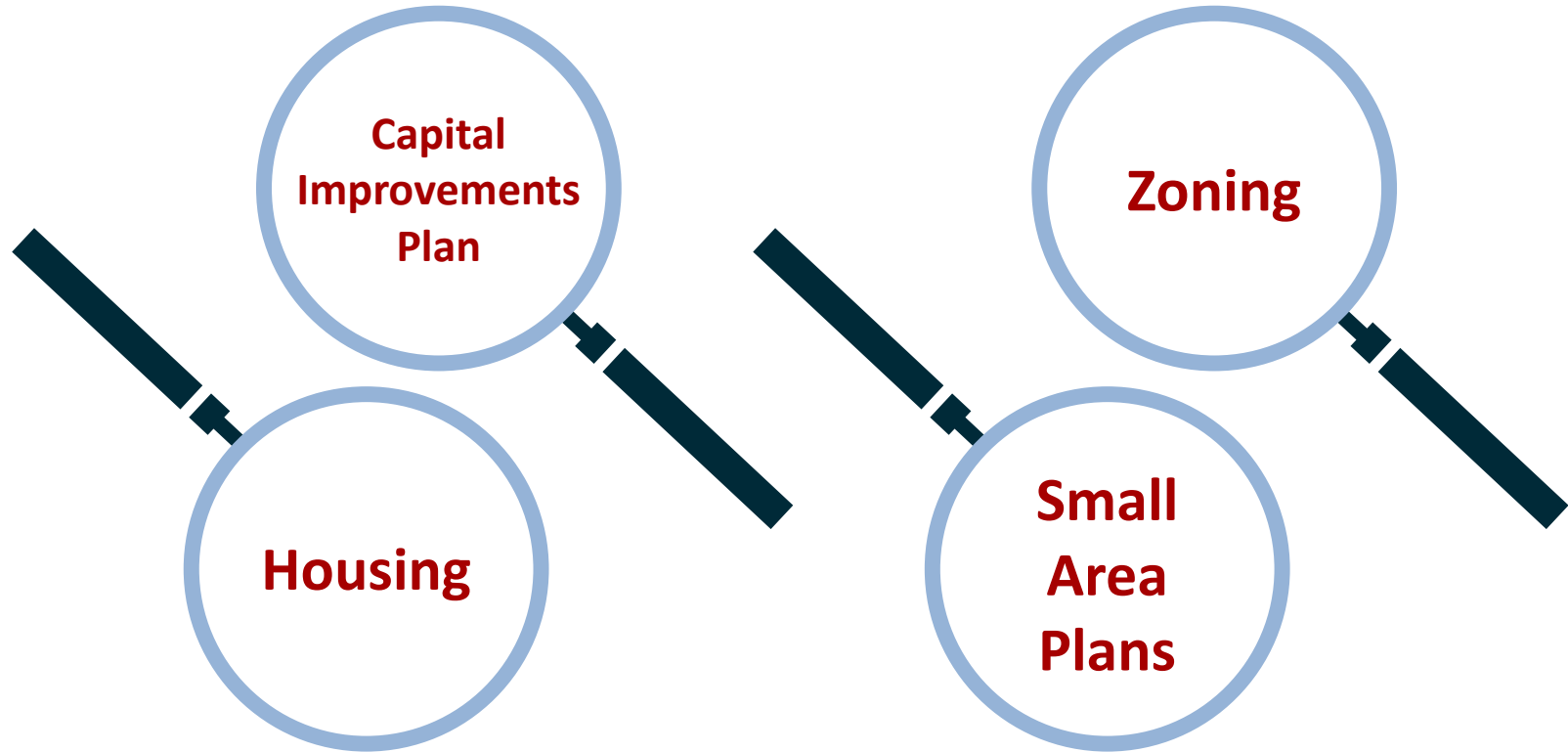


## The Framework Element provides a vision for Racial Equity:

“As an outcome, the District achieves racial equity when race no longer determines one’s socioeconomic outcomes; when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts.”

Section 213.9 of the Comprehensive Plan

# Racial Equity Lenses in the Comp Plan



...and many more!



# Zoning Racial Equity Lens

OP reviews proposals to the Zoning Commission and provides guidance on consistency with the Comp Plan.

Scope of OP's racial equity review will depend on the nature of the proposed action. For example, a map amendment would be reviewed differently than a Planned Unit Development (PUD) due to different levels of information about what will be built on a property.

PUD Site Information Includes Use, Size, Bulk, Design, & Benefits



“...specifically include a process for the Zoning Commission to **evaluate all actions through a racial equity lens** as part of its Comprehensive Plan consistency analysis.”  
2501.8

# Capital Improvements Plan (CIP) Racial Equity Lens

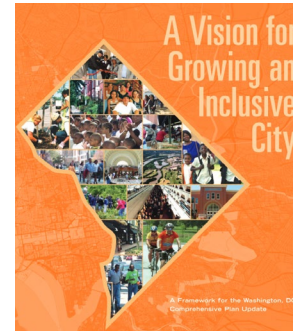


## The Comp Plan & CIP are linked in the District's Home Rule Act

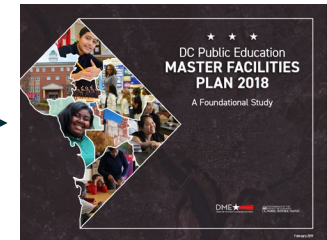
- The Comp Plan includes policies to strengthen links between the Comp Plan, facilities & infrastructure master plans, & the CIP
- Comp Plan criteria evaluate CIP projects for consistency with the Comp Plan, including through a racial equity lens

“...must use a **racial equity lens to evaluate how the District’s major capital projects advance or detract from the goal of advancing equitable development.**” 2507.3

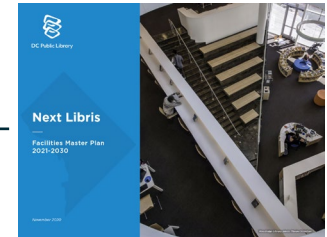
## Comp Plan



## MFPs



## CIP



# Housing Racial Equity Lens

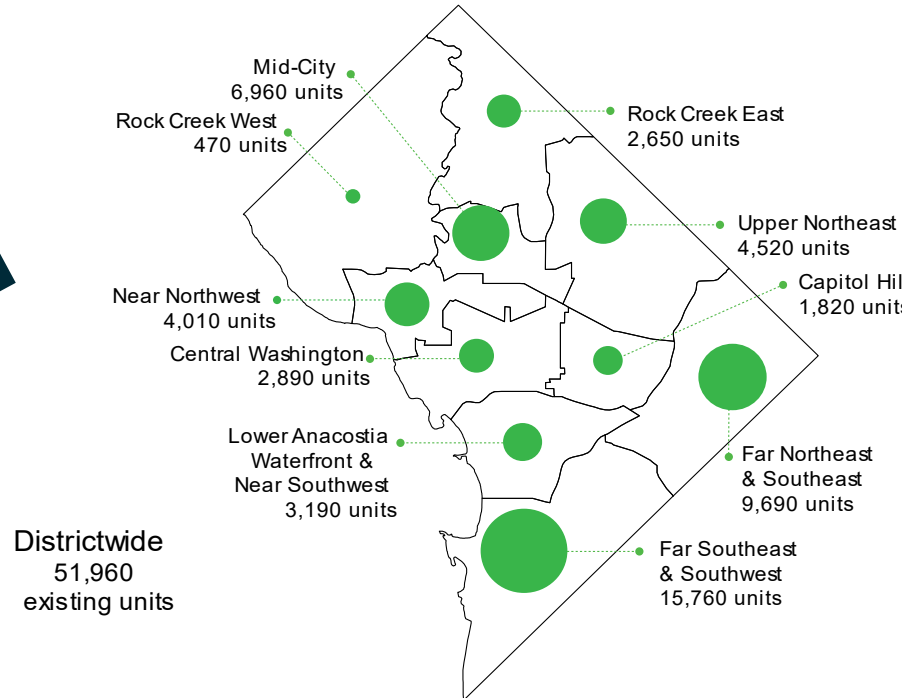


## Housing Element Sections

- Housing Production
- Housing Preservation
- Homeownership & Fair Housing Laws
- Needs of Vulnerable Populations & Persons with Disabilities

**"Housing in the District must also be understood through a racial equity lens... At the most basic level, it is the availability of safe, decent, affordable housing across all neighborhoods that will determine whether the vision for an inclusive District will be realized." 2514.3**

## 2018 Estimated Distribution of Dedicated Affordable Housing Units







# Executive Actions: Housing Equity

## Mayor Bowser's Housing Goals

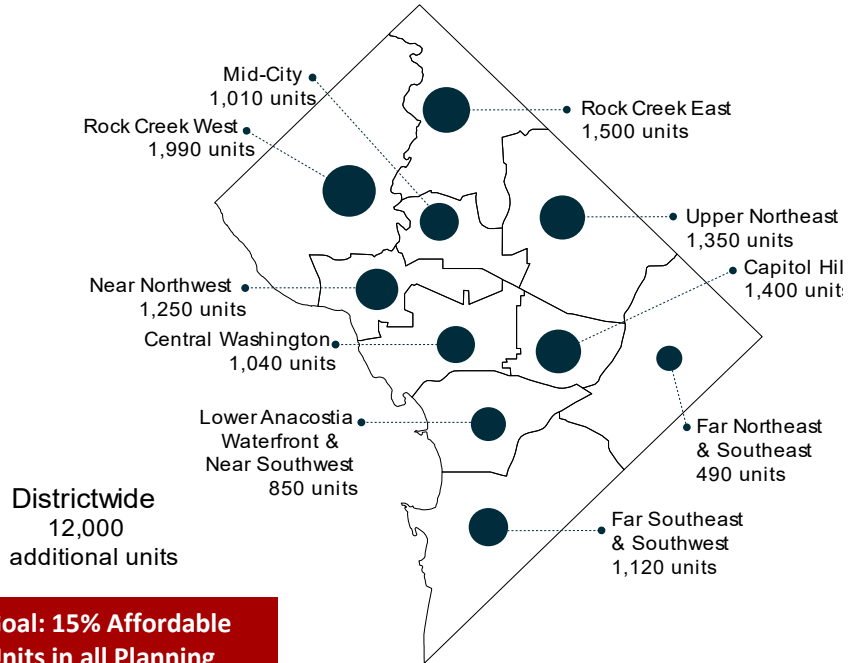
36,000 new units by 2025

12,000 new affordable units



Mayor's Order on Housing signed May 10, 2019

## 2025 Dedicated Affordable Housing Production Goals

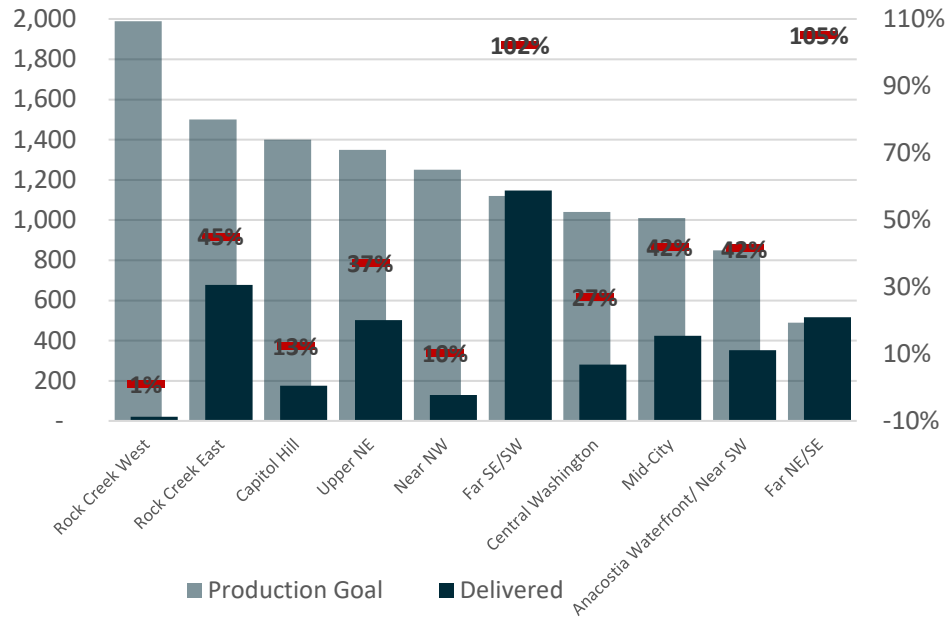


**Goal: 15% Affordable Units in all Planning Areas by 2050**

# Progress Toward Housing Equity



## 2019 - 2022 Affordable Housing Deliveries by Planning Area



Source: DMPED; Office of Planning.

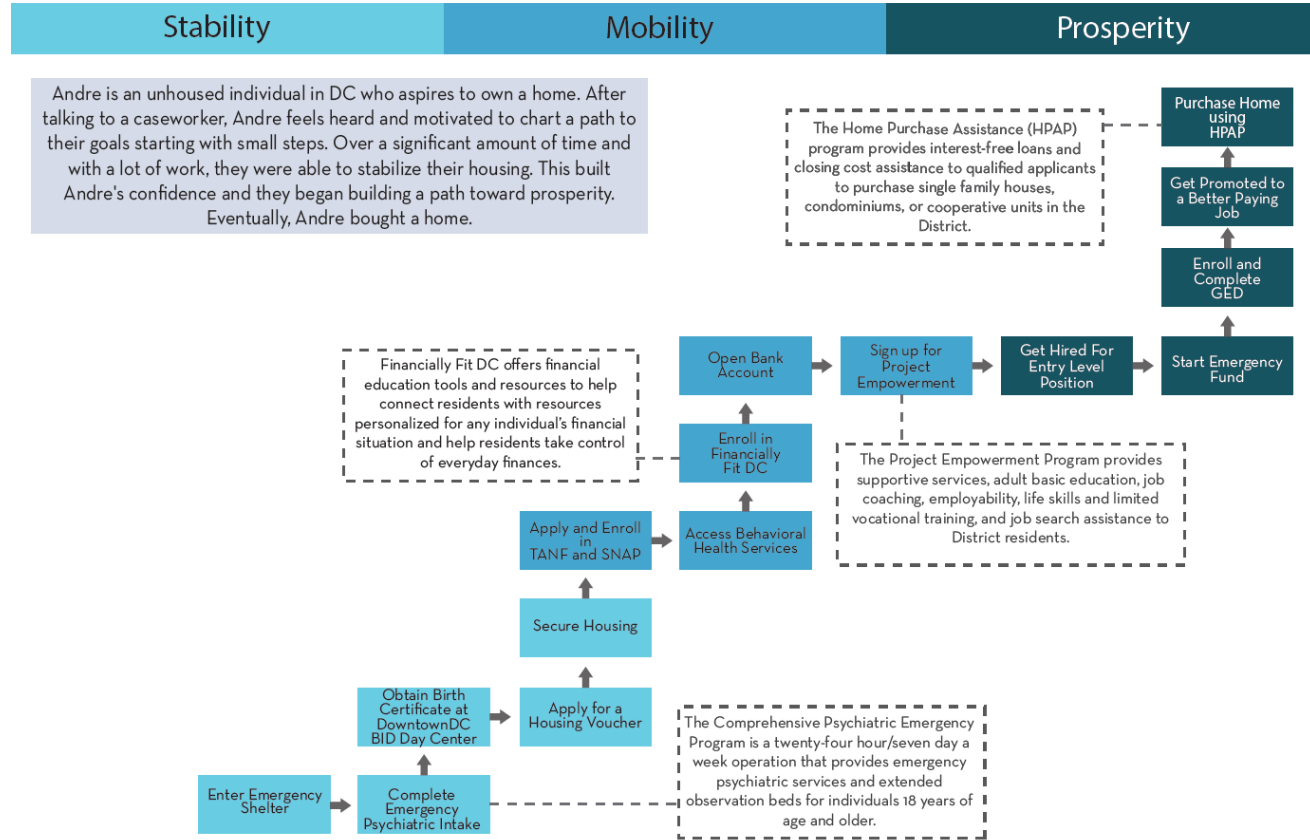
## New Tools & Resources

- Targeted Tax Abatement for Affordable Housing
- Expanded Inclusionary Zoning - IZ+ & XL
- Local Rent Supplement Voucher
  - Increased to \$14 million per year
  - Sub-market fair market rate to support choice in high-cost areas
- Historic Investment in the Housing Production Trust Fund (\$444m)
- Black Homeownership Strike Force

# A New Framework For Resident Mobility

The District established a guiding framework for the *DC Upward Mobility Project* that highlights the progression from stabilization to economic prosperity. The Mobility Action Plan (MAP) is available at [upwardmobility.dc.gov](http://upwardmobility.dc.gov).

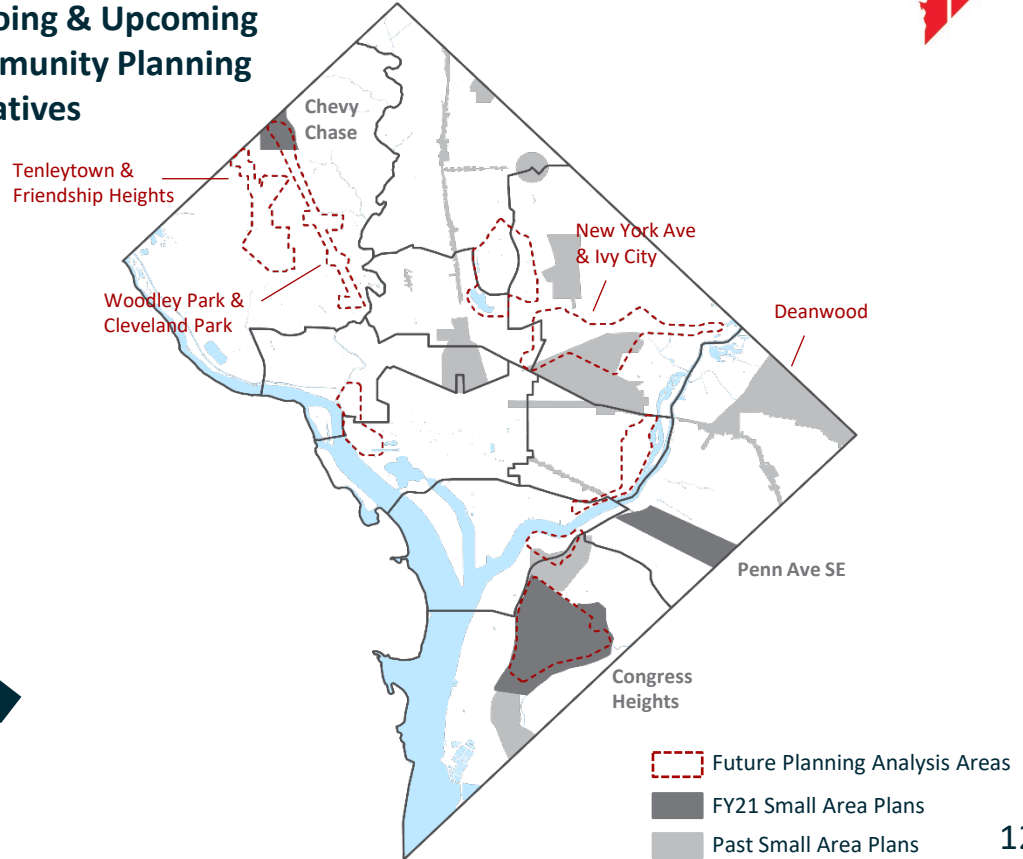
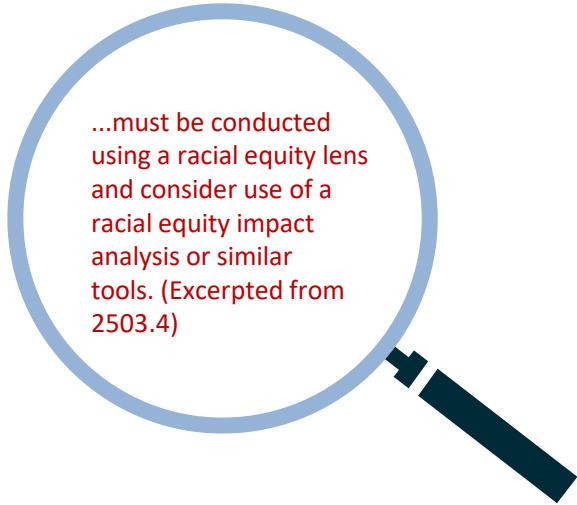
## Person Experiencing Homelessness Becomes Homeowner



# Community Planning Racial Equity Lens



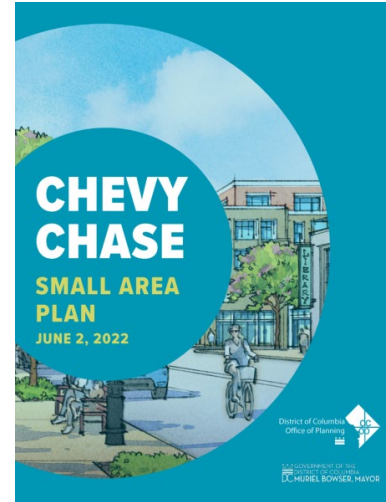
## Ongoing & Upcoming Community Planning Initiatives



# Community Planning Racial Equity Lens



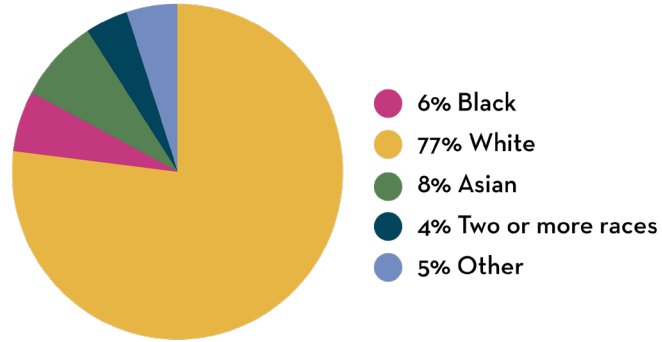
- Centering a history of discriminatory land use and development practices.
- Underscoring the equity policies identified in the Comp Plan for transportation, housing, urban design, history, and community services and facilities.
- Disaggregating demographic and engagement data by race, gender, and other socio-economic factors, where possible.
- A transparent and open engagement process that begins with acknowledging and listening to diverse voices from the neighborhood and seeking to expand opportunities for participation.





# Equity in Place: Chevy Chase

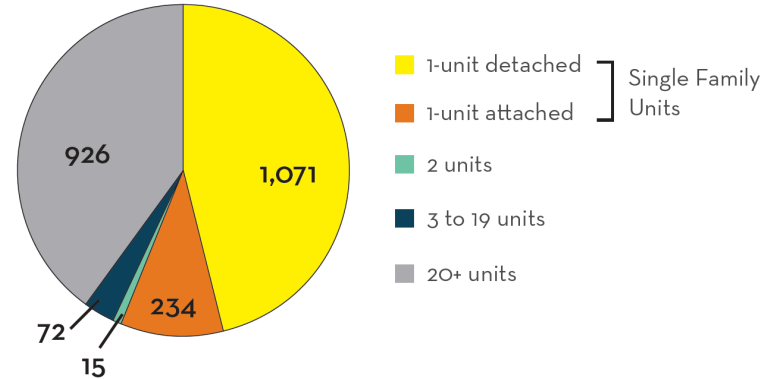
## Demographics



Less than 0.5% American Indian and Alaska Native and 0.1% Native Hawaiian and Other Pacific Islander

The median household income is **147,143** which is **170%** of the District-wide median income

## Housing



With the current land use pattern, the District's 2020-2045 growth forecast expects the number of households will increase by **29%** in the city as a whole and **19%** in Ward 3. In Chevy Chase, no new households are forecasted **(0%)**.

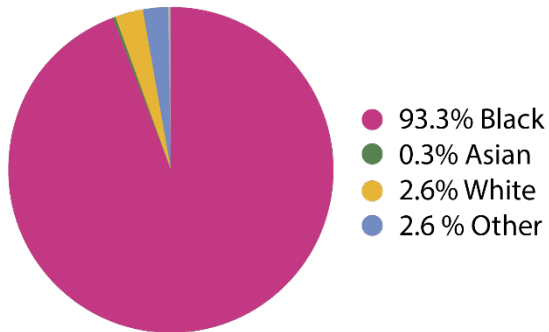
Almost **60%** of homes in the area are valued above **\$1M**





# Equity in Place: Congress Heights

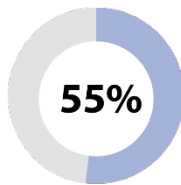
## Demographics



Less than **0.1%** American Indian and Alaska Native or Native Hawaiian and Other Pacific Islander

The median household income is **36,422** which is **42%** of the District-wide median income

## Housing



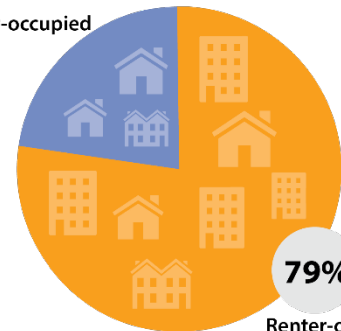
**55%** of Congress Heights residents spend over **35%\*** of their income on housing.

\* Industry recommendations cite that households should be spending no more than 30% of income on housing and related expenses

Source: 2018 American Community Survey

**87%** of housing units in Congress Heights are occupied; most of these are renter-occupied.

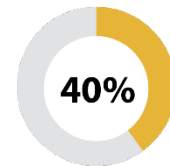
Owner-occupied



Renter-occupied

## Access to Resources

Ward 8 has 1 full-service grocer for 85,000 residents. This grocery store services 10x more residents than each grocery store in Ward 6.



**40%** of Congress Heights residents are living in poverty, compared to **18%** District-wide.

# Office of Racial Equity (ORE) Pilot Cohort



ORE is working with 12 District agencies, including the Office of Planning, to pilot racial equity tools, complete a departmental assessment of racial equity, and develop a racial equity action plan.







## Thank You

For More Information Contact:

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**DC Office of Planning**  
(202) 442-7600



[planning.dc.gov](https://planning.dc.gov)



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For more information about the DC Office of Planning's Commitment to Racial Equity, please visit:

[planning.dc.gov/racialequity](https://planning.dc.gov/racialequity)