

HOUSING + ECONOMIC DEVELOPMENT

LEGISLATIVE INITIATIVE

From Forum to Action | Crowdsourcing a Model Resolution

May 13, 2026

Sponsored by the Collaborative Regional Economic Development (CRED) Council

WHY WE'RE HERE

80%

Drop in new MF
permits

5K+

Units stuck in
court or BZA

45%

Renters are
cost-burdened

20%+

Office vacancy
rates

15-Year

Construction
starts low

\$0.5-1M

Unit cost of
new housing

60K+

Regional
job loss

48/46/30

National tax rate
ranking (D/M/V)

FUTURE FORUM 2025 – INTERVENTION FRAMEWORK

Lever 1

REGULATORY REFORM

Removes barriers blocking housing & restores predictability

Lever 2

COST REDUCTION

Brings construction economics back into reach so projects pencil & break-ground

Lever 3

INCENTIVES

Grows capacity to attract investment in real property & jobs creation

Lever 4

TAX POLICY

Realigns rates to reward productive use and compete nationally & internationally

Lever 5 *INTRODUCED AFTER THE MAY 13 WORKSHOP BASED ON FEEDBACK*

OPERATIONAL STABILITY & ASSET PRESERVATION

Keep the existing affordable stock from failing while new supply is built.

PATH TO FUTURE FORUM 2026

NOW

**Surveys +
Workshops**

Prioritize
resolution
actions

SUMMER

**Council +
Community
Socialization**

Test ideas +
capture
reservations

FALL

**Industry
Engagement**

Evaluate
obstacles +
identify solutions

NOV

**Future Forum
Event**

Introduce
findings +
model resolution

FROM IDEAS TO RESOLUTIONS

WHEREAS

The Problem

The Scale

The Cause

The Precedent

The Opportunity



THEREFORE

The Action

The Policy

The Agency

The Milestone

The Timeline

TODAY'S EXERCISE – 10 Minutes Per Lever

TRANSFORMATIVE POTENTIAL

**How much would
this move the
needle?**

Ranking highest to lowest

FISCAL IMPACT

**Net effect on
public budget &
resources?**

Positive (revenue enhancer)
Negative (deficit spender)
Unsure

POLITICAL SUPPORT

**Likely coalition
for action or
opposition?**

Yes
No
Unsure

REGULATORY REFORM | Lever 1

1

Expand By-Right Zoning Everywhere It Makes Economic Sense

Permit 200 units per acre by-right near rail stations and bus corridors, graduated density bonuses for land assemblage, fourplexes replacing single-family zoning, and housing in industrial and institutional zones.

2

Streamline Rezoning and Permitting Processes

End discretionary review, eliminate mandatory hearings for routine projects, cap all review timelines, and apply deemed-approval when agencies miss deadlines across zoning, ANC, HPRB, and BZA.

3

Stop Endless Appeals From Blocking Approved Housing Projects

Limit standing, require particularized harm, impose filing deadlines and appeal bonds, shift fees for frivolous appeals, eliminate automatic stays, and bar duplicative litigation

4

Fix the Comprehensive Plan

Make the Future Land Use Map advisory, quantify density categories, remove subjective language used in lawsuits, resolve inter-element contradictions, and provide safe harbor for conforming projects.

5

Operationalize the Comp Plan Through Annual Updates & Automatic Rezoning

Convert the Comp Plan to annual rolling amendments, then direct the Office of Zoning to initiate a citywide map amendment within 90 days of each adoption to bring zoning into automatic conformance.

COST REDUCTION | Lever 2

6

Modernize the Building Code to Match Best Practice

Authorize single-stair buildings up to six stories, mass timber, modular construction, wood-frame to seven stories, SROs and shared-bath housing, and architect self-certification on small projects.

7

Cut Permit and Inspection Time in Half

Run all reviews concurrently with binding 90-day caps and auto-approval if missed, hire more inspectors, and authorize third-party private inspections for routine residential approvals.

8

Eliminate Parking Minimums and Authorize Courtyard-Block Development

End minimum parking requirements citywide, authorize higher lot coverage when interior courtyards are provided, and reduce setbacks for assembled parcels to enable European-style perimeter-block buildings.

9

Anchor a Regional Modular Industry and Bulk-Buy Materials

Require modular construction on District-funded large projects, negotiate a tri-jurisdictional modular compact with Maryland and Virginia, and aggregate materials procurement across all District affordable housing.

10

Eliminate Sales Tax on Affordable Housing Construction Materials

Establish a comprehensive sales tax exemption for construction materials, fixtures, and equipment used in affordable housing projects, available as-of-right upon documentation.

INCENTIVES | Lever 3

11

Build a District Housing Production Authority With Real Powers

Create a quasi-independent Production Authority with bonding, eminent domain, land banking, equity-stake authority, and a 30% portfolio target — and expand DCHA's authority for mixed-income redevelopment.

12

Partner With GSA on Federal Property to Maximize Value for Both Sides

Replace fire-sale auctions with profit-share dispositions that generate more federal revenue over time, give DC right of first refusal, and prevent market crashes from federal property oversupply.

13

Consolidate Land Use Administration Into One Department and Court

Merge Planning, Zoning, and Buildings into a single Department of Land Use, combine the Zoning Commission and BZA into one body, and establish a specialized Housing Court.

14

Pay for Jobs Delivered: Performance-Only Incentives to Attract Employers

Pay incentives only after employers deliver — scaled to actual jobs created, payroll generated, and capital invested — through a \$500 million fund competing with Virginia for anchor relocations.

15

Build a District Sovereign Wealth Fund From Public Investment Returns

Aggregate returns from federal property profit-shares, Production Authority development, equity capture, and joint ventures into a permanent capital base that recycles into new housing production.

TAX POLICY | Lever 4

16

Tax Land More Than Buildings to Reward Development and Penalize Vacancy

Phase in split-rate taxation to promote density on underutilized land, 20-year assessments freeze on new construction, continuous vacancy tax graduation to 10% over 5 years followed by automatic property auction.

17

Unlock Trapped Real Estate Capital Through Reinvestment Tax Relief

Eliminate DC capital gains tax when proceeds from real estate sales are reinvested in qualifying DC housing production within 12-24 months — directly attacks the office-to-residential conversion stall.

18

Become Top-10 National Biz Environment Through Targeted & Phased Tax Reform

Cut rates immediately for priority growth sectors (AI, life sciences, advanced manufacturing), phase broader cuts on defined schedule triggered by alternative revenue growth, eliminate UBFT & Personal Property Tax, align capital gains federally.

19

Establish a Standing TIF Authority to Fund New Development Districts

Create District TIF Authority with delegated power to designate districts within Council-approved criteria, issue bonds without project-by-project Council approval, compress designation timelines from 12-24 months to 60-90 days.

20

Create One Agency to Negotiate Major Investment Deals

Establish a District Investment Promotion Agency as the single negotiating authority for major investment packages combining incentives, tax reductions, regulatory accommodations, and pay-for-performance terms.

OPERATIONAL STABILITY | Lever 5

INTRODUCED AFTER THE MAY 13 WORKSHOP BASED ON PARTICIPANT FEEDBACK

21

Accelerate Eviction and Nonpayment Process to Regional Parity

Restore the protective-order requirement & 90-day initial-hearing deadline stripped from the RENTAL Act, seat two additional Landlord-Tenant magistrates, target a 120-day median resolution time to match Maryland & Virginia.

22

Guarantee Voucher Payment Reliability and DCHA Performance

Codify statutory targets of 90% DCHA public-housing occupancy and 95% voucher utilization, authorize a payment service-level agreement with escrow HAP at lease execution, and permit third-party HQS inspections.

23

Reform Income-Restricted Property Tax Assessment

Direct OTR to assess covenant-restricted properties using the income approach reflecting actual restricted rents rather than market-rate comp sales—modeled on Maryland Tax-Property Code §8-105 & Virginia Code §58.1-3295.

24

Restructure HPTF as the Housing Opportunity Fund

Move B26-0597 to passage, make the 50% ≤30% AMI carve-out legally binding, require the public loan database mandated by D.C. Code, and couple the Affordable Housing Subsidy account to a multi-year LRSP commitment.

25

Establish a Public Housing-Stability Dashboard

Publish a single monthly dashboard reporting nonpayment case-age, voucher utilization, IZ lease-up times, Housing Opportunity Fund deployments by AMI tier, and DCHFA portfolio distress indicators.

THREE WAYS TO STAY INVOLVED

SHARE THE SURVEY

Get colleagues to weigh in

We need more responses across both questionnaires

Forward the survey link to your network.

BRING YOUR STORIES

Help us generate the evidence

If you know specific stalled projects, expensive line items, broken programs, or fights worth picking — send them. **Anecdotes become evidence.**

JOIN THE OUTREACH

Coordinate with Council + Community

If your relationships extend to housing or economic development committee members, help us secure meetings. **Listening conversations, not lobbying.**