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Minutes of the April 25, 2017 meeting of Advisory Neighborhood Commission 1D

These minutes accepted at the May 23, 2017 meeting.

Meeting call to order

[7:02 pm] At 7:02 pm, Vice Chairperson Jon Stewart, in the absence of Chairperson Yasmin Romero-Latin, called the meeting to order. Present were four Commissioners, Stuart Karaffa, Jon Stewart, Paul Karrer, and Jack McKay, constituting a quorum. Hearsay Interpreting provided simultaneous interpretation into Spanish. Chairperson Yasmin Romero-Latin arrived at 7:03 pm.

Public discussion

[7:04 pm] The meeting continued with the mandatory Public Discussion period.

Polly Donaldson, Director, Department of Housing and Community Development

[7:37 pm] Director Donaldson addressed the community on the topic of housing issues.

Kate Heller, People's Climate Movement

[8:01 pm] Kate Heller spoke concerning the march planned for Saturday, April 29. Her remarks were followed by more public discussion.

Secretary's report

[8:08 pm] No corrections were noted for the draft minutes of the March 21 meeting, which were declared accepted.

Treasurer's report

[8:09 pm] Treasurer Stuart Karaffa reported. The usual consent items were approved. He then reviewed the Q2FY2017 quarterly report, ready for submission to the Auditor.

The Commission approved the quarterly report to the Auditor, 5 to 0 vote.

Agenda approval

[8:13 pm] Jack brought up the proposed agenda for consideration, noting that there was only about half an hour left for the meeting. The Commission agreed to proceed with the Unfinished Business item from previous meetings.

Unfinished business: District of Columbia Comprehensive Plan

[8:16 pm] Stuart read his Comprehensive Plan resolution into the record.

Resolved, that ANC 1D adds its name to the diverse group of D.C.-area organizations and companies that support the below statement of priorities for housing and community development in the District of Columbia Comprehensive Plan. The priorities are below:

1. Meet the housing demand.
2. Equitably distribute housing.
3. Best utilize areas near transit.
4. Include families.
5. Prioritize affordable housing as a community benefit.
6. Preserve existing affordable housing
7. Protect tenants
8. Support neighborhood commercial corridors
9. Clarify zoning authority
10. Improve data collection and transparency.

Why: The District of Columbia has recently experienced rising housing prices that make the city an increasingly unaffordable place to live. A lack of affordable housing has been particularly acute in the Mount Pleasant neighborhood. In 2016, the median home sale price in Mount Pleasant was \$760,000, which was 40 percent higher than the regional median sale price of \$446,000. Nationwide, the median home sale price was \$322,000.

In looking to the future of D.C.'s housing market, it's possible to build new housing (including affordable housing), protect the needs of tenants in redevelopment, and grow the District's tax base in a way that makes business sense and advances the public good.

The D.C. government is working on revising the city's Comprehensive Plan, a document that city leaders use to guide how the city will grow and change in the coming decades. The D.C. Office of Planning is going to submit amendments to the Comprehensive Plan this year (the current version was adopted in 2006).

A diverse group of D.C.-area organizations – to include for-profit companies and non-profit community organizations – have developed a statement of priorities to ensure that affordable housing and community development are significant components of the Comprehensive Plan. By including these priorities in the comprehensive plan, the D.C. Office of Planning will ensure that the city government takes steps to alleviate the housing crisis in our cities. These priorities appear in full below:

1. Meet the housing demand. Through the Comprehensive Plan, the District should forecast, plan for, and encourage the creation and preservation of a supply of housing (market-rate and subsidized affordable) to meet the demand at all income levels. The supply of housing should be sufficient to slow rising costs of rental and for-sale housing.
2. Equitably distribute housing. Through the Comprehensive Plan, the District should fight against

segregation, foster equitable access to opportunity, and comply with Affirmatively Furthering Fair Housing (AFFH) priorities. The District should require that every part of the city participate in adding housing to meet the need for all income levels, with an emphasis on transit and commercial corridors.

3. Best utilize areas near transit. When redevelopment occurs on blocks surrounding Metrorail stations and priority transit corridors, the District should, through the Comprehensive Plan, permit and encourage mixed-use developments of medium to high density. To the extent feasible, redevelopments involving increased zoning should include affordable housing in excess of what is required by inclusionary zoning.
4. Include families. The District should be a city that houses people of all income levels and of all household sizes, including families. Through the Comprehensive Plan, the District should promote the creation and preservation of 3+ bedroom units along with other housing types.
5. Prioritize affordable housing as a community benefit. When rezoning or granting significant zoning relief, the District should affirm through the Comprehensive Plan that affordable housing (in addition to any underlying requirement) is the highest priority benefit and that other community benefits should be long-lasting.
6. Preserve existing affordable housing. When redevelopment occurs on properties with housing made affordable through subsidy, covenant, or rent control, the District, Zoning Commission, and neighborhoods should work with landowners to create redevelopment plans that preserve such units or replace any lost ones with similar units either on-site or nearby. These entities should provide the necessary density and/or potential funding to ensure it is financially feasible to reinvest in the property with no net loss of affordable units.
7. Protect tenants. Through the Comprehensive Plan, the District should ensure that when affordable housing is undergoing redevelopment, tenants have a relocation plan, are allowed to continue their tenancy with minimal disruption, and will have the right to return to their units or an equivalent replacement. Whenever feasible, redevelopment should observe build-first principles.
8. Support neighborhood commercial corridors. Through the Comprehensive Plan, the District should encourage the success of neighborhood commercial corridors and locally owned businesses, especially in disadvantaged communities. This includes increased housing density that supports businesses and providing equitable opportunities for locally owned businesses in mixed-use and commercial developments.
9. Clarify zoning authority. Through the Comprehensive Plan, the District should affirm that the Zoning Commission has the purview to allow increased density for Planned Unit Developments that supersedes the levels in the Comprehensive Plan's maps in exchange for community benefits.
10. Improve data collection and transparency. The District should provide the highest quality public data. It should standardize housing-related data collection across agencies, and release all data and forecast analyses to the public, to facilitate transparency and regular reporting on the status and progress of housing-related programs. Data should include a comprehensive housing database and demand-based forecasts alongside existing supply-based (pipeline) forecasts.

Jack moved that the resolution be tabled until the next meeting. *Motion to table defeated.*

Jon moved that the ANC hold a special meeting in two weeks, and the resolution be tabled until that meeting. *Motion passed, 5 to 0.*

Adjourn

[8:47 pm] The meeting was adjourned at 8:47 pm.