

1D01: Jon Stewart Vice Chairperson jonstewart.anc1d01@gmail.com	<p style="text-align: center;">Mount Pleasant Advisory Neighborhood Commission</p>  <p style="text-align: center;">1380 Monroe St NW, #117 Washington DC 20010</p>	1D04: Yasmin Romero-Latin Chairperson yasminkikiANC1D04@yahoo.com
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Minutes of the March 21, 2017 meeting of Advisory Neighborhood Commission 1D

These minutes accepted at the _____, 2017 meeting.

Meeting call to order

[7:07 pm] At 7:07 pm, Vice Chairperson Jon Stewart, in the absence of Chairperson Yasmin Romero-Latin, called the meeting to order. Present were three Commissioners, Jon Stewart, Paul Karrer, and Jack McKay, constituting a quorum. Hearsay Interpreting provided simultaneous interpretation into Spanish.

Agenda approval

[7:08 pm] The proposed agenda was accepted.

Public discussion

[7:09 pm] The meeting continued with the mandatory Public Discussion period.

Committee reports

[7:17 pm] Brief reports were provided for the Transportation and Housing committees.

Secretary's report

[7:18 pm] No corrections were noted for the draft minutes of the February 21 meeting, which were declared accepted.

Treasurer's report

[7:19 pm] In the absence of Treasurer Stuart Karaffa, Jack read his report to the commission:

“Consent items: There were checks to James True, \$75, postering for the March meeting; HearSay Interpreting, \$100, interpreting at the March meeting; Julio Lopez, \$30, for assistance at the March meeting.

“The District of Columbia Auditor approved ANC 1D's Quarter 4 FY 2016 financial report. The auditor also approved ANC 1D's Quarter 2 FY 2017 funding allotment of \$2,947.65.”

Jack noted that the approval was for the Q4FY2016 financial report, upon receipt of the explanations and additional documentation requested by the Auditor, and the release of the quarterly allotment, without deductions, followed directly from that approval.

Unfinished business: District of Columbia Comprehensive Plan

[7:20 pm] Jack moved that, in the absence of Stuart Karaffa, this item be postponed until the April meeting.
Approved, 3 to 0 vote.

Liquor license for the Pupuseria San Miguel

[7:21 pm] The commission agreed that it will be supportive of a DT license for the Pupuseria San Miguel.
(Commissioner Romero-Latin arrived at this time.) *Agreed, 4 to 0 vote.*

Repair hazardous sidewalks

[7:24 pm] Jon moved the following resolution:

Resolved, that ANC1D advises the District Department of Transportation (DDOT) to make repairs to several sidewalk segments that represent significant safety hazards in Mount Pleasant and, when repairing sidewalk damage caused by tree roots, to prefer replacing concrete segments with porous paving (e. g., Flexi-Pave). Needed sidewalk repairs include (this list is not complete):

* Uneven sidewalk segments caused by tree roots

3360 Mount Pleasant St NW, 311 #17-00072377

3336 Mount Pleasant St NW, 311 #17-00072369

3327 Mount Pleasant St NW, 311 #17-00072359

1731 Kenyon St NW, 311 #17-00059971

1763 Park Rd NW, 311 #17-00051702

1724 Park Rd NW, 311 #17-00051682 (sunken manhole cover)

3124 Mount Pleasant Street NW, Mayor's Walkthrough Issue #11

* Missing sidewalk segments

3369 18th St NW, 311 #17-00003804

1614 Kilbourne Pl. NW, Mayor's Walkthrough Issue #9

Why: Many of these repairs have been needed for months, if not years. Recently a neighborhood resident tripped on one of these hazards and broke her foot. With most of the repairs involving trees, the use of porous paving increases the health of the tree and reduces the likelihood of the sidewalk needing further repair from damage caused by tree roots, in addition to the stormwater runoff benefits.

Passed, 4 to 0 vote

3304 19th St HPRB

[7:33 pm] The commission agreed to hear from the owners of 3304 19th Street, concerning their plans for an "accessory apartment".

1711 Kenyon St HPRB

[7:53 pm] The commission agreed to hear about the proposed work at 1711 Kenyon Street.

Short-term Rental Regulation and Affordable Housing Protection Act of 2017

[8:00 pm] Jon introduced the following resolution:

Resolved, that ANC1D advises the District Council Committee of the Whole to revise the “short-term rental regulation and affordable housing protection Act of 2017” to accommodate the small short-term rental operations of communities like Mount Pleasant, and, specifically, to refrain from imposing such burdensome requirements that resident homeowners operating such short-term rentals will be forced to stop.

Why: the stated concern of the Act is that short term rentals “can take affordable housing away from D.C. residents and disrupt neighborhood quality of life” (Councilmember McDuffie press release, January 31, 2017). Consequently, the provisions of the Act are intentionally burdensome on short-term rentals, with the implicit assumption that such rentals will, pressured by these regulations, be converted to long-term rentals.

For Mount Pleasant, this concern is entirely unwarranted. First, the neighborhood has hundreds of basement apartments offered for long-term rental. Furthermore, the A-2 and A-4 portions of Mount Pleasant comprise large apartment houses offering many thousands of rental apartments, e. g., the Woodner, with over 1000 units. About two-thirds of the approximately 5000 Mount Pleasant households are rentals. By comparison, a recent count indicated there were 177 short-term rentals in Mount Pleasant listed on Airbnb. Forcing these to become long-term rentals would, at best, increase the number of long-term rentals in the neighborhood by ~6%.

Of course, many of these short-term rentals could not be converted to long-term rentals. Sometimes homeowners can offer their rentals for only limited portions of the year, sometimes such units are merely rooms for rent, and sometimes such units do not have the necessary facilities required for long-term rentals. Therefore, as currently written, this bill would yield an insignificant increase in the number of long-term rentals while imposing severe burdens on homeowners with short-term rentals.

In particular, the 15 days per year limitation on “vacation rentals” will negatively affect many Mount Pleasant homeowners who travel for portions of the year. In contrast, Arlington, Virginia recently enacted a similar limitation of 180 days per year, and it is hard to see how reducing the limitation from 180 days to 15 days increases the supply of affordable housing. Also, the creation of a new business license and requirement for all short-term rental operators to obtain it and the severe fines envisioned by the bill impose a significant regulatory burden on homeowners. It is likewise not clear how this burden increases the supply of affordable housing. In fact, for many long-time homeowners the ability to operate short-term rentals has offered the best way to cope with the sustained property tax increases experienced by our neighborhood.

Plainly, the short-term rentals in Mount Pleasant do not “take affordable housing away from DC residents”. Furthermore, a survey of residents has turned up no complaints from neighbors about nearby short-term rentals, so there is no detectable “disrupt[ion of] neighborhood quality of life”. If the Council is worried that “commercial operators” of short-term rentals decrease the supply of affordable housing, then the Council should fund a study to quantify such a problem, and other problems, such as the conversion of long-term rentals to short-term, and develop targeted regulations addressing those problems. The proposed legislation would cause more problems than it solves.

Resolution passed, 4 to 0 vote.

Chairpersons' report

[8:23 pm] Yasmin reported on some recent activities.

Post traffic and parking ticket codes

[8:26 pm] Jack introduced the following resolution:

Resolved, that ANC1D advises the Metropolitan Police Department, the Department of Public Works, and the Department of Motor Vehicles to make the list correlating traffic and parking ticket codes with Municipal Regulations readily available on their Web sites.

Why: Traffic and parking citations do not indicate the actual violation, but merely a three-digit code and a severely abbreviated indication of the supposed violation. Simple judicial fairness requires that persons receiving such citations be able to know precisely what the accused violation is. This is especially important where there is question about the violation, and the person accused wishes to defend himself or herself against the accusation. Only with the actual text of the DCMR regulation in hand is such a defense possible.

The only on-line document linking violation codes and DCMR regulations appears to be the DPW Parking Enforcement Training Manual, dated 2013, and providing only the P-codes, not the T-codes.

All three agencies should post this document where it is readily found by any person receiving a traffic or parking citation and wanting to obtain the precise language of the regulation that he or she is charged with having violated.

This is a reiteration of the resolution passed by this Commission in 2011.

Resolution passed, 4 to 0 vote.

Adjourn

[8:30 pm] The meeting was adjourned at 8:30 pm.