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2 Councilmember Robert White, Jr.

Brianne K Nadeau
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6 Councilmember David Grosso

Vincent C Gray
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Elissa Silverman
Councilmember Elissa Silverman

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000 to establish a Planned Unit Development Office in the Office of Advisory Neighborhood Commissions to assist Commissioners in Planned Unit Development negotiations and maximize the amount of affordable housing units in residential Planned Unit Development projects, and to require the a publically database of community benefits contained in approved Planned Unit Developments and the status of their delivery.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "The Development Expertise for ANCs Amendment Act of 2018".

Sec. 2. Section 18 of the Advisory Neighborhood Commissions Act of 1975, effective October 10, 1975 (D.C. Law 1-21; D.C. Official Code § 1-309.15), is amended as follows:

(a) A new subsection (f) is added to read as follows:

"(f)(1) There is established an Office of Planned Unit Developments within the Office of Advisory Neighborhood Commissions to advise and provide counsel to Advisory Neighborhood

38 Commissioners in negotiations on Planned Unit Developments as described in 11-X DCMR §
39 300.

40 “(2) The duties of the Office of Planned Unit Developments shall include:

41 “(A) Coordinate with Ward planners in the Office of Planning to provide
42 Commissioners with guidance, as requested, on how to further the meaningful public benefits
43 resulting from a Planned Unit Development;

44 “(B) Seek to maximize the amount of affordable housing and level of affordability
45 delivered in residential Planned Unit Developments;

46 “(C) Ensure that Planned Unit Developments do not result in a net loss of housing
47 units made affordable through subsidy, covenant, or rent control, and that such units are
48 preserved or replaced with similar-sized units either on-site or nearby;

49 “(D) Assist Commissioners in gathering community input on developments and
50 serve as a representative of those interests.”

51 “(E) Create a publically accessible database of all approved community benefits
52 for Planned Unit Development Applications, and track the delivery of community
53 benefits over time.”

54 “(3) The Council shall appoint a Director of Planned Unit Developments (“Director”)
55 within the Office of Advisory Neighborhood Commissions.

56 “(4) The Director shall:

57 “(A) Possess extensive experience in real estate finance, property development,
58 and affordable housing production;

59 “(B) Provide additional resources, analysis, and staffing to Advisory
60 Neighborhood Commissions as requested on matters of Planned Unit Development negotiations,
61 housing production, and residential displacement;

62 “(C) Ensure that residential developments are in compliance with the Fair
63 Housing Act and advocate for affirmatively furthering fair housing and reducing residential
64 segregation; and

65 “(D) Report to the Chair and commissioners of each Advisory Neighborhood
66 Commission twice per calendar year on the status of outstanding Planned Unit Developments
67 within their jurisdiction, including the delivery status of agreed-upon community benefits and
68 any recommended remediation for benefits that have not been delivered by the developer.”.

69 Sec. 3. Fiscal impact statement.

70 The Council adopts the fiscal impact statement in the committee report as the fiscal
71 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
72 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

73 Sec. 4. Effective date.

74 This act shall take effect after approval by the Mayor (or in the event of veto by the
75 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
76 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
77 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
78 Columbia Register.