

# Minutes of the March 21, 2023 meeting of Advisory Neighborhood Commission 1D

## Meeting call to order

At 7:00 pm, Angela Allison, chair, called the meeting to order. Six of seven ANC1D commissioners joined the meeting, representing a quorum. The meeting was publicly noticed with flyers and a posting on [www.anc1d.org](http://www.anc1d.org). The meeting was held via zoom and recorded. Spanish interpretation was provided. At the start of the meeting, there were nine. The seventh commissioner joined shortly after the meeting was called to order.

SMD1D01 - Kelly Willis, present

SMD1D02 - Hannah Grigg, present

SMD1D03 – Erika Nunez, present

SMD1D04 - Yasmin Romero, present

SMD1D05 - Omar Parbhoo, present

SMD1D06 - Angela Allison, present

SMD1D07 - Gary Decker, present

## Administrative Tasks:

- Agenda Approval
  - Commissioner Parbhoo motioned to bring the agenda discussion to the floor, Commissioner Decker seconded. The Chair called a voice vote and the agenda was approved by Commissioners Willis, Grigg, Nunez, Romero, Parbhoo, and Decker.
- Review & Approve Minutes from Previous Meeting
  - Commissioner Parbhoo motioned to bring the previous meeting's minutes approval to the floor, Commissioner Decker seconded. Commissioner Decker's motion to approve meeting minutes as amended was seconded by Commissioner Nunez and approved by Commissioners Willis, Grigg, Nunez, Romero, Parbhoo, and Decker.

## DC Government Announcements

- Update on Amigos Park, Eduardo Perdomo, Director, Mayor's Office on Latino Affairs (MOLA)
  - Director Perdomo explained that "Amigos Park" located at the intersection of Kenyon St. and Mt. Pleasant St. has been under discussion with a group of Mt. Pleasant constituents for over 11 years, and last year Councilmember Nadeau suggested the allocation of \$500,000 dollars placed into DPR's FY2023 budget for Amigos Park project.
  - Director Perdomo further explained that \$35,000 of \$500,000 amount have been used for property assessment conducted by DGS which provided information to determine the composition of the parcel (e.g. whether it is public vs private space, whether it is obtainable for district to buy or lease the space). One of the findings is that the largest part of the parcel, the part located next to 7-11, is public space.
  - MOLA is in the process of working with DGS to find a general contractor to conduct potential design for use of the public space to create the Amigos Park. Since it's public owned/district owned, it's managed by DDOT, and the project needs to solicit use of

public space to conduct renovations and improvements. That requires design, expedited request use of public space for DDOT, and construction, to happen FY23.

- Director Perdomo confirmed that MOLA plans to activate the space with activities and to engage local community using the space, because the majority of the individuals spending time in the area are Hispanic/Latino. MOLA is working on a MOU with DPR to secure some of the funding for activities (and the remaining funds would be for construction and renovation).
- Director Perdomo highlighted the issue that there is no currently planned future funding for the park, which would require members of the community or local organization to organize and fundraise to sustain the park.
- Director Perdomo noted that MOLA plans to stay in communication with Amigos Park organization and Mt. Pleasant Village regarding the park.
- Commissioner Allison asked whether the budget was enough, and Director Perdomo responded that DGS is managing \$400,000 of the budget for renovations & improvements budget. He and DGS currently believe the budget is enough for the initial renovation but noted his concerns about future funding.
- Commissioner Decker asked whether D.C. has examples of best practices where the community has taken ownership of a park, and Director Perdomo noted City Blossoms, a MOLA grantee, as a positive example.
- Director Perdomo noted it would be beneficial if a local organization could keep the space alive, as the small size of the parcel made it difficult to fit into the DGS or DPR portfolio.
- Commissioner Willis requested that Director Perdomo provide additional context on the park's history for meeting participants. Director Perdomo highlighted that a number of residents had voiced discomfort with the large group of people regularly pending time in the area, which sparked conversations of the need to provide that community with an inviting space that they can use with dignity.
- Director Perdomo also highlighted the opportunity to maximize the potential of the space to provide outreach opportunities for jobs and services.
- Commissioner Parbhoo asked for additional information regarding how community members are involved in the park's development, and asked for his vision on the timeline for community input considering the expedited process. Director Perdomo acknowledged that time is of the essence, and noted that the ANC meeting is one step, that they had reached out to the Mt. Pleasant Village, and that MOLA canvassed at the park location recently, and that MOLA plans to have an open bilingual public forum on the location in the next couple of weeks.
- Director Perdomo shared contact information: [ola@dc.gov](mailto:ola@dc.gov)
- Porchia Foreman, Ward 1 Liaison, Mayor's Office of Community Relations and Services (MOCRS), was unable to join
- David Meni, Communications and Constituent Services Specialist, Office of Councilmember Brianne K. Nadeau, Ward 1
  - David noted that, once available, that CM Nadeau's office will be digesting the Mayor's proposed budget to the council and will be communicating with the Ward 1 community as they learn what is and isn't funded.

- David also noted that CM Nadeau has a new committee this year - Public Works and Operations committee.
- David shared the budget priorities that CM Nadeau communicated to the Mayor, link here - <https://brianneknadeau.com/updates/update/newsletter-its-budget-time>.
- David expressed CM Nadeau's support for Amigo's Park, and reiterated that the effort to legitimize the space was a grassroots effort and that the vision is as a unifying space for the neighborhood. David noted that CM Nadeau's team is also committed to the sustainability of the space, and suggested a "Friends of" group be organized to help keep communication open.
- David noted that CM Nadeau's team was pleased to see work happening to fill in the sidewalk gap at 17<sup>th</sup> Street and to fully connect Mt. Pleasant to the new Piney Branch trail. CM Nadeau's team is elevating the need for traffic calming on Piney Branch and hopefully will also see contra-flow bike lanes that would also narrow traffic speeds and to allow full connectivity to 17<sup>th</sup> street.
- David also provided an update on the Trinity AME properties in 1D06 on Meridian Place, noting that the churches that have used the parcels for parking have reached out to CM Nadeau to build affordable housing. CM Nadeau's team worked with the Deputy Mayor for Economic Development to lift a covenant that had intended to use the parcel only for parking. David explained that CM Nadeau's team is going to hear from the housing authority board related to the oddly shaped parcel in early April.

## Old Business

- **Update on crosswalk for 17<sup>th</sup> St NW and Piney Branch Parkway NW**
  - Nick Bartolomeo, NPS, Resources Manager at Rock Creek Park noted that they were in the process of designing an intersection improvement at Beach Drive and Piney Branch Parkway, to widen the trail there and bring it closer the trail crossing closer to the intersection itself, which would be easier for bicyclists in the area.
  - Nick further noted that NPS is working with Federal Highways to undertake a rehabilitation of Piney Branch Parkway which would lead to a 2024/2025 construction project to rehabilitate the surface and take care of stormwater management along Piney Branch Parkway. As part of that project, NPS plans to build a sidewalk down 17<sup>th</sup> street (on the left hand side, the western side, heading towards Piney Branch), from where it currently ends, hugging the westward side of the street, to Piney Branch Parkway, where it will cross a dedicated crossing to meet up with multi-use paved trail. The final design is still in process, but current plans include a 5-foot concrete sidewalk, small retaining wall. NPS is working with federal highways on safe intersection options
  - Commissioner Grigg highlighted the importance about a safe intersection in the area, to which NPS noted that the issue is still under discussion but offered that information that the Park is asking Federal Highways for a 3-way stop in that spot, which would slow traffic in that spot and be a safe option.
  - Commissioner Allison requested a clarification about when the crosswalk may be in place. NPS noted that the design will likely be completed in FY24, and construction will likely start in FY25.

- Commissioner Parbhoo motions to adopt the new bylaws, as discussed in the ANC1D’s January 25 and February 21 meetings.
  - Commissioner Allison took a roll-call vote, the new bylaws were approved with 6 votes.

SMD1D01 - Kelly Willis, yes

SMD1D02 - Hannah Grigg, yes

SMD1D03 – Erika Nunez, yes

SMD1D04 - Yasmin Romero, yes

SMD1D05 - Omar Parbhoo, yes

SMD1D07 - Gary Decker, yes

## **New Business**

- **Committee of the Whole**
  - Commissioner Decker motioned to discuss the creation of a “committee of the whole” as a publicly accessible meeting that helps move forward important items in between monthly sessions. Commissioner Parbhoo seconded the motion for discussion.
  - ANC1D proposed scheduling a “Committee of the whole meeting” on April 17<sup>th</sup>, 7pm, one week before the meeting.
  - Commissioner Parbhoo emphasized that the committee of the whole will help ANC1D be inclusive.
  - Commissioner Decker suggested that committee of the whole meetings can be cancelled if they do not have substantive agendas planned.
  - Commissioner Parbhoo motioned to bring the committee of the whole to a vote, seconded by Commissioner Decker.
  - The motion to was passed with six votes in favor.
    - SMD1D01 - Kelly Willis, yes
    - SMD1D02 - Hannah Grigg, yes
    - SMD1D03 – Erika Nunez, yes
    - SMD1D04 - Yasmin Romero, yes
    - SMD1D05 - Omar Parbhoo, yes
    - SMD1D07 - Gary Decker, yes
- Commissioner Grigg presented a drafted resolution regarding rent increases for rental year 2023 (*see annex item 1*)
  - Commissioner Decker motioned to move to a vote, seconded by Commissioner Nunez, the resolution passed with 6 votes, all in favor.
    - SMD1D01 - Kelly Willis, yes
    - SMD1D02 - Hannah Grigg, yes
    - SMD1D03 – Erika Nunez, yes
    - SMD1D04 - Yasmin Romero, yes
    - SMD1D05 - Omar Parbhoo, yes
    - SMD1D07 - Gary Decker, yes
- Commissioner Grigg presented a drafted resolution regarding the end of the emergency rental assistance program in FY 2023 (*see annex item 2*)
  - Commissioner Decker seconded the motion to move to discussion of the resolution.

- Commissioner Willis asked if there were opposing opinions to be voiced and whether there was a sense if there was support from the broader community for the resolution, to which Commissioner Grigg clarified that she had not actively sought out opposing opinion, but had not heard any significant opposition during her involvement with the Woodner’s eviction defense group, the Mt. Pleasant Village, and also noted that the Woodner Tenants Union is actively engaged in gathering signatures from 1D residents for support.
- Commissioner Romero asked whether ERAP covers utilities, Commissioner Allison suggested that PEPCO could possibly come speak to commissioners about emergency utility assistance, a separate program.
- Commissioner Decker voiced interest in considering bringing resources and organizations together in a convenient place for people to ask questions.
- Commissioner Grigg clarified that ERAP is an ongoing program, despite the “emergency” description in the name.
- Commissioner Grigg noted that ANC1A sent a similar letter to the Mayor on this issue, and there is potential in the larger neighborhood to host events on these resources.
- Commissioners Decker and Nunez expressed concern with the insufficient, 72 hours, notice for the ending of the program in FY23.
- Commissioner Parbhoo highlighted that residents in his SMD have expressed strong interest in maintaining the ability of neighbors to remain in their homes.
- Commissioner Grigg noted that the funding has run out early in the past, and in previous years, more money was eventually allocated. In this year, she noted there are still thousands of applications that have yet to be processed.
- Commissioner Decker moved to go to a vote, Commissioner Parbhoo seconded. The motion to approve the resolution passed with 5 votes, 1 abstain.
  - SMD1D01 - Kelly Willis, abstain
  - SMD1D02 - Hannah Grigg, yes
  - SMD1D03 – Erika Nunez, yes
  - SMD1D04 - Yasmin Romero, yes
  - SMD1D05 - Omar Parbhoo, yes
  - SMD1D07 - Gary Decker, yes
- Commissioner Nunez presented a drafted resolution regarding the Bancroft area road closure.
  - Commissioner Parbhoo motioned to vote, Commissioner Willis seconded. The motion to approve the resolution passed with 6 votes.
    - SMD1D01 - Kelly Willis, yes
    - SMD1D02 - Hannah Grigg, yes
    - SMD1D03 – Erika Nunez, yes
    - SMD1D04 - Yasmin Romero, yes
    - SMD1D05 - Omar Parbhoo, yes
    - SMD1D07 - Gary Decker, yes

## Public Comment

Commissioner Allison opened the floor for public comments.

- Robin, a cluster coordinator for Mt. Pleasant Village, let the commissioner know that there are 11 clusters who were interested in meeting with the ANC commissioners.

- Arturo Griffith, a coordinator of the Amigos Park Coalition, noted that the Amigos Park Coalition has offers for architects, engineers, and designs from volunteers as a community-led project. He noted that CM Nadeau’s team has been very helpful. He emphasized and underscored that the park is a community-led project, that the space is meant for everybody, and that it can be a model for the city. He also noted that park organizers went through previous ANCs twice, and that the ANC twice already approved the park. He expressed frustration that DC government officials, specifically DGS, have not been responsive to their communication, and asked that ANC1D implore the DC government to work further with the community.
  - For more information, he shared <https://greenspacesfordc.org/amigos-park>.
  - Commissioner Romero expressed support and recommended to Arturo to be sure to include different apartment complexes and people who may be hesitant about the park space in discussions.

### **Additional Comments**

- Commissioner Romero brought up an issue of security and safety for 3115 Mt Pleasant Street building, especially regarding a lack of clarity on who has given the permit to unlock a door to the apartment building. Commissioner Allison recommended the idea be added to the COW agenda.

### **Secretary’s Report**

- Nothing to raise for March 2023 meeting.

### **Treasurer’s Report**

- Commissioner Grigg updated that ANC1D still does not have the security fund paperwork finalized, her last submission is with OANC. The March postering and interpretation will be added to the list of funds.

### **End of meeting**

With no additional comments or questions, Chair Allison requested a motion to adjourn.

Commissioner Decker moved to adjourn the meeting, Commissioner Nunez seconded. The motion passed with 6 votes, all in favor, none opposed.

**Commissioner Allison adjourned the meeting at 8:47 pm.**

---

### **Annex Item 1**

#### **Government of the District of Columbia Advisory Neighborhood Commission 1D RESOLUTION #1D-23-0223 Capping Rent Increases for Rental Year 2023**

**Proposed March 21, 2023**

**Advisory Neighborhood Commission 1D (ANC 1D or the Commission) takes note of the following:**

- The District of Columbia Rental Housing Commission has announced a rent increase cap of 8.9% for rent-controlled buildings in rental year 2023 (May 1, 2023-April 30, 2024).

- The proposed rental increase cap is the largest since 1982 and could substantially burden tenants already struggling with the high cost of housing. This is especially concerning since the main tool for DC renters struggling to pay rent, the Emergency Rental Assistance Program, abruptly closed to new applications for FY23 on March 10, with less than 72 hours' notice.
- ANC 1D is home to a large number of rent-controlled buildings, including the District's largest residential apartment building, the Woodner Apartments. 1D's rent controlled buildings represent some of the most affordable housing in the neighborhood. When residents in these buildings can no longer afford rent, they are often forced out of the neighborhood entirely. This can have a disproportionate effect on Black and brown residents. In 2020, the DC Policy Center found, "The presence of rent-controlled housing is positively correlated with longer tenure and a smaller loss of residents of color, suggesting that rent-controlled stock, at some level, could be playing a role in mitigating displacement."
- DC at large, and 1D specifically, is already seeing a spike in evictions after the end of the COVID-19 eviction moratorium. In the Woodner Apartments alone, there are 76 active eviction cases. A substantial increase in rent will put more residents at risk of eviction.
- Eviction is a traumatic process that puts tenants at high risk of homelessness and future evictions. In addition to losing their homes, tenants often lose wages, as they must attend court hearings and search for new housing. Eviction Lab reports that 17.5 evictions are filed for every 100 renters in DC every year, over 9% higher than the national average.
- In DC, evictions already disproportionately affect Black and brown residents. A 2020 study by Georgetown University found "a strong positive correlation between the share of Black residents in a census tract and the eviction filing rate."
- Nearby jurisdictions are addressing surging rents by capping rent increases, including Prince George's County, which has passed a 3% cap, and Montgomery County, which is considering a proposed 3% cap. This is part of a larger, nationwide trend to preserve scant affordable housing through increased rent control measures.
- Capping rent increases at rent-controlled buildings at 3% for rental year 2023 would protect already struggling low-income residents and prevent displacement and evictions in 1D.

**RESOLVED:**

That Advisory Neighborhood Commission 1D calls upon the DC Council and Mayor to pass legislation capping rent increases for rent-controlled buildings in the District of Columbia to 3% for the 2023 rental year.

**FURTHER RESOLVED:**

That the Commission designates Commissioner Hannah Grigg, ANC 1D02, to represent the Commission in all matters relating to this resolution.

**FURTHER RESOLVED:**

That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this resolution.

## FURTHER RESOLVED:

Consistent with DC Code, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by a voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of seven of seven members was present) on March 21, 2023 by a vote of 7 yes, 0 no, 0 abstain.

- SMD1D01 - Kelly Willis, yes
- SMD1D02 - Hannah Grigg, yes
- SMD1D03 – Erika Nunez, yes
- SMD1D04 - Yasmin Romero, yes
- SMD1D05 - Omar Parbhoo, yes
- SMD1D07 - Gary Decker, yes

## Annex Item 2

Government of the District of Columbia Advisory Neighborhood Commission 1D

RESOLUTION #1D-23-0224 Funding ERAP for FY23

Proposed March 21, 2023

Advisory Neighborhood Commission 1D (ANC 1D or the Commission) takes note of the following:

- On March 10, 2023, the Emergency Rental Assistance Program (ERAP), closed to new applications with less than 72 hours' notice.
- DC at large, and 1D specifically, is already seeing a spike in evictions after the end of the COVID-19 eviction moratorium. In the Woodner Apartments alone, there are 76 active eviction cases. Without access to ERAP, many neighbors who could have otherwise settled rental debt and remained in their homes will face eviction.
- Eviction is a traumatic process that puts tenants at high risk of homelessness and future evictions. In addition to losing their homes, tenants often lose wages, as they must attend court hearings and search for new housing. Eviction Lab reports that 17.5 evictions are filed for every 100 renters in DC every year, over 9% higher than the national average.
- In DC, evictions already disproportionately affect Black and brown residents. A 2020 study by Georgetown University found “a strong positive correlation between the share of Black residents in a census tract and the eviction filing rate.”
- 1D residents, including those with active eviction cases, have already reported that they were unable to apply for needed ERAP funds before the program's closure.
- In FY22, DC provided additional funds to ERAP to ensure the program could accept applications through the end of the fiscal year.



- Funding ERAP through the remainder of FY23 would protect low-income tenants and prevent evictions in 1D.

RESOLVED:

That Advisory Neighborhood Commission 1D calls upon the DC Council and Mayor to fully fund ERAP for the remainder of FY23.

FURTHER RESOLVED:

That the Commission designates Commissioner Hannah Grigg, ANC 1D02, to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another\ Commissioner to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED:

Consistent with DC Code, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by a voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of ADD of seven members was present) on March 21, 2023 by a vote of 6 yes, 0 no, 1 abstain.