Outlook

Re: Questions

From Cozart, Anita (OP) <anita.cozart@dc.gov>
Date Fri 10/23/2026 3:20 PM
To Binta M Robinson [redacted]
Cc Hand, Ryan (OP) <ryan.hand@dc.gov>; dc2050 (OP) <dc2050@dc.gov>

Ms. Robinson: My substantive response to your request is that our team will keep in mind your questions, concerns and requests for additional information about the racial equity analysis as we continue our work on DC 2050.

Warm regards,

Anita Cozart (she/her/hers)
Director • DC Office of Planning
899 North Capitol Street NE 7100 • Washington, DC 20002
202-442-7600
anita.cozart@dc.gov
planning.dc.gov

Get involved in DC 2050, the District's next comprehensive plan, at dc2050.com. Let your voice be heard as we shape the future of DC, the place we call home.

From: Binta M Robinson [redacted]
Sent: Thursday, October 22, 2026 1:34 PM
To: Cozart, Anita (OP) <anita.cozart@dc.gov>
Cc: Hand, Ryan (OP) <ryan.hand@dc.gov>; dc2050 (OP) <dc2050@dc.gov>
Subject: Re: Questions

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Dear Director Cozart:

Thank you for your October 19 response.

I would appreciate clarification concerning the scope and timing of the Racial Equity Impact Assessment (REIA) you indicated on April 16, 2026, that OP would undertake later this year.

ZONING COMMISSION
District of Columbia
CASE NO. 26-RE
EXHIBIT NO. 12P

[redacted]

My principal concern is whether the proposed FLUM redesignations under Change Area 4.3 will be adopted before their neighborhood-specific racial equity consequences have been evaluated.

Specifically:

1. **Scope of the REIA:** Will the forthcoming DC2050 REIA separately evaluate the proposed FLUM changes under Change Area 4.3 affecting Crestwood and Sixteenth Street Heights, including impacts on existing African American homeowners? Or will it assess racial equity primarily at a citywide or broader planning-area level?

2. **Timing:** Will that assessment be completed and made available for public review before the proposed FLUM amendments are submitted for approval and adopted?

3. **Subsequent Small Area Plans:** If OP intends to undertake Small Area Planning for Crestwood and Sixteenth Street Heights only after adoption of the Comprehensive Plan, will those SAPs include separate, neighborhood-specific racial equity impact assessments?

4. **Effect of the sequencing:** If neighborhood-specific analysis is deferred until the SAP stage, how will that analysis meaningfully inform the decision whether to redesignate Change Area 4.3 as Moderate-Scale Residential when that designation may already have been adopted? Will the subsequent SAP process be able to reconsider and recommend changes to the adopted FLUM designation?

5. **Homeowner displacement:** Will either the Comprehensive Plan REIA or subsequent SAP assessments examine displacement risks and financial vulnerabilities affecting existing Black homeowners, notwithstanding their exclusion from OP's existing displacement-risk screening methodology?

My concern is that a broad citywide racial equity assessment, followed by neighborhood-specific planning only after adoption of the FLUM changes, may fail to evaluate the actual consequences of Change Area 4.3 before the central land-use policy decision is made.

I would appreciate a substantive response clarifying how OP intends to address this sequencing problem.

Thank you.

Sincerely,

Binta M. Robinson, Esq.

From: Cozart, Anita (OP) <anita.cozart@dc.gov>
Sent: Monday, October 19, 2026 10:00 AM
To: Binta M Robinson [redacted]
Cc: Hand, Ryan (OP) <ryan.hand@dc.gov>; dc2050 (OP) <dc2050@dc.gov>
Subject: Re: Questions

Ms. Robinson: I am writing to confirm that receipt of this email. Our team will keep your questions and requests for additional information about the racial equity analysis in mind as we continue our work on DC 2050.

Warm regards,

Anita Cozart (she/her/hers)
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From: Binta M Robinson [redacted]
Sent: Friday, 16 October 2026 05:16:02
To: Cozart, Anita (OP) <anita.cozart@dc.gov>
Cc: Hand, Ryan (OP) <ryan.hand@dc.gov>
Subject: Re: Questions

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Dear Director Cozart:

I am following up on your April 16 and April 27, 2026 correspondence below concerning the forthcoming Racial Equity Impact Assessment (REIA) for DC2050.

On April 16 below, you stated that the REIA would likely consider the factors I had raised concerning Black homeowners in Crestwood and Sixteenth Street Heights. On April 26 below, I specifically asked whether the REIA would assess homeowner displacement and provide tailored analysis of these neighborhoods. On April 27 below, you responded that OP would consider my recommendations as it prepared the REIA.

However, during the August 13, 2026 Ward 4 DC2050 discussion, OP acknowledged that its displacement analysis was conducted at the census-tract level rather than the neighborhood level. On August 28, Lauren Marcinkowski referred me to OP's existing displacement-risk methodology and indicated that DC2050 would include citywide displacement-mitigation policies. See attached correspondence.

I understand that OP intends to undertake Small Area Planning involving Crestwood and Sixteenth Street Heights only after adoption of the DC2050 Comprehensive Plan.

This raises a fundamental question about the sequence of OP's racial-equity review and proposed land-use changes.

If the Small Area Plans will not be prepared until after Comprehensive Plan adoption, how does OP intend to evaluate the specific racial-equity consequences of Change Area 4.3 for Crestwood and Sixteenth Street Heights before the proposed FLUM designation is approved?

Will the forthcoming DC2050 REIA separately evaluate Change Area 4.3, including the displacement and homeowner-retention risks facing longtime Black homeowners? If so, what methodology will OP employ, given that its existing displacement screening does not identify homeowner-specific financial vulnerability measures?

If OP instead intends to rely on citywide racial-equity findings and general displacement-mitigation policies, how will those findings establish that the proposed Change Area 4.3 designation is appropriate for these particular neighborhoods?

Finally, what analysis supported your August 13, 2026 characterization of Crestwood as comparatively less vulnerable to displacement, particularly with respect to longtime Black homeowners, given that you acknowledged in your April 16, 2026 email that OP had not yet undertaken the Racial Equity Impact Assessment of the Comprehensive Plan, and OP subsequently acknowledged at the August 13 meeting that its displacement analysis was conducted at the census-tract level rather than the neighborhood level? Had the REIA been completed by August 13? If not, on what evidentiary basis did OP determine that Crestwood was comparatively less vulnerable before completing that assessment or conducting a neighborhood-specific analysis?

I remain concerned that OP is proposing to change the residential land-use designation of Crestwood and Sixteenth Street Heights, two historically racially integrated neighborhoods with significant African American homeownership and longstanding Black communities, without adequately evaluating the consequences for their existing homeowners and renters, including the potential loss of intergenerational Black homeownership and wealth.

I request that OP withdraw Change Area 4.3 and retain the existing low-scale residential FLUM designation rather than defer consideration of these consequences until after Comprehensive Plan adoption.

I would appreciate a substantive written response before OP advances the proposed designation.

Thank you.

Sincerely,

Binta Robinson

From: Cozart, Anita (OP) <anita.cozart@dc.gov>
Sent: Monday, April 27, 2026 11:31 AM
To: Binta M Robinson <[redacted]>

[redacted]

Cc: Hand, Ryan (OP) <ryan.hand@dc.gov>
Subject: Re: Questions

Thank you for your recommendations about the approach to the equity analysis for DC 2050. We will take them into consideration as we prepare the REIA.

Warm regards,

Anita Cozart (she/her/hers)
Director • DC Office of Planning
899 North Capitol Street NE 7100 • Washington, DC 20002
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anita.cozart@dc.gov
planning.dc.gov

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From: Binta M Robinson <[redacted]>
Sent: Sunday, April 26, 2026 11:06:41 PM
To: Cozart, Anita (OP) <anita.cozart@dc.gov>
Cc: Hand, Ryan (OP) <ryan.hand@dc.gov>
Subject: Re: Questions

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Dear Director Cozart,
Thank you for the update on the virtual workshop and the clarification regarding the May 17 timeline. Regarding the upcoming Racial Equity Impact Assessment (REIA) on the Comprehensive Plan, I would like to clarify the assessment scope. I previously understood from Associate Director Ryan Hand that the Office of Planning's displacement risk mapping specifically excludes homeowners, focusing instead on low-income renters. Please see attached email. Mr. Hand noted that property tax-related displacement for homeowners was omitted due to existing District tax relief programs.

Given the unique demographic and historical context of neighborhoods like **Crestwood** and **Sixteenth Street Heights**, I have two specific questions:

1. **Homeowner Inclusion:** Will the upcoming REIA expand its methodology to include homeowners in its assessment of displacement risk? In the "Black Gold Coast," rising property values and the resulting tax burden are significant factors in the potential loss of generational Black homeownership.

2.
3. **Neighborhood-Level Analysis:** Is the REIA designed to provide tailored assessments for specific areas like the Sixteenth Street Heights/Crestwood corridor? It is vital to understand the Plan's specific impact on both the established Black homeowner community and the remaining Black renters in these neighborhoods.

I look forward to hearing how these factors will be integrated into the assessment to ensure an equitable outcome for all our neighbors.

Best regards,

Binta

From: Cozart, Anita (OP) <anita.cozart@dc.gov>
Sent: Thursday, April 16, 2026 8:09 AM
To: Binta M Robinson <[redacted]>
Cc: Hand, Ryan (OP) <ryan.hand@dc.gov>
Subject: Re: Questions

I am glad you received the update about participating in the virtual workshop. You are correct the timeline has been extended to May 17. I hope you will share the update with your neighbors and networks.

Later this year, OP will undertake a racial equity impact assessment on the comp plan which will likely consider the factors you flagged in your email below.

We have data about public engagement at the Ward-level which is available at dc2050.com.

OP's role is to make recommendations to the Zoning Commission. However, we do not direct their actions as they are an independent body. If you contact the Office of Zoning (dcoz.dc.gov) they can provide you with more details on how the Zoning Commission reviews and considers public input during their case review.

Warm regards,

Anita Cozart (she/her/hers)
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From: Binta M Robinson <[redacted]>
Sent: Wednesday, April 15, 2026 5:18 PM
To: Cozart, Anita (OP) <anita.cozart@dc.gov>
Subject: Fw: Questions

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Hello Director Cozart: Mr. Hand is no longer answering many of my questions by email such as the one below about the deadline for the virtual workshop survey. Is the survey at DC 2050 Phase 2: Explore Possible Futures extended to May 17 for the public to fill out? Thank you, Binta

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From: Binta M Robinson <[redacted]>
Sent: Tuesday, April 14, 2026 10:59 PM
To: Hand, Ryan (OP) <ryan.hand@dc.gov>
Subject: Questions

Hello Ryan: Thank you for speaking to the SSHCA Meeting tonight.

I saw on Facebook that the time for the public completing the Virtual Workship at DC 2050 Phase 2: Explore Possible Futures is May 17 -to give feedback on the Flum Amendments including for Change Area 4.3. Is this true? You did not mention tonight at the SSHCA Meeting.

I have other questions about this DC 2050 Process and the Flum Amendments:

1)You just said tax programs will protect homeowners in Crestwood and 16th Street Heights. For the record, can you name one specific study or audit OP has conducted in the last 5 years that proves these programs have a 100% success rate in preventing displacement for legacy homeowners in Ward 4?

2) As you know, you can't pay property taxes with 'home value'—you pay with cash. Since Black median income in DC is roughly one-third of white median income, isn't it factually reckless to upzone the 'Gold Coast' without first studying the cash-flow impact on legacy residents who, like many of us here, are on fixed or limited incomes?

3) With the Black Homeownership Strike Force highlighting massive disparities in generational wealth, why is OP relying on generic citywide tax programs rather than performing a Racial Equity Impact Assessment before proposing these Flum Amendments for specific blocks in Change Area 4.3?

4) Mr. Hand, you say we can have a hearing later at the Zoning Commission. But isn't it true that once this FLUM amendment is passed, the Zoning Commission is legally prohibited from denying a zoning map amendment that is consistent with your new 'Moderate' designation? Aren't you essentially stripping us of our right to a meaningful objection by making the decision right now under the guise of 'policy'?

5) Mr. Hand, how many residents of Crestwood and 16th St Heights specifically participated in Phase 1 of DC2050? If you cannot provide that number, then for the record, you are admitting that this

amendment is being imposed on these neighborhoods, based on the desires of people who live miles away?

Regards,

Binta
Binta Robinson