

7E01 –Dawn Cook
7E02 – Aaron Harris
7E03 – Gail Perkins
7E04 – Natasha Dupee, Chair
7E05 – Vacant
7E06 – Ravi Perry
7E07 – Celete Kato



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 7E
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**ADVISORY NEIGHBORHOOD COMMISSION 7E
PUBLIC MEETING MINUTES**

Tuesday, October 14, 2025 – Virtual and In-person

6:00 pm

PLEASE NOTE: In compliance with Roberts Rules of Order Newly Revised, 11th Edition, Section 48, page 468, the minutes of Advisory Neighborhood Commission 7E are a record of the actions taken by the Commission, not a record of what people said during the meeting. Accordingly, comments made by commissioners or members of the public are not recorded in detail for the purposes of these minutes.

CALL TO ORDER: Meeting was called to order at **6:08 pm** by **Chair Dupee**

ROLL CALL: 7E01 – Dawn Cook; 7E02 – Aaron Harris; 7E03 – Gail Perkins; 7E04 – Natasha Dupee; 7E05 – VACANT; 7E06 – Ravi Perry; 7E07 – Celete Kato

4 Commissioners were present – 7E02, 7E03, 7E04, 7E06, 7E07

NEW COMMISSIONER INTRODUCTION: Commissioner Celete Kato (7E07) was introduced. Commissioner Kato lives on B Street and has a background in international development, education, and community engagement. She is a former Peace Corps volunteer and an avid cyclist.

ADOPTION OF MEETING AGENDA: Motion made to move Community Announcements to before Guest Speakers. Motion seconded and approved. Meeting agenda was approved with this modification. 4 Y – 0 N

ADOPTION OF LAST MEETING'S MINUTES: Meeting minutes from September 2025 were approved with one edit to reflect an official action. 4 Y – 0 N

COMMUNITY FORUM

Community members raised the following concerns:

- Tisha Woods (4724 Benning Road) – Expressed concerns about rodent issues related to demolition and construction near Hampton East condominiums
- Tyra Marshall (President, 4732/4724 Benning Road Condominium Association) – Raised concerns about active rodent problems due to school construction and potential Hampton East construction impacts on 14 condominium owners
- Questions about Hampton East development timeline, community meetings, resident signatures collected, and ANC notification timeline
- Charbra Williams (Benning Park) – Reported no hot water for 5 weeks at Benning Park Apartments
- Anita Marsh – Questions about halfway house on Minnesota Avenue (submitted via chat due to technical difficulties)
- Questions about Fletcher Johnson ice skating rink status

Chair Dupee shared information about the Office of the Attorney General's Consumer Mediation Program (202-442-9828) for landlord-tenant disputes.

GUEST SPEAKER REPORTS

Councilmember Wendell Felder's Office (Shama King, Constituent Services Coordinator)

Updates provided on:

- RFK CBA: WMATA Board approved \$2 million study to transform neighborhoods surrounding RFK
- Truancy and absenteeism roundtable discussions
- Bottle bill co-introduction to reduce litter
- Upcoming Town Halls:
 - November: DDOT town hall on East Capitol Mobility Project and Ward 7 development projects
 - December: Education town hall to establish Ward 7 education plan
- Fort DuPont Skating Rink: DPR will now manage the site; DPR and DGS working on modifications
- Streetcar discontinuation: Early 2026
- Office Hours: First Friday of each month at Denny's on Benning Road, 10 AM - 12 PM
- Ward Wednesdays: Door knocking, site visits, constituent services in the ward
- Upcoming Events:
 - November 21: Thanksgiving dinner and giveaways
 - December 19: Holiday party
 - Job fair (details to come)

- Constituent Services Fund: Raised \$40,000; developing criteria for fund usage
- East Capitol Street Mobility Project meeting held with Councilmember Felder
- Benning Park Apartments: Councilmember Felder working with Councilmember White and government agencies to address ongoing issues

Contact: ward7@dccouncil.gov | 202-724-8068 | windowfelderdc.com

Executive Office of the Mayor (Latisha Atkins, Ward 7 Manager, MOCR)

Benning Park Update:

- September 21: Flooding in 3 buildings (5131, 5133, 5135 Fitch Street SE) reached up to 6 feet in basements
- Flooding caused by property owner responsibility, not DC Water
- Buildings deemed unlivable due to electrical fire risk
- Office of Tenant Advocates provided 15-day hotel stay
- Homeland Security and Red Cross assisted
- Hotel stay ended after 15 days due to behavioral issues at hotel
- New property manager in place
- Residents must call 311 for individual unit inspections by Department of Buildings
- Department of Buildings can cite property owner for housing code violations
- If violations not corrected, case may go to court and Office of Attorney General involvement
- Potential receivership if property owner does not comply

Medicaid Changes (Starting January 1, 2026):

- Approximately 25,000 DC residents will lose Medicaid eligibility based on income
- Single individuals making \$1,800/month will lose coverage
- Automatic enrollment in Healthy DC Plan on January 1, 2026
- No monthly payments, premiums, or out-of-pocket costs for covered services
- Does not cover: adult vision, adult dental, non-emergency housing and community behavioral support
- All other covered services maintained

Contact: Latisha Atkins 202-251-9930 | Amber Wright (Ward 7 MOCR Liaison)

Metropolitan Police Department – No representative present

CORE DC, The Horizon (Kimberly Roseborough, Program Director)

Updates:

- Successfully housed 15 families over last 2 months
- Current population: 83 individuals (31 families total)
- Push for employment assistance; seeking community partners for monthly job fairs
- Seeking donations: coats, hats, scarves for cold weather
- All exited families retained permanent housing
- FY25: Housed families within 90 days or less throughout entire fiscal year

- FY25: Housed over 135 families
- Looking for community partners and event collaboration opportunities

CHAIR'S REPORT (Commissioner Natasha Dupee)

- FY25 closed out successfully with all reports filed; no compliance penalties
- Commissioner Celeste Kato (7E07) sworn in and onboarded
- 7E05 remains vacant
- Fletcher Johnson demolition has begun; full building not being demolished, alumni will retain some structure
- Concerns about rodents related to demolition; Chair will contact Department of General Services (DGS) regarding vector management plan
- DGS managing current phase of demolition

TREASURER'S REPORT (Commissioner Dawn Cook)

Commissioner Cook was not present. Report tabled for next meeting.

PRESENTATIONS

Hampton East Development Proposal (Kyrus Freeman, Attorney, Holland Knight; Madeline Williams; Nick Simpson)

BZA Application #21377 presented seeking special exception relief and variance for new apartment building:

Project Details:

- Location: 4730 Benning Road and 475 5th Street (to be subdivided into 3 lots)
- New building on currently vacant, unimproved portion of existing lot
- Three-story, 28-unit apartment building
- Meets IZ (Inclusionary Zoning) requirements
- Parking: 18 spaces provided (8 required)
- Features: balconies, outdoor deck space, green roof, solar panels, 11 long-term bike parking spaces
- Zone: RA1 (residential)

Relief Requested:

1. Special exception for new residential development in RA1 zone (essentially site plan review process)
2. Variance for lot frontage: 5 feet provided vs. 30 feet required on St. Louis (technical requirement; existing curb cut remains primary entrance)

Review Process:

- Office of Planning review for district planning policies compliance
- DDOT review for transportation standards compliance
- ANC input and support requested

Community Outreach:

- Attended ANC executive committee meeting
- Presented at September public meeting
- Presenting at October meeting
- Property management knocked on doors starting September; collected 12 resident support signatures
- Team committed to continued outreach and answering questions

Community Concerns Raised:

- Lack of adequate community notification and engagement
- Concerns about rodent/pest control plans during construction
- Questions about timeline for when ANC was notified
- Questions about meetings with current Hampton East residents
- Questions about total number of current residents vs. signatures collected
- Concerns about impact on neighboring condominium buildings (4724 and 4732 Benning Road)
- Questions about construction timeline
- Concerns about vacancy rates in current Hampton East buildings
- Questions about 7E03 constituent notification and inclusion
- Request for Economic Development Committee meeting to discuss

Development Team Responses:

- Rodent/vector management plan required when pulling permits (approximately 1 year from now, pending approvals)
- Lot frontage variance is technical requirement; no changes to current entrance/access
- Contact: Kyru Freeman at kyrus.freeman@hklaw.com
- Team committed to meeting with residents and answering questions
- Neighboring condominium buildings (4724/4732) located approximately 200-300 feet from proposed new building site

Commissioner Actions: No motion made. No vote taken. Project requires additional community engagement and commissioner review.

OFFICIAL ACTIONS

Motion 1: Support for JC Nall Trunk or Treat Event

- Event Date: October 25, 2025, 11 AM - 2 PM at JC Nall
- Requested Amount: \$250
- Funds for: crafts, books for community attendees
- **Motion made and seconded. Motion carried unanimously.**

Motion 2: Support for Ward 7 RFK Trunk or Treat Event

- Event Date: October 31, 2025, 6 PM - 8 PM at RFK Lot 6
- Requested by: Ebony Rose Thompson (Ward 7 State Board of Education Representative)
- Requested Amount: \$500; Commission approved \$250
- Funds for: treats, lighting, portable restrooms, outreach
- Goal: Serve 750 children from Ward 7 region (500 served last year)
- **Motion made for \$250 support. Motion seconded. Motion carried unanimously.**

DDOT Safety Treatment Notice:

- Location: 51st Street and Southern Avenue SE
- Action: Parking restrictions to increase visibility and reduce traffic fatalities
- 4 parking spaces removed on Southern Avenue (100 feet)
- 2 parking spaces removed on 51st Street
- Restrictions on DC side of both streets
- Note: Resolution supporting this action passed at previous meeting

COMMITTEE REPORTS

Education Committee (Commissioner Ravi Perry) – Meeting scheduled for tomorrow (October 15) at 7 PM via Zoom

Economic Development Committee (Commissioners Harris and Dupee, Co-Chairs) – No committee members signed up for current year; commissioners requesting interested residents to contact 7E02@anc.dc.gov and 7E04@anc.dc.gov

Transportation Committee – No report

Public Safety Committee – No report

COMMISSIONER UPDATES:

7E01 – Commissioner Cook – Not present

7E02 – Commissioner Harris – Offered contact information for 7E02 constituent issues

7E03 – Commissioner Perkins – Offered email to connect with residents; raised concerns about Hampton East project notification for 7E03 constituents

7E04 – Commissioner Dupee – See Chair's Report above

7E05 – Vacant

7E06 – Commissioner Perry – Education Committee meeting October 15 at 7 PM

7E07 – Commissioner Kato – No updates

ADJOURN: Meeting adjourned at 7:55 PM by Chair Dupee

NEXT MEETING: November 2025 at 6 PM ET

Prepared by Commissioner Celeste Kato

Approved on:

Attested by:

A handwritten signature in black ink that reads "Natasha Dupee". The signature is written in a cursive, flowing style. The first name "Natasha" is written in a larger, more prominent script, and the last name "Dupee" is written in a similar but slightly smaller script, connected to the first name.