

ANC2F Community Development Committee
May 23, 2007 – 7PM
Washington Plaza Hotel

In Attendance:

Mike Bernardo, 2F06
Jim Cook, 2F02
Chris Dyer, Chairman
Jim Richardson, 2F02
Jim Loucks, 2F06
Kara McCabe, 2F01
Samuel Robfogel, 2F01
Brian Vargas 2F03

Absent:

Helen Kramer, 2F04

Jennifer Trock 2F04

Chairman Dyer called the meeting to order and noted that a quorum was present.

Approval of Agenda

The agenda was adopted by a **VOTE** of 8-0.

Robfogel moved and **Benardo** seconded to approve the agenda

1330 13th Street, Design approval for HPRB

Matthew Greeves presented the renovation of a basement apartment with alteration and repair to allow the structural alteration and modernization of the existing 3-story rear porch. This would also include the raising of an existing attic space for the conversion into a mezzanine space. No change will be made to the front façade and the addition will not be seen from the front elevation.

Chairman **Dyer** moved, **Richardson** seconded , that the ANC2F send a letter to the Historical Preservation Review Board asking the they approve concept, and design for the renovations of the property at 1330 13th Street, NW because the proposed modifications were not inconsistent with historical guidelines.

Vote: Approved 8-0

1416, 1428, 1432, 1436, and 1446 R Street

National Housing Trust Enterprise Preservation Corporation (NHT Enterprise) and the Hampstead Development Group have partnered to acquire, preserve, renovate and improve these properties that are currently used to provide subsidized housing for residents.

The R Street Apartments are 124 units in 5 buildings located in the 1400 block of R Street, NW;. The tenants have been notified that the buildings are for sale and the Tenant Association has voted to support the project. The current tenants will be allowed to move back into the project when finished and/or given vouchers to move to other subsidized housing in DC.

The development team is requesting an allocation of \$10,179,383 million dollars in tax exempt bonds from DC Housing Finance Agency (DCHFA), Historic Tax credits, and a loan from DCHFA will support the project funding structure.

Chairman **Dyer** noted that there had been several problems with the current properties that have lead to crime and a threat to public safety. Accordingly, the ANC should consider drafting an agreement with National Housing Trust that would include the review of a security plan.

Dyer also noted that according to NHT, The majority of residents at the property are currently extremely low income, with annual incomes that are below 30% of the Area Median Income (AMI). Over time, the DHCD financing and the low income housing tax credits will allow for a broader mix of incomes at property, while insuring the following income tiers are served:

- 6 households below 30% of AMI (currently \$28,350 for a family of 4).
- 24 households below 50% of AMI (currently \$47,250 for a family of 4).
- 94 households below 60% of AMI (currently \$60,000 for a family of 4).
- 6 households at market rate, with no income limitation.

This mix of affordable housing is highly desirable and an agreement might be drafted that would hold NHT accountable for developing this mix.

Richardson moved, **McCabe** seconded, that the ANC2F send a letter of support to the Department of Housing and Community Development that indicated our support of the project and that an additional letter be send to the DC Housing Finance Agency recommending that they approve the necessary loans for this project. Both of these letters should contain an additional recommendation that approval of this project be contingent on the adoption of an agreement between the ANC, National Housing Trust and relevant agencies to ensure the adoption of a suitable security plan and the ratio of households below the AMI that are stipulated in the NHT plans.

Vote: Approved 8-0

Cooke moved and **Benardo** seconded that all business had been conducted and the meeting be adjourned,

Meeting adjourned at 7:35 pm.