


Government of the District of Columbia
Office of the Chief Financial Officer



Fitzroy Lee
Interim Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Fitzroy Lee
Interim Chief Financial Officer 

DATE: April 20, 2021

SUBJECT: Fiscal Impact Statement – Comprehensive Plan Amendment Act of 2021

REFERENCE: Bill 24-1, Committee print provided to the Office of Revenue Analysis on April 19, 2021.

Conclusion

Funds are not sufficient in the fiscal year 2021 through fiscal year 2024 budget and financial plan to implement the bill. Section 3 of the bill amending D.C. Official Code § 38-2803(a)(6) and Section 4 of the bill will cost \$800,000 in fiscal year 2022 and \$1 million over the four-year financial plan for costs associated with required reports. Changes to the Comprehensive Plan document itself do not have a fiscal impact.

Background

The bill amends multiple elements (chapters) of the District of Columbia Comprehensive Plan (“Plan”).¹ The Comprehensive Plan is a large collection of information, goals, and policies to guide elected officials, District agencies, residents, businesses, and developers in planning the District’s future development. The amendments are part of the second major amendment cycle to the 20-year plan finalized in 2006.² The first major amendment cycle was completed in 2010.³ Amendments to the plan framework element were approved in 2020⁴, and this bill makes changes to the remaining elements.

¹ The current Comprehensive Plan is available here: <https://planning.dc.gov/node/636812>

² Comprehensive Plan Amendment Act of 2006 (effective from March 8, 2007, D.C. Law 16-300).

³ Comprehensive Plan Amendment Act of 2010 (effective from April 8, 2011, D.C. Law 18-631).

⁴ Comprehensive Plan Amendment Act of 2017 (effective from August 27, 2020, D.C. Law 23-127).

The Honorable Phil Mendelson

FIS: Bill 24-1, "Comprehensive Plan Amendment Act of 2021," Committee print provided to the Office of Revenue Analysis on April 19, 2021.

The bill also makes changes to the requirements for the Master Facilities Plan for public education facilities ("MFP"). It requires the Mayor to prepare a five-year MFP in addition to the already required 10-year plan, and, if the MFP is disapproved by Council, the bill requires the Mayor to submit a revised MFP within 180 days of disapproval. It also specifically requires the first 5-year MFP to be submitted to Council by December 15, 2022.

The bill also requires the Office of Planning to provide a report on land being used for Production Distribution and Repair (PDR), including the amount of existing PDR land in the District, targets for PDR land retention, and strategies for PDR uses. The report must be completed by January 2025, or one year prior to initiating a full rewrite of the Comprehensive Plan, and prior to planning analyses in the New York Avenue NW corridor.

Financial Plan Impact

Funds are not sufficient in the fiscal year 2021 through fiscal year 2024 budget and financial plan to implement the bill. The amendatory language to D.C. Official Code § 38-2803(a)(6)⁵ in Section 3, of the bill and Section 4 of the bill will cost \$800,000 in fiscal year 2022 and \$1 million over the four-year financial plan for costs associated with required reports. Changes to the Comprehensive Plan document itself do not have a fiscal impact.

The Deputy Mayor for Education (DME) requires \$800,000 to contract a five-year facilities plan including potential revisions should Council disapprove. The most recent facilities plan contract totaled \$740,000.

The Office of Planning will require \$250,000 in fiscal year 2023 to obtain consulting services on the analysis of PDR land.

Fiscal Impact of Comprehensive Plan Amendment Act of 2021 Fiscal Year 2021– Fiscal Year 2024 (\$ thousands)

	FY 2021	FY 2022	FY 2023	FY 2024	Total
Office of the Deputy Mayor for Education five-year Master Facilities Plan for education	\$0	\$800	\$0	\$0	\$0
Office of Planning PDR Report	\$0	\$0	\$250	\$0	\$0
TOTAL:	\$0	\$800	\$250	\$0	\$1,050

⁵ Amending section 1104(a) of the School Based Budgeting and Accountability Act of 1998 (D.C. Law 12-175, effective March 26, 1999; D.C. Official Code 38-2803(a)).