



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Dupont Circle Advisory Neighborhood Commission 2B

April Regular Meeting Minutes

Wednesday, April 15th, 2026; 6:30 p.m.

Online via Zoom and In-Person at Stead Park

Call to Order

The regular April 2026 meeting of the Dupont Circle Advisory Neighborhood Commission (Commission of ANC 2B) was called to order by Chair Adams at 6:30 pm.

Introduction of Commissioners

The Commissioners identified their single member districts (SMDs). Present were Andrew DeFrank (2B01), Jeffrey Rueckgauer (2B02), Vincent Slatt (2B03), Alex Marshall (2B05), Matt Johnson (2B06), Libby Franklin (2B07), Zach Adams (2B08), and Lynn Thompson (2B09).

Adoption of the Agenda

Chair Adams moved to adopt the ANC's April 2026 meeting agenda. Commissioner Marshall seconded the motion. The agenda was passed with unanimous consent (VOTES: 7-0-0)

Announcements and Public Comments

Public announcements and general comments or future agenda items

Lance Selona made an announcement regarding DCCA and thanked the ANC for its help. Another member of the community made an announcement on Sexual Assault Awareness month. A member of the audience requested that the FLUM agenda item was postponed. Bill McLeod made an announcement on Dupont Circle BID's Annual Meeting Dinner and Auction on April 29th.

Commissioner announcements

Commissioner Slatt provided an update on the bank account.

Reports from DC Government representatives

Diya Mehta provided an update on behalf of Councilmember Pinto's office. Tiffany Wimenta from the Mayor's Office of Community Relations and Services provided an update on behalf of the Mayor Bowser. Captain Donigian provided an update from the Metropolitan Police Department.

Transportation Agenda

Resolution regarding the National Park Service/White House plans to remove 15th St PBL

Commissioner Johnson moved to adopt the first resolution. Commissioner Marshall seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

WHEREAS Washington D.C.'s bike lanes and trails are cherished across the city and provide safe, efficient, and active transit for hundreds of thousands of cyclists, totaling tens of millions of rides every year.

WHEREAS, statistics from the District Department of Transportation show recent bike lane safety projects have reduced vehicle crashes on improved corridors by up to 75%;

Whereas the sidewalks in the vicinity of the Tidal Basin and National Mall are crowded with pedestrians and the 15th Street Cycletrack removes bicyclists and scooter riders from the sidewalks;
WHEREAS there have been multiple reports that the Trump Administration is considering actions that would unlawfully remove, alter, or destroy portions of the District of Columbia's bicycle infrastructure;

WHEREAS the 15th Street SW Cycletrack, a crucial artery that connects ANC 2B to Columbia Heights in the north and Downtown DC, the National Mall and Virginia in the south, has been called out specifically as a target for potential removal;

WHEREAS the administration has cited dubious, often contradictory research alleging that bike lanes contribute to traffic congestion. This research relies on a "myopic analysis [that] ignores all the other benefits of bike lanes." to justify potentially removing D.C. bike infrastructure without any community feedback;

WHEREAS the exact legal framework for any removal is unclear and questionable. The Federal government only maintains about three percent of D.C. roadways and even "under Limited Home Rule, D.C. still theoretically maintains control over most street design elements like bike lanes on District-owned roads";

WHEREAS federal interference in our bikeways would rollback years of collaboration and dialogue between District residents and local government. It would also severely impact the city's ability to actualize resident desires in the future, particularly around D.C. Vision Zero and the next Strategic Bikeway Plan.

THEREFORE, BE IT RESOLVED that ANC 2B strongly condemns any illegal attempt or attempt without sufficient community input to remove D.C. bike lanes or critical bike Infrastructure;

BE IT FURTHER RESOLVED that ANC 2B urges Mayor Muriel Bowser, the Council of the District of Columbia, and the District Department of Transportation to stand in defense of our streets and use every tool at their disposal to prevent destruction of our bicycle network;

BE IT FURTHER RESOLVED that ANC 2B supports future litigation and community challenges to potentially illegal actions as they pertain to altering, removing, or destroying DC bike lanes.

Commissioner Matt Johnson and Alex Marshall are the Commission's representatives in this matter.

Resolution regarding the M Street Separated Bike Lane

Commissioner Johnson moved to adopt the first resolution. Commissioner Marshall seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

WHEREAS, the District Department of Transportation is designing the M Street NW Corridor Safety Project along M Street NW between Thomas Circle (14th Street NW) and 28th Street NW with the primary purpose to improve the M Street separated bike lanes and improve safety for all users, and

WHEREAS, the M Street separated bike lanes are among the most critical bicycle connections in the downtown area, and

WHEREAS, Dupont Circle ANC 2B has previously requested that DDOT reconfigure the M Street separated bike lane into a two-way configuration in a resolution dated January 28, 2024 and linked here, and

WHEREAS, a significant portion of bicyclists and scooter riders in the M Street bike lanes currently ride in the wrong direction (eastbound in the westbound bike lane), and

WHEREAS, the M Street bike lane reaches all the way to Georgetown, while the L Street bike lane, which runs eastbound, doesn't start until 25th Street and requires cyclists from Georgetown to navigate 2 long blocks of Pennsylvania Avenue where it is 8 lanes wide, and

WHEREAS, the signal timing progression on M Street is set at approximately 25 mph, while cyclists travel at a slower speed, and

WHEREAS, a significant portion of drivers do not know how to use the mixing zones and turn from the through lane, endangering cyclists, and

WHEREAS, the shallow angle of the intersection of Rhode Island Avenue and M Street creates visibility issues for the optically limited signal heads and regulatory signs.

THEREFORE BE IT RESOLVED, that ANC 2B supports efforts to improve safety for bicyclists and other vulnerable roadway users along M Street, and

BE IT FURTHER RESOLVED, that ANC 2B requests that the District Department of Transportation reconstruct the M Street separated bike lane as a two-way bikeway, and

BE IT FURTHER RESOLVED, if the facility cannot be made two-way at this time, that all physical elements added to the roadway are designed so as not to preclude conversion to a two-way facility at a future date and to facilitate easy conversion where feasible, and

BE IT FURTHER RESOLVED, that signal progression on M Street be set at approximately 15 mph to facilitate cyclists remaining in the green band and slowing vehicle speeds, and

BE IT FURTHER RESOLVED, that if DDOT installs bicycle signals and eliminates the mixing zones that computer modeling be used to calculate the estimated arrival time of cyclists in the green band so as to minimize the red time they will encounter, which is likely to improve signal compliance by cyclists and reduce conflict with turning motor vehicles, and

BE IT FURTHER RESOLVED, that DDOT consider adding blank-out turn restriction signs at the Rhode Island and M Street intersection to reinforce the periods during the cycle when turns from each street are restricted.

Commissioners Matt Johnson (2B06) and Jeff Rueckgauer (2B02) are the Commission's representatives in this matter.

Resolution supporting WMATA's proposed FY27 operating budget

Commissioner Marshall moved to adopt the first resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

Whereas, the Washington Metropolitan Area Transit Authority ("WMATA," or "Metro") is currently seeking feedback on service changes proposed in its Fiscal Year 2027 operating budget,

Whereas, WMATA is proposing service improvements to several bus routes that serve Dupont Circle effective July 2026 including:

- Adding hours to the service span of the D70 and D74 to have both routes 24 hours a day,
- Adding hours to the service span of the D6X to run until midnight
- Improving frequency on the C91 from 30 minutes to 20 minutes at all times,
- Improving frequency of the D74 outside rush hour from every 20 minutes to every 15 minutes

Whereas WMATA proposes improving late night service on the Red Line from every 10 minutes to every 7-8 minutes effective in December 2026.

Be it resolved, that ANC 2B supports WMATA FY27 budget as proposed.

Permitting and Licensing Agenda

Public Space Permit application #11191147 by Emissary for A New Unenclosed Sidewalk Cafe at 2032 P Street NW (2B02)

Commissioner Rueckgauer moved to adopt the first resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

WHEREAS 2032 P St LLC dba Emissary has applied for a new Public Space Permit with the District Department of Transportation ("DDOT"; Tracking Number 11191147) to expand its Sidewalk Cafe at 2032 P Street NW, in Single Member District 2B02 of ANC 2B.

WHEREAS, Emissary has operated at this address with a sidewalk cafe since 2016 and a Streatory from 2020-2026 on the P Street side of the property without incident or complaint.

WHEREAS, Emissary seeks to expand the sidewalk cafe onto the 21st Street side of the building to offset the loss of seating from its former Streatory.

WHEREAS, ANC 2B's Permitting and Licensing Committee considered the application at its public April 8th meeting and found no concerns about the proposed expansion or opposition from the public.

THEREFORE, BE IT RESOLVED that ANC 2B supports Emissary's public space application to expand its sidewalk cafe along the 21st fronting of 2032 P St NW.

BE IT FURTHER RESOLVED that this permit is only for the public space use and a separate application to the Alcoholic Beverage and Cannabis Administration ("ABCA") shall be required for alcohol sales and service in the cafe space.

Commissioner Jeffrey Rueckgauer is the Commission's representative in this matter.

Board of Zoning Adjustment #21460 by Zachary Williams (on behalf of Katie Delzell) for rooftop sunroom addition at 1735 Fraser Ct NW (2B01)

Commissioner Thompson moved to adopt the first resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

At a regularly scheduled and properly noticed meeting on April 15, 2026, our commission voted (for/against/abstain), with 5 Commissioners required for a quorum, to support BZA Case #21460. Specifically, the Commission approved its support to the application under 11 DCMR § 3103.2 for a variance from the nonconforming structure requirements under §2001.3, to permit an addition to an existing one-family dwelling in the DC/R-5-B district.

Our Commission's recommendation to the Board reflects feedback received from the applicant and their representative during a presentation to the Commission's committee that handles zoning matters.

Should you have any questions about this letter of support, please contact Commissioner Lynn Thompson (2B09@anc.dc.gov) or Chair Zachary Adams (2B08@anc.dc.gov). Both Commissioner Thompson and Chair Adams are authorized to represent the Commission on this matter. Thank you for giving our Commission's recommendations great weight.

New Class "C" Tavern License by DuPont Public House (ABRA-135186) for a tavern license with sidewalk cafe (Endorsements: Live entertainment indoors & outdoors, alcohol carryout, delivery) at 1825 M Street NW (2B05)

Commissioner Marshall moved to adopt the first resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 6-1-0). The passed resolution reads as follows:

Whereas DuPont Public House (ABRA-135186) has applied for a New Retailer's Class "C" Tavern with the following nature of operation:

Indoor seating for 80, a Sidewalk Café with seating for 16, and a Total Occupancy Load of 200. Entertainment Endorsement is requested to provide Live Entertainment both indoors and outdoors. Alcohol Carry-out and Delivery Endorsement.

HOURS OF OPERATION FOR INSIDE PREMISES AND FOR THE SIDEWALK CAFÉ

Sunday through Thursday 7am – 2am, Friday and Saturday 7am – 3am

HOURS OF ALCOHOLIC BEVERAGE SALES, SERVICE, AND CONSUMPTION FOR INSIDE PREMISES FOR THE SIDEWALK CAFÉ

Sunday 7am – 2am, Monday through Thursday 11am – 2am, Friday and Saturday 7am – 3am

HOURS OF LIVE ENTERTAINMENT FOR INSIDE PREMISES AND FOR THE SIDEWALK CAFÉ

Sunday through Thursday 6pm – 2am, Friday and Saturday 6pm – 3am

HOURS OF ALCOHOLIC BEVERAGE CARRY-OUT AND DELIVERY

Monday through Thursday 11am – 1am, Friday through Sunday 7am – 1am

Whereas, ANC 2B has already passed a resolution to support a stipulated license at this establishment, which ANC 2B affirms its support for,

BE IT RESOLVED that ANC 2B will file a pro forma protest of the application on the basis of peace, order, and quiet, which will be withdrawn upon approval of a Settlement Agreement and Order by the Alcoholic Beverage and Cannabis Board.

New Class "C" Historic Preservation Review Board application for 1719/1723 N St NW (2B05)

Commissioner Marshall moved to adopt the first resolution. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

Whereas, HPA 26-206 proposes to convert two buildings that were originally residential in nature, then later converted to office use back to residential use,

Whereas ANC 2B finds the proposed architecture fitting for the Dupont Circle Historic District,

Whereas ANC 2B supports the addition of new housing to Dupont Circle,

Whereas ANC 2B appreciates the owner's openness to adding additional more interior bicycle storage than currently proposed,

ANC 2B supports HPA 26-206 as proposed. Commissioner Alex Marshall is the Commission's representative in this matter.

General Agenda (25 min)

Resolution regarding DC's Heat Ordinance

Commissioner Marshall moved to adopt the first resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

Whereas, Chapter 6G, Section PM-602.3 of D.C.'s Construction Codes requires the provision of heat from October 15 through May 15, to maintain a temperature of not less than 68 degrees.

Whereas, this provision was well-intended to protect D.C.'s residents from cold winter weather, it has since become a burden in residential buildings, where residents are increasingly suffering from heat during the shoulder seasons.

Whereas, many buildings in Dupont Circle and throughout D.C. have heating and cooling system that operate on a building-wide mechanism in which residents may be able set the temperature within their unit, but the entire building must either be on heat or on A/C.

Whereas the climate is changing, making this requirement increasingly less practical. In March 2025, the daily high temperature in D.C. exceeded 70 degrees on eight days, and it exceeded 80 degrees on three days. In April 2025, the high temperature in the District exceeded 70 degrees on 17 days, and it exceeded 80 degrees on six days. Between May 1 - 15, 2025, the high temperature exceeded 70 degrees 13 out of 15 days, and it exceeded 80 degrees three days. While residents suffered in these temperatures, multifamily buildings were powerless to provide A/C because of the District's outdated heat ordinance. Similarly, during the last two weeks of October 2025, the high temperature in the District exceeded 70 degrees on four separate days. Even in November, the daily high temperature surpassed 70 degrees on three days.

Whereas, Over the past few decades, temperatures in D.C. have consistently risen and become less predictable.

Whereas, in response to changing temperature trends, members of the D.C. Council have introduced the Climatizing Our Overheated Living (COOL) Spaces Regulation Amendment Act (B26-0285), which would shift the required heat season two weeks earlier in the spring and two weeks later in the fall.

Whereas, ANC 2B believes the currently-proposed legislation is insufficient to keep up with rapidly changing temperature trends in D.C.

Therefore be it resolved, ANC 2B urges the DC Council to take bolder action by narrowly tailoring the ordinance to the coldest peak winter months or, preferably, to instead tie it to temperature patterns, such as by announcing it is in effect once temperatures have reliably stayed below 70 degrees for a two-week period in the fall, and lifting it once temperatures have exceeded 70 degrees at least three times in the spring.

Commissioner Alex Marshall is the Commission's representative in this matter.

Resolution regarding the Future Land Use Map

Commissioner DeFrank moved to adopt the first resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

WHEREAS, the Comprehensive Plan is the District's foundational land use document, which determines what is and is not possible to build in the Dupont Circle neighborhood and throughout the District.

WHEREAS, the DC Office of Planning states that DC 2050, the ongoing rewrite of the Comprehensive Plan, is intended to align land use policies and investments to make the District more equitable, affordable, and resilient.

WHEREAS, OP released a draft Future Land Use Map (FLUM) for DC 2050, as depicted in Figure 2, and has solicited feedback from ANCs and the general public.

WHEREAS, in ANC 2B the draft FLUM proposes recategorizing portions of two blocks bounded by Massachusetts Avenue, 17th Street, Rhode Island Avenue, and 18th Street from Urban Centers to Regional Centers and portions of two blocks of U Street from Neighborhood Centers to Urban Centers.

WHEREAS, Ward 2, which includes ANC 2B and the Dupont Circle neighborhood is identified by DC 2050's "Our People" story map as low in unemployment, predominantly white, and having very few households with children or older adults.

WHEREAS, the DC Office of Planning states that the draft FLUM is primarily focused on promoting diverse housing options within 1/4 mile of the District's existing and planned bus priority corridors and within a 1/2 mile of the District's metro stations.

WHEREAS, the entirety of ANC 2B is within 1/4 mile of the District's existing and planned bus priority corridors or within a 1/2 mile of the District's metro stations, according to OP's own maps on the DC 2050 website.

WHEREAS, the Office of Planning states that the draft FLUM is intended to direct more housing to neighborhoods that haven't had a lot of development and to distribute housing opportunities across DC's wards to ensure fair and balanced housing development, and to allow more types of housing and amenities to meet the diverse needs of DC's current and future residents.

WHEREAS, Ward 2 has built the second-fewest units of affordable housing and the third-fewest units of housing overall since 2019, according to the 36,000 by 2025 housing dashboard cited by the Office of Planning on the DC 2050 website, and has "grown the slowest" in overall housing units since 2012, according to DC 2050's "Where We Live" story map.

WHEREAS, existing zoning is at higher densities than the current, or proposed FLUM, along portions of New Hampshire Avenue, 18th Street, and 16th Street

WHEREAS, Dupont Circle neighborhood organizations, including ANC 2B, have in many cases sought to block the construction of new housing, but in recent years have instead advocated for more housing to be built, including in resolutions related to prior updates to the Comprehensive Plan.

WHEREAS, the draft Future Land Use Map (FLUM) proposes recategorizing portions of two blocks bounded by Massachusetts Avenue, 17th Street, Rhode Island Avenue, and 18th Street from Urban Centers to Regional Centers and portions of two blocks of U Street from Neighborhood Centers to Urban Centers.

THEREFORE, BE IT RESOLVED that ANC 2B implores the Office of Planning to revise the draft FLUM to plan for more housing and density in ANC 2B than the current draft does.

BE IT FURTHER RESOLVED that ANC 2B does not believe the current draft FLUM will meaningfully achieve the Office of Planning's stated goals, including directing more housing to neighborhoods like Dupont that haven't had a lot of development, distributing housing opportunities more toward Ward 2 to ensure fair and balanced development citywide, or allowing more types of housing and amenities to meet the diverse needs of Dupont's current and future residents.

BE IT FURTHER RESOLVED that ANC 2B recommends the draft FLUM be revised so that all Urban Centers in ANC 2B on Connecticut Avenue, P Street, Massachusetts Avenue, 21st Street, Florida Avenue, S Street, and U Street as proposed in OP's draft FLUM, and Dupont Circle, as an address, be recategorized as Regional Centers, as depicted in Figure 3.

BE IT FURTHER RESOLVED that ANC 2B recommends the draft FLUM be revised so that all Neighborhood Centers in ANC 2B be recategorized as Urban Centers, as depicted in Figure 3.

BE IT FURTHER RESOLVED that ANC 2B recommends the draft FLUM be revised so that all Medium Scale Residential Neighborhoods in ANC 2B be recategorized as Large Scale Residential Neighborhoods, as depicted in Figure 3.

BE IT FURTHER RESOLVED that ANC 2B recommends the draft FLUM be revised so that all other Moderate Scale Residential Neighborhoods in ANC 2B be recategorized as Medium Scale Residential Neighborhoods, as depicted in Figure 3.

BE IT FURTHER RESOLVED that ANC 2B recommends the draft LFUM be revised so that OP identifies parcels on at least five city blocks that are currently Moderate Scale Residential Neighborhoods for recategorization as Urban or Regional Centers, to further stitch together the mixed-use fabric of Dupont Circle. ANC 2B recommends OP consider parcels along portions of New Hampshire Avenue, 18th Street, 17th Street, and P Street, as depicted in Figure 4.

BE IT FURTHER RESOLVED that ANC 2B expects a response to this resolution from the Office of Planning that articulates in writing its decision to revise or not revise the draft FLUM in each of the explicit ways ANC 2B articulates in this resolution.

Commissioner Andrew DeFrank (2B01@anc.dc.gov) and Commissioner Zachary Adams (2B08@anc.dc.gov) are the Commission's representatives in this matter.

Resolution Urging Gentle Density Throughout the District of Columbia

Commissioner Marshall moved to adopt the first resolution. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

WHEREAS, DC has an acute housing shortage, with estimates ranging from a 2022 IZA Institute of Labor Economics study that pegged DC's shortfall at 116,000 homes, to a Zillow analysis finding that the DC metro area is short 134,000 homes;^{1,2} and

WHEREAS, the DC housing shortage is creating challenges for and even displacing long-time residents and making the District an unaffordable place to live and raise a family; and

WHEREAS, a 2020 report from the Office of Planning found that 36% of DC's residential land is zoned exclusively for single-family detached homes;³ and

¹ Institute of Labor Economics (IZA), *The Understated 'Housing Shortage' in the United States*, IZA Discussion Paper No. 15447, July 2022, Kevin Corinth and Hugo Dante, <https://docs.iza.org/dp15447.pdf>.

² Zillow Research, *The Affordability Crisis: America Is Missing Millions of Homes*, Zillow Economic Research, June 2023, Orphe Divounguy, Skylar Olsen, and Jeff Tucker, <https://www.zillow.com/research/affordability-crisis-missing-homes-32791/>.

³ "District of Columbia Office of Planning, *Single-Family Zoning in the District of Columbia* (April 2020), https://planning.dc.gov/sites/default/files/dc/sites/op/Single%20Family%20Zoning%20Report_FINAL.pdf."

WHEREAS, exclusionary zoning restricts the type and amount of housing that property owners can legally build on existing lots, thus reducing the supply of housing and driving up home prices, rents, and land values for District residents; and

WHEREAS, the first rewrite of the District's Comprehensive Plan in nearly 20 years provides a once-in-a-generation opportunity to increase the supply of family-sized homes; and

WHEREAS, other municipalities, such as Portland (OR), Minneapolis (MN), and neighboring Arlington and Alexandria have recently revoked or relaxed exclusionary zoning, with evidence showing that these policies can lower home prices and improve affordability;^{4,5} and WHEREAS, there are documented challenges and burdens to accessory dwelling unit (ADU) construction in DC, which is an option that could drastically alleviate shortages and diversify housing options in the city;⁶ and

WHEREAS, a recent poll found that District residents want an end to exclusionary zoning, with 63% of District residents favoring allowing fourplexes in areas currently zoned for single-family homes, including a majority of white, black, and person-of-color residents, and residents of all eight wards;⁷ and

WHEREAS, a study by Portland's Bureau of Planning and Sustainability found that homes produced under the city's Residential Infill Project were, on average, \$117,000 less expensive than larger homes built prior to the project and that neighborhoods identified by the city as having higher displacement risk did not experience significant levels of development;⁸ and

⁴ City of Portland Bureau of Planning and Sustainability, *New study shows promising housing production results from the Residential Infill Project (RIP)* (July 5, 2023), <https://www.portland.gov/bps/planning/rip/news/2023/7/5/new-study-shows-promising-housing-production-results-residential>

⁵ Helena Gu and David Munro, *Zoning Reforms and Housing Affordability: Evidence from the Minneapolis 2040 Plan*, SSRN Discussion Paper, July 10, 2025, revised January 5, 2026, <https://ssrn.com/abstract=5347083>

⁶ Greater Greater Washington, *Accessory apartments getting a little help to be easier to build in DC* (August 23, 2022) (Cheryl Cort), <https://ggwash.org/view/86330/accessory-apartments-getting-a-little-help-to-be-easier-to-build-in-dc>.

⁷ Greater Greater Washington, *Poll finds District residents prefer housing affordability to neighborhood character* (February 24, 2025), <https://ggwash.org/view/98531/poll-finds-district-residents-prefer-housing-affordability-to-neighborhood-character>.

⁸ City of Portland Bureau of Planning and Sustainability, *New study shows promising housing production results from the Residential Infill Project (RIP)* (July 5, 2023), <https://www.portland.gov/bps/planning/rip/news/2023/7/5/new-study-shows-promising-housing-production-results-residential>

WHEREAS, research shows that the price of four-unit infill conversions in the District would be approximately 33% less than existing structures, creating a substantial affordability benefit for District residents aspiring to own or rent a home;^{9,10} and

WHEREAS, there is extensive evidence that new housing lowers rents and makes housing more affordable by reducing housing scarcity and freeing up older, more affordable units;^{11,12,13} and

WHEREAS, research shows that legalizing by-right infill conversions of existing single-family detached homes could produce approximately 1,000 family-sized starter homes per year in the District, more than 13 times the annual rate of single-family detached housing built in DC over the last decade (2014-2024);¹⁴ and

WHEREAS, single-family homes are essential for young families that need more bedrooms to raise children than are currently being offered by new apartment buildings, which primarily offer studios, 1-bedrooms, and 2-bedrooms;

THEREFORE, BE IT RESOLVED, that ANC 2B requests the Office of Planning, through the 2050 Comprehensive Plan, support the principles of by-right gentle density in the District of Columbia to address the housing shortage and increase housing diversity by:

- Ending exclusionary zoning and aligning the Comprehensive Plan with DC's legacy as a dense and walkable rowhouse city;
- Promoting infill conversions of single-family detached homes to rowhomes, duplexes, triplexes, quadplexes, and sixplexes, by-right in residential (R) zones throughout the District;
- Supporting a boom in accessory dwelling unit (ADU) construction by calling for the removal of onerous regulatory barriers, including owner-occupancy requirements that prohibit renting ADUs, and excessive limits on height, massing, footprint and floor area;

⁹ American Enterprise Institute Housing Center, *Light Touch Density Price Chart*, Housing and Economic Analysis Toolkit (HEAT) (accessed January 2026), https://heat.aeihousingcenter.org/toolkit/ltd_chart.
(heat.aeihousingcenter.org)

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¹¹ Evan Mast, *JUE Insight: The Effect of New Market-Rate Housing Construction on the Low-Income Housing Market*, *Journal of Urban Economics* 133(C) (2023), <https://ideas.repec.org/a/eee/juecon/v133y2023ics0094119021000656.html>.

¹² The Pew Charitable Trusts, *New Housing Slows Rent Growth Most for Older, More Affordable Units*, July 31, 2025, by Seva Rodnyansky, Dennis Su, and Alex Horowitz, <https://www.pew.org/en/research-and-analysis/articles/2025/07/31/new-housing-slows-rent-growth-most-for-older-more-affordable-units>.

¹³ Redfin, *Rental Tracker: Rents in Austin Are Now \$400 Below Their Record High; U.S. Asking Rents Flat in January 2025*, February 10, 2025, <https://www.redfin.com/news/rental-tracker-january-2025/>.

¹⁴ American Enterprise Institute Housing Center, *Light Touch Density Price Chart*, Housing and Economic Analysis Toolkit (HEAT) (accessed January 2026), https://heat.aeihousingcenter.org/toolkit/ltd_chart.

¹⁵ American Enterprise Institute Housing Center, *Light Touch Density Supply Estimates*, Housing and Economic Analysis Toolkit (HEAT) (accessed January 2026), https://heat.aeihousingcenter.org/toolkit/ltd_est.

- Creating a time period in which District agencies are required to approve projects in order to expedite production;
- Preserving historic districts, as well as neighborhood contexts, by aligning FARs, setbacks, and height requirements to their relative environments while ensuring regulations make it simple and economically feasible to build family-sized housing;
- Exploring how financial incentives such as property tax abatements can be used to incentivize new construction of family-sized housing to include income-restricted units; and
- Advocating for these principles to be equitably applied to all eight wards in the city.

THEREFORE, BE IT FURTHER RESOLVED, that ANC 2B requests the Mayor and DC Council to take other legislative and administrative actions to address these goals.

Resolution urging sufficient funding for DC DHS to expand the Aston Shelter to full capacity

Commissioner Johnson moved to adopt the first resolution. Commissioner Marshall seconded the motion, which was voted on and passed (VOTES: 7-0-0). The passed resolution reads as follows:

WHEREAS, in May 2023, The George Washington University sold the Aston, a former graduate student dormitory located at 1129 New Hampshire Avenue, N.W., to the District of Columbia Government through the Department of General Services (DGS) for \$27.5 million; and

WHEREAS, the Aston was repurposed to serve as the District’s first high-barrier homeless shelter, primarily serving adults with acute medical needs, mixed-gender adult families, and couples experiencing homelessness—populations underserved by traditional shelter models; and

WHEREAS, the facility is designed to house up to 190 residents at full capacity, with up to two residents per room and a private bathroom in each unit, and residents must meet eligibility criteria and agree to participate in intensive case management services; and

WHEREAS, Advisory Neighborhood Commissions 2B (“ANC 2B”), through prior advocacy, has consistently called for transparency regarding operations at the Aston and for the removal of the current resident cap; and

WHEREAS, continued capacity restrictions limit access to critically needed shelter beds and underutilize the District’s investment in the facility;

WHEREAS, there has been more than a year of immense success at the Aston, including, but not limited to:

- As of September 30, 2025, the program has served an average of 108 unique clients each quarter.

- Since the program's opening, 70 individuals have exited the program. Of those 70 exits, 38 or 54% exited to permanent housing, a promising indicator of the
- Aston's long-term stability effectiveness. This milestone reflects the dedication of the Department of Human Services (DHS) and its partners, The Community
- Partnership and Friendship Place, who continue to collaborate and innovate to improve outcomes for those experiencing homelessness.
- In addition, 87% of residents served at the Aston entered from unsheltered homelessness, underscoring the effectiveness of non-congregate shelter models in addressing the needs of the District's most vulnerable populations and advancing efforts to end street homelessness.
- Demand for placement remains high as the Department of Human Services (DHS) maintains a waitlist of residents awaiting an available placement.

WHEREAS, since early August, DC has experienced a surge in federal police and military throughout the city. Our neighbors that live outside have been targeted with increased harassment, arrest, and evictions, disrupting their access to life saving supplies and services. As the federal presence remains and a harsh winter drags on, our unhoused neighbors need access to safe places. Everyone deserves a safe place to sleep and it is more important than ever that we prioritize access to shelter for all our neighbors.

WHEREAS, Local and national experts agree: housing and supportive services end homelessness. When housing is not immediately available, however, we must also ensure that our neighbors have access to safe, dignified shelter.

WHEREAS, bridge housing is a proven shelter model that combines privacy and security with intensive on-site case management and ensures that individuals have a safe place to sleep and improve their health while they complete their housing process. The Aston, a bridge housing site that opened in DC's West End neighborhood in 2024, has been a shining example of housing solutions that work. Originally created to operate at a full capacity of 190 residents, it has been capped at 100 residents since its opening.

WHEREAS, given the current emergency, we must urgently maximize all our options to keep our neighbors safe. We, the undersigned organizations, urge Mayor Bowser and Ward 2 Council Member Pinto to begin expanding The Aston's capacity to its originally intended 190 residents in due time, which would provide safety inside for another 90 people currently living on DC's streets.

WHEREAS, while a separate bridge housing site has just opened downtown that will serve 190 residents, that site will not reach capacity for several months and is not sufficient on its own to meet the need. With over 700 people living outside in dire need of dignified shelter, it's imperative that both bridge housing sites reach capacity as soon as possible.

THEREFORE, BE IT RESOLVED that ANC 2B urges the Council of the District of Columbia and the Mayor to provide the Department of Human Services (DHS) with sufficient funding and staffing resources to meet the operational requirements necessary to lift the current capacity cap at the Aston.

Administrative Matters

Approval of the ANC 2B's regular March 2026 meeting minutes

Commissioner Adams moved to adopt the March 2026 meeting minutes. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 7-0-0).

Confirmation of Licensing & Permitting Committee Members

Commissioner Thompson moved to confirm Toni Irving (2B03) and Vivian Pavlica (2B04). Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0).

Capital Pride Block Party

Commissioner Slatt moved to approve up to \$13,000 for a Capital Pride Block Party expenditure. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0).

Approval of a new PNC Money Market Account

Commissioner Slatt moved to approve the opening of a PNC Money Market Account in order to generate interest for ANC 2Bs money. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 7-0-0).

Adjournment

Chair Adams adjourned the meeting at 8:05 pm.

/s/ Libby Franklin

Prepared by: Anna Noakes

Approved on: 5/20/2026

Attested by: */s/ Libby Franklin*