



Government of the District of Columbia Advisory Neighborhood Commission 4B

[DRAFT] RESOLUTION #4B-22-1006

**Supporting Application for Map Amendment for Elm Gardens,
7050 Eastern Avenue, NW
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.
- 7050 Eastern Avenue, NW, is currently in RA-1 (a low- to moderate-density residential zone allowing for detached dwellings, rowhouses, and low-rise apartments) and MU-4 (a moderate density mixed-use zone allowing for commercial, institutional, and residential buildings) Districts, and NHP Foundation seeks to amend the zoning map for the site to the RA-3 (a medium-density residential zone) District to facilitate the construction of the 110-unit dedicated affordable apartment building.

- The Comprehensive Plan’s Future Land Use Map (“FLUM”) classifies the property as suitable for moderate- and medium-density residential uses. The RA-3 District is consistent with the Medium Density Residential category.
- 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 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, is located adjacent to the Takoma Metrorail Station and is well-served by both bus and rail transit, aiding in reducing the carbon impact of new residents and increasing the likelihood of non-vehicular modes of transportation.
- 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 also believes “that the affordable housing crisis requires the District to use every tool available to ensure affordable housing” such as public housing, social housing, and permanent supportive housing and that “the increased supply of housing – while important – will not alone solve the affordable housing crisis, particularly as related to extremely-low and very low-income households, and must be accompanied by active and robust City goals and policies to ensure affordability, including affordability for extremely low- and very low-income households, in relation to increased supply.” [Resolution 4B-20-0104](#), Providing Feedback on Proposed Changes to the Comprehensive Plan (Jan. 27, 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).
- 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).
- The District of Columbia government, through [Mayor’s Order 2019-036](#), has set a goal of 36,000 new housing units by 2025, of which 12,000 are to be affordable to households earning below 80 percent of area median income. The Rock Creek East planning area includes a goal of 1,500 new affordable housing units and [has only produced 62.9%](#) of that goal so far. This project would meet almost 20% of the remaining goal for the Rock Creek East planning area.

RESOLVED:

- Advisory Neighborhood Commission 4B supports the proposed amendment to the zoning map for 7050 Eastern Avenue, NW (Lot 12 in Square 3351) to the RA-3 District pursuant to 11-X DCMR § 501.1 and 11-Z DCMR §§ 201.2(e) and 304.
- Advisory Neighborhood Commission 4B is strongly supportive of the zoning map amendment process for this project and believes the planned unit development process is inappropriate and unnecessary due to the site's small size and inability to proffer additional amenities. While the Commission has previously used the planned unit development process for other proposed developments to seek additional affordable housing units, more deeply affordable housing, permanent supportive housing, stormwater mitigation, and parking reductions and limitations, NHP Foundation's dedicated affordable apartment building provides these features to the maximum extent possible. See [Letter](#) Providing Feedback on the Proposed Planned Unit Development at the Takoma Metro Station (June 27, 2022); [Resolution 4B-21-1105](#), Providing Feedback on the Request for a Modification of Significance by The Morris and Gwendolyn Cafritz Foundation for Block B of the Art Place at Fort Totten (ZC Case 06-10G) (Nov. 22, 2021).
- Advisory Neighborhood Commission 4B will provide design feedback through the Historic Preservation Review Board process and believes such feedback is not necessary or appropriate via a planned unit development process through the Zoning Commission.

FURTHER RESOLVED:

That the Commission designates Commissioner Evan Yeats, ANC 4B01; Commissioner Erin Palmer, ANC 4B02; Commissioner Geoff Bromaghim, 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 matters 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.

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