



Government of the District of Columbia Advisory Neighborhood Commission 4B

[DRAFT] RESOLUTION #4B-22-1007

**Supporting Construction of an Apartment Building at 7050 Eastern
Avenue, NW (HPA 22-487)
Adopted October 24, 2022**

Advisory Neighborhood Commission 4B (Commission) takes note of the following:

- The Elm Gardens Tenants Association has selected NHP Foundation, Inc., a not-for-profit affordable housing developer, to exercise their rights under the Tenant Opportunity to Purchase Act (a District law allowing tenants to purchase apartment buildings when the building they reside in is offered for sale) to redevelop the existing multifamily residential property and surface parking lot at 7050 Eastern Avenue, NW (Lot 12 in Square 3351). The property is located within Advisory Neighborhood Commission 4B, Single Member District 4B01 and the Takoma Park Historic District.
- Representatives from NHP Foundation and the Elm Gardens Tenants Association presented at Advisory Neighborhood Commission 4B's September 28, 2022, meeting and Advisory Neighborhood Commission 4B's Housing Justice Committee's October 5, 2022, meeting.
- NHP Foundation proposes to replace an existing non-contributing, naturally affordable (a building subject to rent control that has become more affordable through age and deterioration) 36-unit apartment building (constructed in 1966), including an underutilized 36-space surface parking lot, with a 110-unit dedicated affordable apartment building with a 23-space subterranean parking garage.
- The current building was constructed outside of the period of significance for the Takoma Park Historic District and features an unattractive and incompatible front face with minimal fenestration, an ahistorical surface parking lot, and a poor pedestrian experience along Eastern Avenue, NW a prominent and important pedestrian route for access to the Takoma Metrorail station and the Takoma Park business district.

- The proposed 110-unit dedicated affordable apartment building will be 90-95% affordable with an average area median family income of 60% and 11 permanent supportive housing units for neighbors formerly without homes. The proposal also includes an on-site service provider to support those residents living in permanent supportive housing. All non-income-restricted units will accommodate current over-income tenants and will revert to being income-restricted affordable units if vacated.
- The proposed development at 7050 Eastern Avenue, NW, is designed to prevent displacement. All current residents have a right of return, assistance securing temporary housing, at no additional cost to the residents, during construction, and rent increase caps for the life of their stay in the new building.
- The proposed development at 7050 Eastern Avenue, NW, includes amenities that are less common in affordable housing developments, including a fitness center, a community space and roof deck. The new building will include a higher percentage of larger two-bedroom units than the extant building and larger unit sizes.
- The proposed development at 7050 Eastern Avenue, NW, will meet DC green building and stormwater requirements through on-site mitigation and solar panels. Additionally, it will substantially improve the pedestrian experience along Eastern Avenue, NW, an important pedestrian route for access to the Takoma Metrorail Station.
- Advisory Neighborhood Commission 4B believes housing is a human right, and all District residents are entitled to safe, stable, and secure housing. See [Letter](#) Supporting Affordable Housing in High-Needs Areas Tax Abatement for Takoma Metro Station Development (May 23, 2022); [Letter](#) re: Advisory Neighborhood Commission 4B FY2023 Budget Priorities (Apr. 25, 2022); [Letter](#) re: Advisory Neighborhood Commission 4B Fiscal Year 2022 Budget Priorities (Mar. 22, 2021).
- To that end, Advisory Neighborhood Commission 4B has formed a Housing Justice Committee to assist “in doing our fair share regarding deeply affordable housing within our Commission boundaries” and with an explicit goal to “maximize affordable housing” within the Commission area. [Resolution 4B-22-0104](#), Reauthorizing Advisory Neighborhood Commission 4B’s Housing Justice Committee (Jan. 24, 2022); [Resolution 4B-20-0205](#), Establishing Housing Justice Committee (Feb. 24, 2020); see also [Resolution 4B-20-1107](#), Supporting the Preliminary Design for 6928 Maple Street, NW (Nov. 23, 2020).
- Advisory Neighborhood Commission 4B has supported numerous efforts to bring new housing to transit accessible areas, including adjacent to the Takoma Metrorail Station. See [Letter](#) Providing Feedback on the Proposed Planned Unit Development at the Takoma Metro Station (June 27, 2022); [Resolution 4B-19-0606](#), Supporting Proposed Design for 218

Cedar Street NW (June 24, 2019); [Resolution 4B-20-0410](#), Supporting Proposed Design for 300-308 Carroll Street NW (Apr. 27, 2020); [Resolution 4B-20-0905](#), Supporting the Provision of DHCD Funding for 218 Vine Street NW (Sept. 28, 2020); [Resolution 4B-20-1107](#), Supporting the Preliminary Design for 6928 Maple Street, NW (Nov. 23, 2020).

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- Advisory Neighborhood Commission 4B has previously provided feedback on the land use of this area through the District's revisions to the Comprehensive Plan, stating: "the Commission generally supports increased density around the Takoma Metro Station and other high-quality transit corridors, in part because individuals of all income levels should have access to robust public transit options. The Commission believes that any effort to increase density, particularly on publicly-owned land, should maximize affordable housing, including deeply affordable housing, including through affordable housing set-asides that capture a significant portion of the value provided through any re-zoning." [Resolution 4B-20-0104](#), Providing Feedback on Proposed Changes to the Comprehensive Plan (Jan. 27, 2020).
- Advisory Neighborhood Commission 4B has generally supported the construction of new compatible residential and mixed-use buildings within the Takoma Park Historic District and adjacent to the Takoma Metrorail Station. See [Resolution 4B-19-0606](#), Supporting Proposed Design for 218 Cedar Street NW (June 24, 2019); [Resolution 4B-20-0410](#), Supporting Proposed Design for 300-308 Carroll Street NW (April 27, 2020); [Resolution 4B-20-1107](#), Supporting the Preliminary Design for 6928 Maple Street, NW (November 23, 2020).
- The proposed design is in keeping and compatible with the height, scale, massing and design of the historic district and new residential construction in the area surrounding the Takoma Metrorail station that has been approved by Historic Preservation Review Board including 218 Cedar Street, NW; 300-308 Carroll Street, NW; 218 Vine Street, NW; 235 Carroll Street, NW; 343 Cedar Street, NW; 314 Carroll Street, NW; and 7053 Spring Place, NW. The developer has engaged in an iterative process with Historic Preservation Office staff that has resulted in a design that is substantially better and appropriate for the Takoma Park Historic District.

RESOLVED:

- Advisory Neighborhood Commission 4B supports the proposed design for construction of an apartment building at 7050 Eastern Avenue, NW (HPA 22-487) as compatible with the historic district with respect to height, massing, scale and design.
- Advisory Neighborhood Commission 4B is opposes any design changes proposed by the Historic Preservation Review Board or Historic Preservation Office staff that will reduce the number of units in this project to ensure that the community meets the goals contained in through [Mayor's Order 2019-036](#) of 36,000 new housing units by 2025, of which 12,000 which are to be affordable to households earning below 80 percent of Area Median Family Income and 1,500 affordable units within the Rock Creek East planning area specifically.

FURTHER RESOLVED:

That the Commission designates Commissioner Evan Yeats, ANC 4B01; Commissioner Erin Palmer, ANC 4B02; Geoff Bromaghin, ANC 4B07; and Commissioner Alison Brooks, ANC 4B08, to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

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

FURTHER RESOLVED:

That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of X members was present) on October 24, 2022, by a vote of X yes, X no, X abstentions.