

APPROVED MINUTES
for the
REGULAR MEETING OF THE COMMISSION
on
January 8, 2025, Virtual Meeting (via Zoom webinar)

~~Guest speaker at 6:30 p.m.~~

- No Guest Speaker Scheduled

Call meeting to order at 7:05 p.m.

I. ROLL CALL

Commissioner	Present	Absent
1B01 Fay	X	
1B02 Barrilleaux	X	
1B03 Sycamore	X	
1B04 Lemon-Strauss	X *joined at 7:11 after roll call	
1B05 Kensek	X	
1B06 Trindade Deramo	X	
1B07 Holden	X	
1B08 Harris	X	
1B09 Hanrahan	X	

II. CONSENT AGENDA

A. Commission January 8, 2026 Meeting Agenda

B. Commission December 4, 2025 Meeting Minutes

MOTION: Commissioner Harris moved to approve the consent agenda and meeting minutes. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

III. COMMITTEE REPORTS (3 minutes per committee)

A. Committee on Public Safety

- 2025 Committee Recap

ii. Preview of January, 2026 Agenda Items

SUMMARY: Commissioner Barrilleaux reported that the Committee on Public Safety added two new members and continues to recruit additional participants. Committee priorities for the new year include youth issues, particularly the juvenile curfew, and continued focus on nightlife safety as seasonal activity increases. Barrilleaux noted a recent shooting in LaDroit Park that ended a period of relative quiet. Violence interrupters and police are investigating, with limited information currently available regarding the cause. The committee will continue to monitor the situation. Crime statistics for ANC 1B showed a decrease in total crime from 100 incidents in the prior month to 64 in the most recent month, with an overall decline in violent crime. Two assaults with a deadly weapon were reported, an increase from the prior month, while robberies decreased from seven to three. Crime trends were described as declining entering 2026.

B. Committee on Transportation, Parks, and Public Space

i. 2025 Committee Recap

ii. Preview of January, 2026 Agenda Items

SUMMARY: Commissioner Holden reported that the Transportation, Parks, and Public Space Committee advanced 15 letters and resolutions to the full ANC in 2025. The committee took December off and will hold its first meeting of the year next week with three agenda items. The committee will discuss the District Department of Transportation's Strategic Bikeways Plan, focusing on potential bike infrastructure priorities within ANC 1B. It will also consider potential requests to DDOT regarding overnight street parking restrictions on U Street, including possible changes from paid overnight parking to short-term pickup and drop-off spaces to support rideshare activity, deliveries, and traffic operations. The final agenda item is a discussion on ADA parking, specifically expanding unassigned ADA parking spaces into residential areas. This item builds on prior work related to allowing residents of multifamily housing to access disabled residential parking permit programs.

C. Committee on Zoning, Preservation, and Development

i. 2025 Committee Recap

ii. Preview of January, 2026 Agenda Items

SUMMARY: Christian Brandt, ZPD Chair, reported that the Zoning, Preservation, and Development Committee was productive over the past year, with at least one letter of support issued during most monthly meetings. The committee did not meet in December. Five new members were added, expanding committee capacity, with participation from across the ANC and additional interested residents identified. For the January meeting, the committee has a light agenda with no zoning, BZA, or preservation cases. The meeting will focus on reviewing the District's comprehensive plan public

engagement tool and providing time for new committee members to get to know one another. Brandt indicated the committee expects to return to a more typical agenda in February.

D. Committee on Alcoholic Beverage and Cannabis Regulations

- i. 2025 Committee Recap
- ii. Preview of January, 2026 Agenda Items

SUMMARY: Commissioner Hanrahan reported that the committee completed a high volume of work over the past year, including action on 122 business applications: nine new licenses, 104 license renewals, and nine substantial change applications. The committee also negotiated seven settlement agreements and advanced one resolution that received full commission approval. Hanrahan noted the intensity of the workload, including closely scheduled meetings and the need to learn and implement new processes, and thanked committee members, business owners, and participants for their engagement. Hanrahan stated that the committee met in December to address remaining renewal items and will meet again in January. The January meeting will include discussion of the Noise Balance Amendment Act and preparation of testimony for upcoming Alcoholic Beverage and Cannabis Administration performance review hearings. Planned testimony will focus on feedback regarding ABCA processes, including website functionality, transparency, and procedural improvements. Additional settlement agreements and other business items are expected in the new year.

Frank Chauvin, a committee member, addressed the commission to acknowledge the committee's work and the commission's increased attention to balancing neighborhood livability with strong commercial activity. Chauvin referenced past noise restrictions at a property near U Street and 14th Street as an example of prior efforts to protect residents and stated that the current commission is reestablishing that balance. Hanrahan thanked Chauvin and acknowledged the collaboration.

Chairperson Miguel Trindade Deramo associated himself with the commission's recognition of the Alcohol, Beverage, and Cannabis Regulation Committee and its members. He noted that during a recent mediation, representatives from the Alcoholic Beverage and Cannabis Administration commended ANC 1B for timely participation, preparation, quality of written materials, cooperation, and willingness to work constructively with license operators. Commissioner Trindade Deramo stated that ABCA staff indicated this level of preparedness and professionalism is not consistently experienced across all ANCs and attributed this reputation to the committee's leadership and the contributions of its members. He specifically referenced the significant time commitment of commissioners Matt Fay, Stephen Hanrahan, and Francois Barrilleaux in attending frequent meetings during work hours and noted that this work has positively affected the reputation of ANC 1B. Commissioner Hanrahan responded briefly, noting the collaborative nature of the effort.

E. Committee on Community Engagement

- i. 2025 Committee Recap
- ii. Preview of January, 2026 Agenda Items

SUMMARY: Mike Huling, Community Engagement Chair, reported that the committee did not meet in December. The committee is working to formalize the ANC 1B community grant process, with the goal of rolling out a clearer and more user-friendly system in the coming months. This includes defining allowable uses of funds, setting expectations for applicants, and establishing a formal closeout and reporting process with basic metrics to assess event outcomes. Huling stated that the committee is developing a block party toolkit to help residents better understand how to plan and permit events. A key goal for 2026 is to encourage each single-member district to host at least one community event, such as a block party, porch fest, or neighborhood gathering. The committee is also exploring standardized outreach and marketing materials, including banners, tables, and other equipment, to support ANC presence at community events and encourage newsletter signups and engagement. Huling noted interest in coordinating informal meet-and-greets with civic associations, neighborhood groups, and friends-of-parks organizations to strengthen relationships across ANC 1B. Regarding the farmers market, Huling reported continued challenges in reconnecting with vendors formerly associated with the RFK site. While a full market may not be feasible in the short term, the committee is exploring scaled-down options for 2026 or alternative ways to support existing farmers markets within Ward 1 and the District.

F. Committee on Economic Development

- i. 2025 Committee Recap
- ii. Preview of January, 2026 Agenda Items

SUMMARY: Commissioner Fay provided a year-in-review update on the Economic Development Committee's work. He reported that the committee initially focused on the proposed Neighborhood Management Authority introduced in early 2025 and that the commission passed a resolution supporting an east-west oriented place management model. Fay stated that the committee has worked to keep the focus of those discussions on U Street and has coordinated closely with Business Improvement District organizers and local businesses. A more formal update and potential resolution of support are anticipated in February or March, with BID approval now expected before the Council recess due to delays in the application timeline. Fay reported ongoing engagement with the Deputy Mayor for Planning and Economic Development regarding several key properties in ANC 1B, including 1617 U Street, the Reeves Center, and the Rita Bright site. He noted productive discussions with DMPED and stated that the zoning decision for 1617 U Street is now expected in April or May, reflecting broader economic and financing challenges affecting development timelines. DMPED has committed to full community engagement as the request-for-proposals process moves forward. The committee has also engaged with Main Street organizations and is seeking greater clarity regarding their work and plans along the U Street corridor. Fay noted

that U Street is served by multiple Main Street programs, including Shaw Main Streets and District Bridges, and that the committee is working to bring greater coordination and attention to that overlap. Fay stated that the committee spent significant time in late 2025 on the topic of gentle density, which remains under discussion. He concluded by acknowledging the committee's long-serving members and noted that the committee expects to add an additional member in the coming weeks.

IV. EXECUTIVE, COUNCILMEMBER, AND AGENCY ANNOUNCEMENTS

A. Office of the Councilmember, Ward 1: Nicole Rivero (3 minutes)

SUMMARY: Niccole Rivero, from Councilmember Brianne Nadeau's office, reported that the office released a report summarizing findings from an October roundtable on potential human rights concerns related to DC government cooperation with federal law enforcement. Rivero stated that the report identifies diminished trust between residents and the Metropolitan Police Department and includes recommendations, including rescinding the Mayor's Safe and Beautiful Emergency Operations Center order, ending the interim police chief's immigration-enforcement order, applying masking and identification restrictions to federal law enforcement comparable to those governing MPD, and strengthening protections under the Sanctuary Values Act. Rivero also provided legislative updates. She said the Council passed on first reading a Nadeau bill to include transit agency workers, including WMATA staff, in the Employer Assisted Housing Program. Rivero stated the office is introducing legislation requiring the mayor to set new five-year targets for overall housing production and affordable housing. Additional bills described included legislation addressing missed agency report deadlines by limiting an agency's ability to invoke deliberative process privilege after a mandated deadline passes; legislation to create a more flexible Housing Production Trust Fund through sub-accounts tied to specific policy goals; and legislation to reform the Office of Contracting and Procurement to improve process, transparency, and responsiveness. Rivero also referenced legislation heard by the Health Committee to expand the substance use disorder outreach pilot currently serving Wards 1, 5, 6, 7, and 8. She reported that the pilot was associated with a 51% decrease in non-fatal overdoses on the 500 block of T Street NW in less than a year, and that the bill would establish a permanent program within the Department of Behavioral Health to administer grants to community organizations or operate the program directly.

Commissioner Sycamore thanked Rivero and expressed support for including transit agency workers in the Employer Assisted Housing Program. Sycamore asked for updates on the appointment process for the interim at-large councilmember seat. Rivero said the Council will appoint an interim member until a special election can be held, noted that multiple names have been put forward, and said Council leadership has indicated a goal of appointing someone by the end of January, though she did not have additional details on the selection process.

Frank Chauvin raised concerns about rats and rat-damaged trash cans, arguing that widespread holes in residential trash cans function as "rat feeders" and that replacement logistics are burdensome. Rivero stated that the current solution is to have cans repaired or replaced and said

she would consult with staff regarding other possible approaches. Commissioner Fay stated that LeDroit Park has been actively engaged in rat abatement and said there is an aggressive strategy in place, emphasizing that faster outcomes have been driven by communication and process coordination with the Department of Public Works. Chauvin also asked for updates on enforcement related to illegal street alcohol sales and suggested increasing penalties beyond current fines. Rivero said she did not have an update and suggested connecting with Judiciary Committee stakeholders to share feedback. Commissioner Kensek asked about a prior proposal for a pilot involving rat-resistant trash cans; Rivero said she believed the pilot did not advance through the budget process and said she would confirm. Kensek also commented that regularly starting vehicles can reduce the likelihood of rats nesting and chewing wires.

Commissioner Fay asked for clarification on the Housing Production Trust Fund sub-accounts; Rivero said the sub-accounts would be tied to policy goals such as building new housing, preserving existing affordable housing, and supporting tenant purchases, and said she could share additional detail. Chairperson Trindade Deramo relayed a question about why affordability standards are set at 80% AMI in certain legislation; Rivero said she did not have an answer at the meeting and would follow up after consulting the staff member covering the issue.

Commissioner Fay noted that the DC Council Committee of the Whole will consider Harmony Park at its meeting the following week. He stated that Councilmember Pinto is the primary sponsor, with Councilmember Nadeau as a secondary sponsor. Niccole Rivero encouraged residents and commissioners to participate in upcoming Council performance oversight hearings, which are expected to begin in February. She stated that hearing information will be posted on the Council website and shared with commissioners once available.

B. Office of the Mayor: Stephanie Advincula, MOCR (3 minutes)

SUMMARY: Stephanie Advincula (MOCRS) reported that the DMPED grant application deadline is January 16 and encouraged outreach to businesses in ANC 1B to apply. She noted staffing updates in the MOCRS office, including that Anthony has transitioned to a role with Clean City, and stated that residents may apply to join MOCRS. Advincula emphasized continued focus on rodent issues and illegal dumping and confirmed she remains available to residents and commissioners. She agreed to share job postings and grant information for newsletter distribution.

Andrew Shapiro introduced himself as the Business Community Liaison for Wards 1–4. He described his role as assisting businesses with regulatory and agency coordination issues. Shapiro outlined four active DMPED grant programs: Great Streets, Emerging Retail, Locally Made, and Robust Retail, with most deadlines on January 16 and one on January 20. He summarized eligibility and uses for each grant and noted that an information session was scheduled prior to the deadline. Shapiro explained that outreach occurs through Main Street organizations, agency newsletters, Councilmember communications, direct canvassing, and recent in-person outreach to more than 160 businesses. He encouraged businesses to subscribe to District agency newsletters and prepare application materials in advance. He confirmed that businesses may contact him regarding public

space issues outside storefronts and said he can provide coordination and resources but does not handle ethics enforcement. He directed businesses facing closure or financial challenges to resources at DSLBD, DISB, and the Small Business Development Center at Howard University.

C. District Agencies: *(3 minutes)*

SUMMARY: No district agencies presented

V. COMMISSIONER & COMMUNITY ANNOUNCEMENTS

A. Commissioner announcements *(1 minute per Commissioner)*

SUMMARY: Commissioner Holden reported that PEPCO notified commissioners that the 1700 block of V Street NW will be closed during daytime hours (9 a.m.–3 p.m.) from mid-February through mid-April for Champlain substation reconstruction work. He stated that PEPCO plans neighborhood engagement and flyer distribution starting the following week, with more details expected then.

Commissioner Kensek reported receiving a response after writing to President Trump regarding restoring water access and functionality in Meridian Hill Park/Malcolm X Park. Kensek also stated he is pursuing a potential settlement agreement related to Thurst, including documenting upgrades and soundproofing efforts, and requested a forum for broader commissioner review. Chairperson Trindade Deramo responded that a settlement agreement is the preferred approach and directed Kensek to coordinate with Commissioner Hanrahan and use the standard template to begin drafting. Commissioner Hanrahan offered to support that work offline.

Chairperson Trindade Deramo also announced that the lower plaza of Malcolm X Park is largely closed while the National Park Service pursues a comprehensive pump and piping replacement to restore the fountain and reflecting pool. He stated the public closure notice runs through September and that the commission is awaiting detailed scope information from NPS. He promoted a community cleanup and workday at Malcolm X Park on Saturday, January 17, 9 a.m.–12 p.m., aligned with MLK Day of Service.

Commissioner Sycamore noted ongoing protests at 14th and U Street, reported a recent fire affecting housing near Harrison Square, and stated he is coordinating with neighbors to identify needed support. Sycamore also stated he is in discussions with the Mayor's Division of Deaf, Deaf Blind, and Hard of Hearing to plan a large event in April for Deaf Awareness Month and will follow up with Mike Huling regarding potential grant support.

B. Community announcements *(1 minute per community member)*

SUMMARY: Travoris Culpepper of PEPCO provided an update on construction related to the Capital Grid project and upgrades to the Champlain substation. He reported that PEPCO is currently installing underground transmission infrastructure near 17th and U Streets. Culpepper confirmed

that the 1700 block of V Street NW is expected to be closed during work hours from approximately late February through mid-April to allow for installation of a large underground manhole. The street will be closed during daytime construction hours, approximately 9:30 a.m. to 3:30 p.m. He stated that PEPCO will provide advance notice and additional details to the community once the specific closure dates are finalized.

VI. ADMINISTRATIVE

A. Election of Commission Officers: Miguel Trindade Deramo

SUMMARY: Chairperson Trindade Deramo opened the agenda item for the annual election of ANC 1B officers, noting that the bylaws require election of a chairperson, vice chairperson, secretary, and treasurer each January for one-year terms. He reflected on the past year, stating it was an honor to serve as chair and highlighting the commission's productivity, strong committee leadership, and robust membership, as documented in the 2025 annual report. Trindade Deramo expressed appreciation for commissioners' work. He then formally opened nominations for the position of Commission Chairperson.

Commissioner Sycamore nominated Commissioner Trindade Deramo for ANC 1B Chair. Commissioner Trindade Deramo accepted nomination. **VOTE: 8 in favor, 0 opposed, 1 abstention** Commissioner Trindade Deramo was elected Chair of ANC 1B.

Commissioner Sycamore nominated Commissioner Kensek for Vice-Chair. Commissioner Kensek accepted the nomination. **VOTE: 3 in favor, 0 opposed, 1 abstention** Commissioner Holden nominated Commissioner Harris for Vice-Chair. Commissioner Harris accepted the nomination. **VOTE: 5 in favor, 0 opposed, 1 abstention.** Commissioner Harris was elected Vice-Chair of ANC 1B.

Commissioner Sycamore nominated Commissioner Fay for Secretary. Commissioner Fay accepted nomination. **VOTE: 7 in favor, 0 opposed, 2 abstentions.** Commissioner Fay was elected Secretary of ANC 1B.

Commissioner Sycamore nominated Commissioner Lemon-Strauss for Treasurer. Commissioner Lemon-Strauss accepted nomination. **VOTE: 7 in favor, 0 opposed, 2 abstentions.** Commissioner Lemon-Strauss was elected Treasurer for ANC 1B.

B. Announcement of Application Period for Committee Chairs: ANC 1B Chair

SUMMARY: Chairperson Trindade Deramo announced the upcoming application period for committee chair positions. He stated that committee chairs serve one-year terms beginning in February and that elections for all six committee chairs will take place at the February commission meeting. Trindade Deramo explained that an online application form will be posted to the ANC website and promoted through the newsletter and social media. Applications are expected to open Sunday or Monday and remain open for two weeks, after which commissioners will review

submissions and conduct elections at the February meeting. He invited questions and encouraged commissioners to email him directly for clarification.

C. Fixing the Schedule of Commission Meetings for 2026: ANC 1B Chair

SUMMARY: Chairperson Trindade Deramo introduced a resolution to set the 2026 ANC 1B meeting schedule, noting this is a required annual administrative action. He proposed continuing the practice of holding meetings on the first Thursday of each month, with exceptions in April and July due to holiday conflicts, when meetings would move to the second Thursday. The proposed meeting dates were listed, and Trindade Deramo explained that multiple commissioners reviewed the holiday calendar to avoid conflicts. A brief discussion followed regarding whether the November meeting should be moved due to its proximity to Election Day. Commissioners expressed a preference to keep the schedule as proposed, noting flexibility to amend later if needed. **MOTION:** Commissioner Trindade moved to adopt the resolution as presented. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

D. Executive Officers' Reports *(2 minutes per officer)*

SUMMARY: no executive officer reports were given

VII. NEW BUSINESS

A. ABRA-115293: Motion to Approve a Settlement Agreement, Amsterdam Café and Lounge, 1208 U Street NW, Class "C" Tavern, 1B08

SUMMARY: Commissioner Hanrahan introduced a motion to approve an updated settlement agreement for Amsterdam Cafe and Lounge (1208 U Street). He described the agreement as an update to the prior 2017 settlement agreement, intended to align with the commission's standard settlement terms, and noted the establishment did not have outstanding ABCA-related issues identified in the discussion. Commissioner Harris raised procedural concerns, noting Amsterdam already has an existing settlement agreement and recommending that the commission confirm with ABCA how the updated agreement should be submitted (as a new agreement or an amendment) and whether prior protest parties would need to sign. **MOTION:** Commissioner Hanrahan moved to approve the settlement agreement with an intent to consult ABCA in how it will be treated. The motion was seconded. **DISCUSSION:** Secretary Fay proposed a friendly amendment to add "whereas" clauses documenting why the commission is not objecting to Amsterdam's late-night operating hours, to distinguish Amsterdam from other late-night establishments currently under protest for violations and complaints. Commissioners discussed concerns about adding new language after the operator had already signed the agreement and whether the clauses could create legal or factual complications. Fay proposed removing one clause about lack of complaints and retaining two clauses focused on the absence of documented ABCA violations and the establishment's location outside the North Shaw Moratorium Zone. Trindade Deramo supported adding the explanatory clauses to create a written record justifying deviation from the commission's late-night hours policy, and Hanrahan stated the settlement agreement process

typically includes revisions prior to APCA board approval. Trindade Deramo indicated the commission would proceed by treating the proposal as a motion to amend the settlement agreement to add the two “whereas” clauses. **MOTION:** Commissioner Trindade Deramo moved to support the two whereas clauses presented. The motion was seconded. The motion **PASSED (8 in favor, 1 opposed, 0 abstentions)**. **MOTION:** Commissioner Hanrahan moved to approve the settlement agreement as amended. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

B. **ABRA-133717:** Motion to Approve a Settlement Agreement, Game On, 1330 U Street NW, Class "C" Tavern, 1B08

SUMMARY: Commissioner Hanrahan introduced a proposed settlement agreement for Game On, located at 1330 U Street NW. He described the agreement as a standard settlement using the commission’s template. Hanrahan noted that Game On has flexibility in its approved hours to allow for occasional early events or private rentals but does not typically operate early in the morning or late at night and remains within standard ABCA operating parameters. He stated that Game On is a relatively new establishment and does not have an existing settlement agreement. **MOTION:** Commissioner Hanrahan moved to approve settlement agreement. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (8 in favor, 0 opposed, 1 abstentions)**.

C. **ABRA-122413:** Motion to Approve a Settlement Agreement, District Sports Bar/Prima DC, 900 Florida Ave, Class "C" Tavern, 1B02

SUMMARY: Commissioner Hanrahan introduced a proposed settlement agreement for District Sports Bar / Prima DC. He explained that the owner has already curtailed Summer Garden hours, which the commission views positively due to noise concerns affecting nearby residents. Hanrahan noted the owner is exploring enclosing the Summer Garden to reduce noise further and make it usable year-round, along with planned upgrades to ensure the front door remains closed during operations. He stated the agreement follows a standard template, similar to Game On’s, and that the establishment is relatively new and does not currently have a settlement agreement. Hanrahan identified the owners of both establishments for the record and concluded his presentation of the item. **MOTION:** Commissioner Hanrahan moved to approve the settlement agreement with District Sports Bar/Prima DC. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

D. **ABRA-134289:** Motion to Protest a License Renewal, Rush, 2001 14th Street NW, Class “C” Tavern, 1B08

SUMMARY: Commissioner Hanrahan reported that the committee voted to recommend that the ANC protest the application for Rush, located at the former Lost Society space at 2001 14th Street NW. He stated the protest is recommended on the grounds of peace, order, and quiet. Hanrahan noted that, through the protest process, the goal is to secure an updated settlement agreement that adequately addresses noise and operational impacts.

MOTION: Commissioner Hanrahan moved to protest the license renewal for Rush on the grounds of peace order and quiet. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (8 in favor, 1 opposed, 0 abstentions).**

E. **ABCR:** Letter to ABCA Regarding Qualification Review for ABCA Licensees

SUMMARY: Commissioner Hanrahan explained that the committee received community feedback raising concerns about Rush’s licensee, including public records showing liens over \$100, multiple DC Superior Court cases, and media reports alleging unpaid wages. He noted District “clean hands” requirements and said the committee is introducing a letter to ABCA asking how background checks and due diligence are conducted for applicants, using Rush as an example but focusing on broader process questions. Chairperson Trindade Deramo emphasized avoiding speculation, supported sending the letter, and confirmed ABCA Director Fred Moosally is willing to attend the February ANC meeting. Commissioners suggested edits to make the letter more general, carefully word allegations, and correct names, with consensus to revise language to reference public records and systemic questions rather than specific accusations. **MOTION:** Commissioner Hanrahan moved to adopt the proposed letter. The motion was seconded. **DISCUSSION:** Frank Chauvin stated that the letter to ABCA was unanimously approved by the committee and is intended to request a review of the licensee’s character, both in this specific case and more broadly. He emphasized that character is an important requirement under District law. He also noted that under the clean hands provisions, ABCA is required to deny a license or renewal if an applicant has outstanding debts to the District or has not properly submitted a clean hands certification. He questioned whether those checks were completed when the license was transferred several months ago and stressed that ABCA is required to repeat this review during renewals. He added that ABCA has authority under the code to conduct a formal character review hearing and suggested the ANC explicitly ask whether that review has occurred. The motion **PASSED (8 in favor, 0 opposed, 1 abstention).**

F. **ABCR:** Application for OANC Expert Assistance Funds in Support of Two ABCR Protests by the Commission

SUMMARY: Commissioner Fay explained that the ANC has access to two funding sources through OANC: the Technical Assistance Fund and the lesser-known Expert Assistance Fund (EAF), which can provide up to \$5,000 per application to support expert services such as legal counsel. He noted that ANC 1B has undertaken several complex alcohol license protests that are quasi-judicial in nature and increasingly involve applicants with legal representation, making it important for the ANC to retain its own attorney. He reported that prior commissions set aside \$20,000 for ABCA-related legal work, of which about \$10,000 has already been spent in 2025 on legal advice and an involved late-night operating protest. The commission now anticipates two additional intensive protests: one involving Cloud Lounge on the 1900 block of 9th Street and another involving YOLO Lounge on the 2000 block of 14th Street. Estimated legal costs are approximately \$7,800 per protest. Fay proposed submitting two separate EAF applications for \$5,000 each to offset these costs, with the remaining balance covered by the existing legal retainer. Commissioners generally supported the proposal, emphasizing the fairness of district assistance given ANC 1B’s

disproportionate number of alcohol licenses and the importance of being well represented in hearings. Commissioner Holden supported the applications but cautioned the commission to remain strategic and judicious in pursuing protests, encouraging earlier engagement and settlements when possible. Chairperson Trindade Deramo and Commissioner Hanrahan agreed, noting plans to refine ABCR processes to engage operators earlier and reduce the need for costly hearings. **MOTION:** Commissioner Fay moved to approve engaging legal counsel for the Cloud Lounge protest and that we approve the EAF application to the OANC for \$5,000. The motion was seconded. **DISCUSSION:** no discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**. **MOTION:** Commissioner Fay moved to approval engaging legal counsel for the Yolo protest and that we approve the EAF application to the OANC for \$5,000. The motion was seconded. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions)**.

G. SMD 1B02: A Resolution Urging Gentle Density Throughout the District of Columbia – Francois Barrilleaux

SUMMARY: Chairperson Trindade Deramo introduced the gentle density resolution and explained that the commission was moving forward after receiving guidance from the Board of Ethics and Government Accountability (BEGA). He noted the item had been tabled in December due to questions about Commissioner Barrilleaux’s employment, but BEGA determined—twice—that no recusal was required. Chair Trindade Deramo emphasized that Barrilleaux’s employment with the American Enterprise Institute had been fully disclosed and not concealed. He also addressed concerns about the resolution’s relevance to ANC 1B, stating it would have direct impacts in the commission area, including provisions related to ADUs and rowhouses, and that the Comprehensive Plan is a citywide document affecting all ANCs. He concluded the proposal was within the commission’s authority and urged commissioners to focus on the substance of the resolution.

Commissioner Barrilleaux explained that the resolution had been discussed extensively in both Zoning, Preservation, and Development and Economic Development committees and revised multiple times. He said the current draft focuses on principles for the Comprehensive Plan, removes any changes to historic preservation, and explicitly affirms existing historic protections. He added that it calls for increased staffing at District agencies to handle higher permitting demand. Barrilleaux framed the resolution around the need for more housing, especially family-sized housing, and argued that current rules restrict “missing middle” housing in much of the city. He described the Comprehensive Plan as a key opportunity to legalize and encourage rowhouses, small homes, ADUs, and additional units, noting DC’s history as a rowhouse city. He said zoning restrictions on attached housing have contributed to segregation and that gentle density could increase supply while preserving neighborhood character, particularly as multifamily construction has declined. He emphasized the resolution is advisory and cited other cities, including Portland, Austin, and Minneapolis, as pursuing similar approaches.

Commissioner Kensek said he would not support the resolution and warned against relying on research from Greater Greater Washington, which he described as a developer-backed advocacy

organization. Commissioner Holden supported the resolution, arguing that much of DC's existing housing would be illegal to build under current zoning and is effectively grandfathered. He said zoning should be updated to allow more housing types and gentle density. Commissioner Fay said he supported the spirit of the proposal but not the text as written. He cited Economic Development Committee frustration that feedback had not meaningfully changed the draft, raised concerns about the lack of affordability requirements and by-right development, and warned of possible displacement in lower-cost areas. Commissioner Sycamore echoed concerns about insufficient revisions and said by-right development reduces community and ANC input. He said he could not support the resolution without substantial changes. Commissioner Barrilleaux responded that he had made meaningful changes and invited specific redlines. He argued development occurs in high-demand areas and cited evidence from Portland suggesting middle housing did not increase displacement in at-risk neighborhoods. Commissioner Lemon-Strauss urged commissioners to propose specific amendments rather than defer again, arguing restrictive zoning distorts the market and that housing should be allowed in high-opportunity areas with appropriate limits. Chairperson Trindade Deramo encouraged commissioners to engage directly with the document rather than repeatedly deferring it, noting ongoing efforts to coordinate Comprehensive Plan work across relevant committees.

Public comment focused on concerns about perceived conflicts of interest, developer influence, and the lack of affordability and guardrails in a by-right approach. Courtney Stockland questioned the ethics and scope of the resolution, while Chairperson Trindade Deramo responded that engaging on the Comprehensive Plan is within the ANC's authority. Arlene Feskanich noted that the Economic Development Committee did not support the resolution, said the text is weak on affordability, and warned that by-right development could harm community diversity. Commissioner Barrilleaux responded that allowing multiple units on a lot lowers per-unit costs by spreading land value, argued small-scale affordability requirements could prevent projects from moving forward, and said affordability tools are better suited to larger multifamily developments. Mike Huling supported the intent but warned that unclear language would allow developers to exploit loopholes and questioned the resolution's relevance to ANC 1B. Patrick Nelson asked whether councilmembers had been consulted; Barrilleaux said he planned to build neighborhood consensus first. Nelson also noted that current affordability rules are often avoided by building just below required thresholds. Debby Hanrahan cautioned that ANC positions carry "great weight" once adopted and urged deeper deliberation with affordable housing experts and community groups, arguing that upzoning increases land value and should be paired with stronger affordability measures.

Chairperson Trindade Deramo read additional written Q&A concerns into the record, including potential disproportionate impacts on Wards 5, 7, and 8 and whether infrastructure and public services, especially schools, could keep pace with added density. Commissioner Hanrahan asked if any commissioners had specific amendment language to propose. Commissioner Sycamore again urged tabling the resolution for more public input and refinement, while Commissioner Holden argued it was better to vote than continue deferring. Commissioner Fay noted the Comprehensive Plan process runs through at least mid-2027, said he could propose detailed edits later, and

emphasized that any vote should follow a careful, line-by-line review so commissioners clearly understand what they are endorsing.

Brian Heilman, a Ward 4 resident and ANC 3A Racial and Social Equity Committee member, supported ANC 1B's leadership and cross-ANC coordination, said the resolution has promise, but questioned the by-right approach and asked whether a racial and social equity lens had been fully applied. Janet McMahon said she supports density and affordability in principle but opposed the by-right framework, arguing it limits community input and, based on her experience in Portland, can concentrate change in lower-income and Black neighborhoods. Chris Otten argued the resolution reflects insufficient responsiveness to commissioner and community feedback, raised conflict-of-interest and displacement concerns, and criticized reliance on deregulatory frameworks that lack strong affordability and anti-displacement measures. He urged tying any by-right density to deep affordability, family-sized units, preserved ANC review, and expanded social housing tools. Mike Huling noted the large number of vacant properties in DC that could be redeveloped without zoning changes and warned that by-right language, if not precise, could be exploited by developers. Arlene Feskanich clarified that Seton Street is in a historic district and would not be affected, urged greater input from affordable housing experts and community groups, and asked whether models like Cambridge's approach, linking new density exclusively to affordable units, had been considered.

Commissioner Lemon-Strauss said the discussion revealed broad agreement on goals but a lack of concrete alternative proposals. He urged that future debate focus on specific amendments and competing frameworks rather than general concerns and asked that arguments be grounded in good faith rather than allegations of bad intent. Commissioner Sycamore encouraged members of the public to email commissioners with specific ideas and alternatives. He suggested the possibility of a focused meeting on the issue and emphasized the need for written alternatives to debate.

MOTION: Commissioner Sycamore moved to table the vote on this resolution to the February meeting. The motion was seconded. **DISCUSSION:** Chairperson Trindade Deramo said he supported tabling only with the expectation that commissioners would continue work before the Committee of the Whole meeting, asked members to self-organize, and requested a clear progress update as a condition of the motion. Commissioner Barrilleaux said he intended to move for a vote on the resolution, arguing it was important to take a recorded position after extensive discussion, even if work continued afterward. Commissioner Fay responded that the commission had not reviewed the text line-by-line. The motion **FAILED (4 in favor, 4 opposed, 1 abstention)**. **DISCUSSION:** Commissioner Barrilleaux said the resolution had been thoroughly reviewed at both committee and commission levels and moved to take a vote and pass it as written. He emphasized the length of discussion and scrutiny it had received. Commissioner Fay noted it was the most controversial resolution of the term. Chairperson Trindade Deramo ruled the motion was a call to close debate and proceed to a vote, which required a two-thirds majority, and called for a vote on calling the question. **MOTION:** Commissioner Barrilleaux moved close debate and proceed with a vote. The motion was seconded. The motion **FAILED (4 in favor, 3 opposed, 0 abstentions)**. **DISCUSSION:** Commissioner Holden asked whether the commission could move directly to a vote rather than

calling the question. Commissioner Fay said he was willing to vote but stressed the need to discuss the specific language being voted on and to introduce amendments based on Economic Development Committee work. He expressed frustration that prior feedback had not been reflected in revisions and said the intent of tabling was to allow focused work to bring the resolution to a landing in February, not to delay indefinitely. He reiterated support for voting if the commission chose to proceed, but with full clarity about the text and proposed amendments. Commissioner Kensek said he did not oppose the goals of density or affordability but emphasized the importance of collaboration and iterative work, citing past experience working through difficult issues over time. He supported continued discussion, redlining, and possibly a focused working session to find common ground before final action. **MOTION:** Commissioner Lemon-Strauss moved to table the resolution. The motion was seconded. **DISCUSSION:** Commissioner Lemon-Strauss said he was changing his position and moved to table the resolution. He explained that the late hour and the amount of unresolved feedback made it clear more work was needed, and he expressed trust in Commissioner Fay's good faith to develop amendments. While he said he supports the goals of the resolution and believes it advances density and affordability, he argued that bringing forward clear redlines and alternatives would allow the commission to return with a more productive, good-faith discussion. The motion **PASSED (9 in favor, 0 opposed, 0 abstentions).**

VIII. ADJOURNMENT

Meeting was adjourned at 10:44pm.

The next regular meeting of the Commission will be on Thursday, February 5, 2025.

Prepared by: Karen Lee, ANC 1B Admin Consultant

Approved on: February 5, 2026


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Attested by: Matthew Fay, ANC1B Secretary