

**Advisory Neighborhood Commission 6E
Virtual Public Meeting
Tuesday, April 4, 2023**

Advisory Neighborhood Commission 6E convened via Zoom Video Conference and/or Telephone on Tuesday, April 4, 2023 at 6:30 p.m.

Present:

Chris Hart (Chair), ANC 6E01
George Viedma, ANC 6E02 (joined at ???)
Kevin Rogers, ANC 6E03
Denise Blackson, ANC 6E04 (joined at 6:55 p.m.)
Ahmad Abu-Khalaf, ANC 6E05
Ritanch Hans, (Vice Chair & Treasurer), ANC 6E09

Absent:

Dylan Forest (Secretary), ANC 6E06

(Vacant), ANC 6E07 *Davina Carson is scheduled to be sworn in on Friday, April 7, 2023.

(Vacant), ANC 6E08

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:32 p.m. by Chair Chris Hart with a quorum of 4 out of 7 Commissioners present.

2. APPROVAL OF AGENDA

MOTION: Commissioner Hans moved and Commissioner Abu-Khalaf seconded to approve the Agenda as submitted. The Motion **passed** 4 yeas – 0 nays – 0 abstentions.

3. APPROVAL OF MINUTES

MOTION: Commissioner Hans moved and Commissioner Abu-Khalaf seconded to approve the Minutes of the **March 14, 2023 ANC 6E Public Meeting** as amended. The Motion **passed** unanimously 4 yeas – 0 nays – 0 abstentions.

4. PSA REPORT: METROPOLITAN POLICE DEPARTMENT 1D

Captain Justin Roth reported on crime for the last 30 days. Motor Vehicle Thefts are down and trending in the right direction. TikTok Kia/Hyundai challenge – Kia and Hyundai gave us 1,000 wheel locks to provide to residents. Motor Vehicle Thefts down 25% in the last 30-60 days. The biggest issue still remains the hop-in Stolen Autos. The NoMa BID is placing cards on food delivery vehicles asking them not to leave their vehicles running.

Violent Crime is trending in the right direction. We should see an improvement in Property Crime with the Walmart closing and the Handy Shelter closing.

A question-and-answer period followed.

- Commissioner Rogers – **(1)** asked about an incident at 4th & L Street, NW.
Response: This was a by-product of a stolen vehicle collision – the thief fled the vehicle after the collision; **(2)** asked about a two-year-old homicide case. He and Captain Roth will communicate off-line regarding this.
- Commissioner Hans – **(1)** asked for an update on the closing of the men’s shelter in the 800 block of Massachusetts Avenue NW. Response: It is supposed to be closing on April 15, 2023, then it will undergo renovation and then be turned into a women’s shelter; **(2)** asked what is MPD’s approach to dealing with ATV drivers. Response: Enforcement is being done via electronic surveillance and photos.
- Commissioner Abu-Khalaf asked what is the connection between a reduction in crime and the Walmart closing. Response: Stealing a candy bar, for example, is considered a Theft, so while this seems like a petty crime, it is recorded as a Theft. It was his understanding that closing Walmart was a corporate decision.
- Mark Randolph stated he has talked to residents and they feel less safe than they did a year ago. Response: Times are tough. MPD has experienced a lot of attrition over the years and is trying to correct this issue, but it will take time to fill this void. Residents should take a little more personal responsibility for their safety and be more vigilant about their surroundings.

5. PSA REPORT: METROPOLITAN POLICE DEPARTMENT 5D

Commander Sylvan Altieri stated there has been a lot of success lately with Motor Vehicle Thefts in NoMa, thanks to the BID. There has been a 20% reduction in Violent Crime. Motor Vehicle Thefts and Thefts are the only crime increases we have had. Motor Vehicle Thefts are at 79% now, down from 150%. Educating residents has been key about the Honda-Kia challenge – 200 wheel locks have been handed out in 5D.

For the last 30 days, the only increase has been in Robberies – had 1 robbery; 3 assaults – all domestic; Motor Vehicle Thefts down by 8%; 12% in the last 30 days. The business community has been putting information out to businesses and residents and meal delivery drivers. Officer of the Year is a 5D officer – Emanuel Rodriguez. We currently have a Bike Patrol in NoMa and this has been increased from 5 to 7.

6. UPDATES FROM WARD 6 COUNCILMEMBER ALLEN’S OFFICE – JEANNE MATTISON

Due to technical difficulties, Jeanne Mattison was able to join the call. She provided the following in an email that was read by Commissioner Hart:

- Hunger Solutions is a nonprofit that can help untangle issues with SNAP benefits: 202-640-1088
- Federal Earned Income Tax Credit (EITC) Match: This has been expanded. OTR’s landing page <https://eitc.dc.gov/> This is the landing hub for EITC

applicants, who would automatically enroll in our Monthly Basic Income program if eligible. It also includes a hotline – 202-759-1931. The major thing to know – many people with very low wages are below the required filing threshold, so they don't have to file. But in not filing, they are leaving money on the table. If they are eligible for the EITC, they will automatically be enrolled in the monthly basic income [the local match from DC]. Payments will increase in future years. We are watching closely with OTR as the program rolls out to make it even stronger.

- Thanks to all of the Ward 6 residents who joined us at the Spy Museum March 3rd for a free evening of fun! We're hoping to make this an annual event!
- I would welcome any Commissioner to reach out to me to set up a coffee so we can get to know each other! jmattison@dccouncil.gov
- The GREAT Ward 6 Clean-up was Saturday April 1st! A GREAT turnout, thank you Ward 6!
- **E-Bike Hearing held on March 16, 2023:** There are two bills that propose a rebate for DC residents to purchase an e-bike, including a bill from Councilmember Allen that would propose a rebate specific for lower-income residents to ensure they can benefit from the ways an e-bike makes transportation a lot easier. That includes a rebate for the bike, but also a lock, maintenance, and battery replacement. We want to hear from members of the public about their thoughts on the bills, and what changes they would recommend. Anyone can sign up by emailing COTE@dccouncil.gov or calling 202-727-8227.
- Budget asks for 6E:
 - **Mt. Vernon Triangle Curb Space Management:** CM Allen is very interested in improving how we use our curb space in high-density, very busy corridors. Included in his letter to the Mayor was a request for additional funding to consider ways to improve PU/DO and keep people moving, people reaching our businesses or residences, and maximizing what is very limited space.
 - **Walker Jones:** We want to ensure there is a community-led conversation on how we best use different buildings here to meet community needs for recreation, community gathering and building, and more. One of the priorities CM Allen included in his budget was beginning that process in this next budget.

7. REPORT OF MAYOR'S OFFICE OF COMMUNITY RELATIONS AND SERVICES (MOCRS)

Marcus Manning did not join the call.

8. PRESENTATION FROM DEPARTMENT OF BUILDINGS ACCOUNT MANAGER HAZLE CRAWFORD

Hazle Crawford, Ward 6 Account Manager, Department of Buildings ([hazle.crawford1@dc.gov](mailto: hazle.crawford1@dc.gov)) provided an update of the three areas where an uptick in complaints has been observed: **(1)** Illegal Construction; **(2)** Vacant Property Inspections; and **(3)** Housing and Property Maintenance.

(1) Illegal Construction: If you see illegal construction, submit a request through the portal for an inspector to come out: <https://dob.dc.gov>. This area uses six (6) enforcement tools: 1. Civil Fines; 2. Stop Work Order; 3. Correction Order; 4. Possible Revocation of Permit; 5. Lien or Special Assessment; 6. Abatement and a tax class and a referral to a partner agency including, but not limited to, the Office of Tax Revenue (OTR), District Department of Transportation (DDOT), Office of Administrative Hearings, and DC Health.

(2) Vacant Property Inspections: Uses four (4) enforcement tools: 1. Civil Fines; 2. Correction Order; 3. Lien or Special Assessment; 4. Referral to a partner agency.

(3) Housing and Property Maintenance: Uses four (4) enforcement tools: 1. Civil Fines; 2. Correction Order; 3. Lien or Special Assessment; 4. Referral to a partner agency.

Commissioner Hart asked Mr. Crawford to explain the differences between the Department of Buildings (DOB) and the Department of Licensing and Consumer Protection (DLCP). Mr. Crawford stated that DOB is responsible for all permitting, construction document review to ensure compliance with building codes and zoning regulations, and has inspection and oversight authority. DLCP handles the licensing and regulation of businesses and enforcement of the Consumer Protection Procedures Act.

9. PRESENTATION FROM OFFICE OF CAMPAIGN FINANCE

Belinda Perry did not join the call.

10. PRESENTATION FROM THE OFFICE OF THE TENANT ADVOCATE (OTA)

Nicole McEntee, Program Analyst, Education & Outreach Branch, provided a PowerPoint presentation on the Office of the Tenant Advocate (OTA) which is an independent agency within the executive branch of the DC government charged with providing legal, policy advocacy, emergency housing, education, and community outreach services to District renters. There are four (4) branches:

Legal Branch: Provides brief legal services to thousands of tenants, and in certain cases, provides limited or full legal representation. OTA attorneys may also assist tenants in their self-representation efforts and in navigating mediation and other alternate dispute resolution forums.

Tenants may call 202-719-6560 for issues such as: • Eviction assistance • Rent increases • Lease-related questions • Pests, mold, and housing code violations • Security deposit returns • Tenant Opportunity to Purchase Act • Enforcing tenants' rights.

Policy Branch: Works with governmental and community partners and entities, including the DC Council, the Mayor's office, executive agencies, the courts, tenant stakeholders, the tenant bar, advocates and others, to promote better tenant protection laws and policies in the District.

Education & Outreach Branch: Develops educational materials, classes, as well as virtual tutorials on issues important to District tenants and participates in community events and activities.

Tenants may call 202-719-6560 to request education and outreach services such as: • Assistance forming or sustaining a tenant association. • Customized classes on tenant rights. • Request OTA attend a community event. • Request an OTA listening session. • Eviction Prevention classes.

Emergency Housing Assistance Program: Assists tenants who have been displaced by fires, floods, or government closures. The program is only activated when OTA receives an alert from the Department of Buildings (DOB), DC Homeland Security and Emergency Management Agency (HSEMA), DC Fire and Emergency Medical Services Dept. (DC FEMS) and/or the American Red Cross.

A question-and-answer period followed.

- o Mark Randolph stated we have a lot of large multi-family units – 3 BIDs: MVT, Downtown BID and NOMA. Can you talk about the different kinds of tenants – i.e., market rate tenants vs. other renters – what are the different issues? What kind of resources are available? What about security deposits? How can we get tenants to be part of the BID? Response: In response to incidents such as small fires where tenants feel the response time was not fast enough, we try to work with the fire department, but there are all kinds of different building regulations, i.e., the type of building the tenant lives in, for example. A building is subject to rent control if it was built prior to 1975. Another complication is subsidy programs. Some buildings are completely market rate, some buildings are 81% market rate but have a few subsidized units, and some buildings are rent-controlled. Ultimately, tenant rights are basically the same except in the case of rent-controlled units. We encourage all these buildings to talk to one another and form tenant associations. Regarding the BIDs, we have not tried to target BIDS to get them to accept tenants.
- o Rico Dancy (hearing impaired) – (1) asked how OTA can be contacted if you are deaf? Response: She thinks there is a service relay as well as email; (2) asked if a fire happens, is there any kind of system for deaf people? Response: I do not know what the building regulations are for the fire code, but she believes a reasonable accommodation request can be put in with the landlord.

*Full presentation can be found on the ANC 6E website.

11. PRESENTATION FROM JONATHAN MUELLER FROM THE OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT (DMPED) RE UPCOMING REQUEST FOR PROPOSALS FOR ENGINE 3 – 427-39 NEW NERSEY AVE NW (SMD 6E08)

Jonathan Mueller, DMPED Development Manager (Jonathan.mueller@dc.gov), provided a PowerPoint presentation and highlighted the following:

- o Engine 3 is located in Ward 6, just north of the US Capitol, between Union Station and 395. The site is surrounded by Georgetown Law School, five hotels, and proximity to the National Mall.
- o D-3 zoning has significant density potential, creating opportunities for residential, retail & office uses.

- This project will preserve one of D.C.'s most historic firehouses and deliver a new, modern fire station for Engine Company 3. DGS is relocating DOEE's facility to another site.
- The RFP will be released at the end of April.

He stated this is a tricky site. We don't want to go through a public process and then have a development not come out of the ground. We very much want to see it built. Expecting quite a bit of interest. The liquor store to the north has been posted for sale. The RFP will be released by Friday, April 28, 2023.

A question-and-answer period followed.

- Commissioner Hart stated ANC 6E is looking forward to engaging with DMPED on this project and is looking to fill the vacancy in 6E08.
- Commissioner Abu-Khalaf asked whether the RFP will have suggested uses or does the ANC 6E recommend uses. Response: The RFP will outline the constraints. There will be a score card about how the proposals will be evaluated. There is not a pre-determined program for the site. We are counting on expertise from the developer community to make this happen. The DC Code requires that the project remain in DC ownership, but if condos were built, that would have to be considered.
- Commissioner Hart asked what are the opportunities for ANC 6E to weigh in on? Response: Support for a resolution is part of the process and may include preferences for likes and dislikes, i.e., usage for the ground floor, for example. The next step in the public process would be a hearing where RFP respondents present to the community and we are working with 6E on this. Within 30 days after the release of the RFP, there will be a disposition hearing. Following that would be the ANC resolution.
- Mark Randolph – do you want to hear from the grass roots level of the community? How are you prepared to get this?

*Full presentation can be found on ANC 6E website.

12. PRESENTATION FROM CHRIS MURPHY FROM GEORGETOWN UNIVERSITY LAW SCHOOL RE DESIGN REVIEW FOR CAMPUS BUILDING (SMD 6E08)

Representatives Present: Christopher Murphy
David Avitabile, Attorney, Goulston & Storrs
Professor Greg Klass

The proposed building is in the Design Review phase. A PowerPoint presentation was presented illustrating various renderings of the building. The Zoning Commission took up the text amendment and took their first vote to approve it. They are seeking 130' in height. It will be a Green Certified building. The design will be presented before we file with the Zoning Commission and then come back to 6E to talk about it in more detail. Seeking 130' in height; will be a Green building.

David Avitabile (Goulston & Storrs) stated the project is going to go through the design review process prior to filing. After filing the application, a hearing will be scheduled 2-3 months later before the Zoning Commission. Prior to that hearing, we will come back to you with the final design plans and seek a letter of support from ANC 6E.

A question-and-answer period followed.

- o Commissioner Abu-Khalaf stated let's work to streamline the process.
- o Chat: What is the date for the presentation for the permit? Response: Have not filed the application yet. We won't get a hearing date until we file the application. Once we do file the application, it is typically 2-3 months when we get a date. We plan on hopefully filing in the next couple of weeks.
- o JaMarcus Lamont asked how much will the building cost and will it have an impact on tourism in the area? Response: It is being funded by Georgetown University. It is actually replacing an existing building.

13. OPEN FORUM

- o Frank Gamez stated he lives in 6E08 and has signed up to fill the vacancy in that SMD. He expressed his appreciation to 6E for making the meetings public.
- o Mark Randolph asked how 6E is getting the community involved in regard to communication for elections, commission meetings, committee meetings, etc. Commissioner Hart responded flyers are posted, an email is sent out to the listserv, meeting notices are put in the Mount Vernon Triangle newsletter and in the MVT Events Calendar, and an Open Forum is held during Commission meetings. In regard to the Special Election, we also went around to the impacted buildings and distributed flyers. An OANC representative facilitated the vote count.

14. REVIEW OF FY23 BUDGET AND PROPOSED UPDATES

MOTION: Commissioner Hans moved and Commissioner Abu-Khalaf seconded to approve the ANC 6E FY23 Budget as amended. The Motion **passed** 5 yeas – 0 nays – 1 abstention (Commissioner Blackson).

Discussion turned to revamping the ANC 6E website and it was agreed to add this as an agenda item for discussion at the May 2, 2023 Virtual Public Meeting.

15. APPROVAL OF EXPENSES

- a. **MOTION:** Commissioner Hans moved and Commissioner Viedma seconded to approve the payment of the invoice in the amount of \$250.00 submitted by Karen Jehle for Minutes of the April 4, 2023 ANC 6E Public Meeting/Website Updating. The Motion **passed** unanimously 5 yeas – 0 nays – 1 abstention (Commissioner Blackson).
- b. **MOTION:** Commissioner Hans moved and Commissioner Abu-Khalaf seconded to approve the reimbursement of \$99.63 to Commissioner Hart for the April Zoom invoice. The Motion **passed** unanimously 5 yeas – 0 nays – 1 abstention (Commissioner Hart).
- c. **MOTION:** Commissioner Hans moved and Commissioner Abu-Khalaf seconded to approve the reimbursement of \$7.72 to Commissioner Hart for a Go Daddy expense. The Motion **passed** unanimously 5 yeas – 0 nays – 1 abstention (Commissioner Hart).

16. NEXT MEETING: MAY 2, 2023

17. ADJOURNMENT

MOTION: There being no further business to come before the Commission, Commissioner Hans moved and Commissioner Blackson seconded to adjourn the meeting. The Motion ***passed*** unanimously 6 yeas – 0 nays – 0 abstentions. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Karen Jehle
Recording Secretary
Cell: 703-606-2010
Email: karen-jehle@outlook.com